Templeton 2030

Community Plan

Community Planning Laboratory
City and Regional Planning Department
California Polytechnic State University, San Luis Obispo

TEMPLETON 2030 COMMUNITY PLAN

Prepared by

CRP 411: Community Planning Laboratory
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PROJECT OVERVIEW

INTRODUCTION

Community plans are long-term policy statements that guide development by providing a basis for future decision-making. These guidelines for development are based on comprehensive research into existing community characteristics, likely future prospects, and public participation. The most current and comprehensive information is necessary in order for the plan to address the most pressing planning issues in the community.

As an unincorporated community, Templeton is subject to the San Luis Obispo County General Plan. Community plans compliment the general plan by addressing the same topics in a more specific way that reflects the special circumstances and needs of a distinct area. Templeton lies within the Salinas River Planning Area, a section of the County of San Luis Obispo's General Plan Land Use Element. The goals of the County are reflected in the collective efforts of the public, planners, and a multitude of other professionals working towards providing a sustainable future for the community of Templeton.

The Templeton 2030 Community Plan is a meaningful articulation of the community's vision of future development for the next 25 years. This vision is described by coordinated goals, objectives, and policy recommendations that address issues identified through public outreach and research conducted for the Templeton 2004: Community Profile. It takes a broad perspective for a 25 year period and incorporates future needs for projected population and employment growth.

PLANNING PROCESS

PHASE I

The planning process for this study encompassed two phases. Phase I focused on data collection and analysis and included a field trip to various areas of Templeton (Figure 1-1). Potential case study cities and communities were explored. In October, a visual assessment was conducted in Templeton and outlaying areas. This windshield survey was complimented by a more thorough exploration of the physical structure of the community. A detailed parcel-by-parcel land use survey was performed to gather the existing characteristics of every parcel within the Templeton Urban Reserve Line. The CRP Templeton Land Use Survey gathered information including number of dwelling units per lot, stories per structure, building conditions, approximate commercial square footage, and additional notes

to describe each parcel.

Data gathered during the survey was used to create an existing land use map that describes the current distribution and location of land uses. This data was also used to project future potential buildout populations, number of dwelling units, and acreages of land uses. In December, the community profile and projected buildout findings were presented at a community workshop in Templeton. After the presentation, community members participated in a visioning exercise to describe their vision for the future of the community through a forming vision statements and drawing what they would like to see in Templeton on a map.
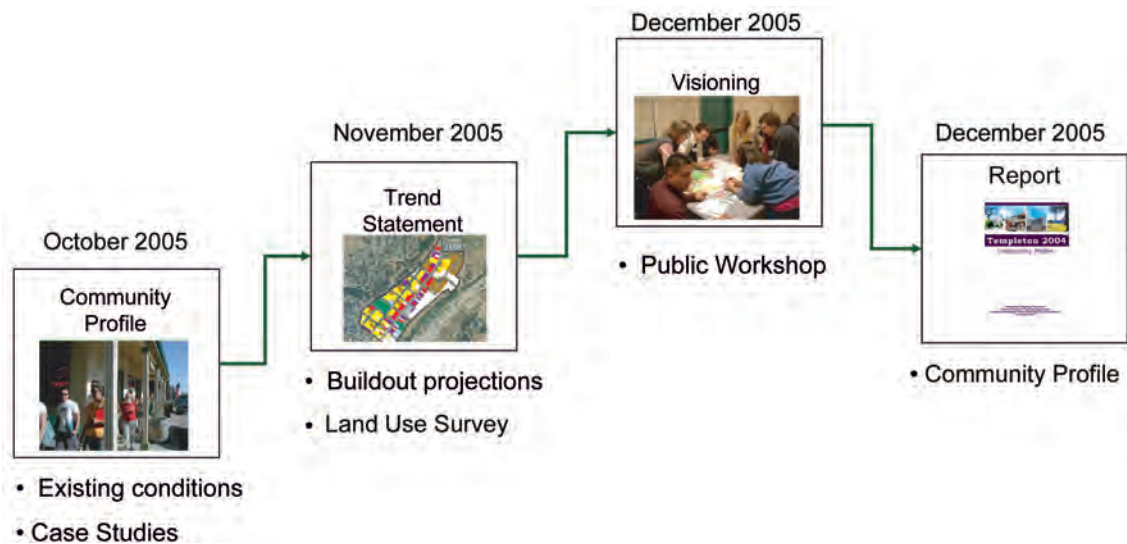
Figure 1-1: Phase I Flowchart

PHASE II

In the second phase, comments and mapping exercises from the visioning workshop were compiled into a composite map of suggestions for future development in Templeton. In order to gather additional public input, a visual preference survey, an image survey, and a cognitive mapping survey were performed at various locations throughout the community. The visual preference survey was conducted to see how people feel about specific types of development, and the image survey determined which of Templeton's existing attributes community members would like to see preserved or emphasized in the future. For the cognitive mapping survey, students at Templeton Middle and Templeton High Schools were asked to draw a map of what they valued in the community.

After reviewing the results of these surveys, five alternative concept plans were developed (Figure 1-2). The alternatives used different approaches to growth, and

each alternative had a specific focus. These focuses included the conservation of resources, historical preservation, full range of activities and services, creation of multiple nodes, and regional economic development. These scenarios were presented to representatives of the community for feedback.

Conservation of Resources	→	Growth Constrained by Current Lack of Water
Historical Preservation and Intensification of Core Areas	→	Moderate Growth
Full Range of Community Activities and Services	→	Moderate Growth
Multiple Nodes	→	Moderate Growth
Local and Regional Economic Development	→	Maximum Growth
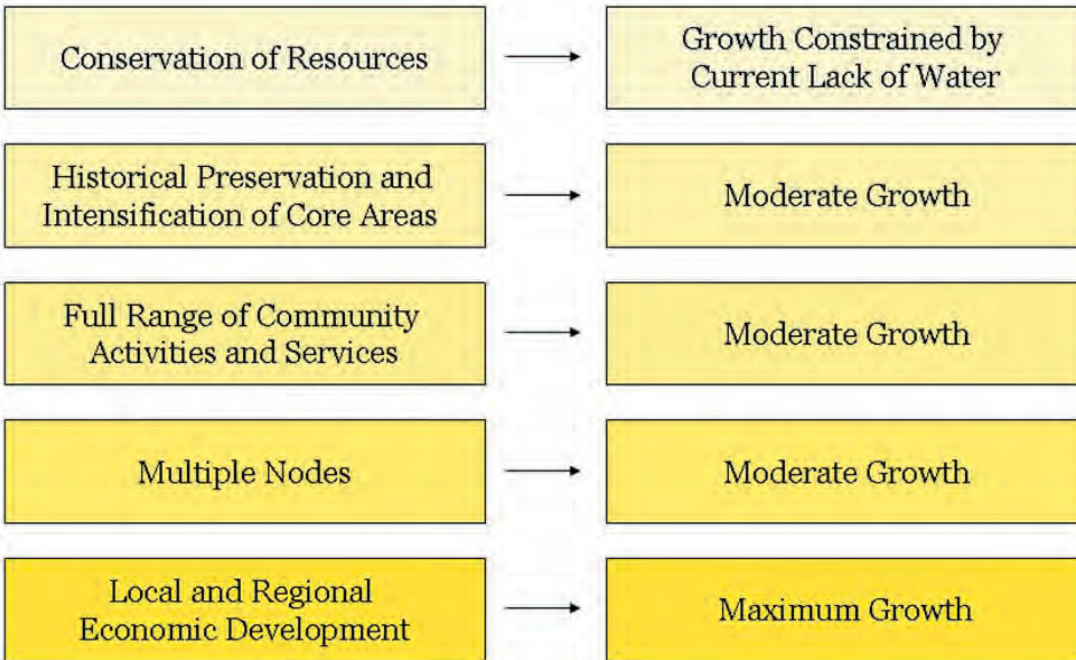
Figure 1-2: Five Alternative Scenarios

The best characteristics of the five alternatives were then combined into two alternatives. Elements of Smart Growth were taken into consideration during the creation of the two alternatives. Compact design will concentrate growth in well-designed centers so open space, agriculture, and critical habitat areas can be preserved and Templeton's tradition of community interaction and collaboration will be utilized and enhanced. Smart growth principles were also considered in the development of community nodes and diverse transportation opportunities, ideas that both helped form the final design concept.

The two alternatives were presented at a Community Workshop in February, where community members decided on a single plan that incorporated the characteristics of the two preferred alternative scenarios that best reflected their vision for the future of Templeton. The Templeton 2030 Community Plan is the culmination of this planning process (Figure 1-3).
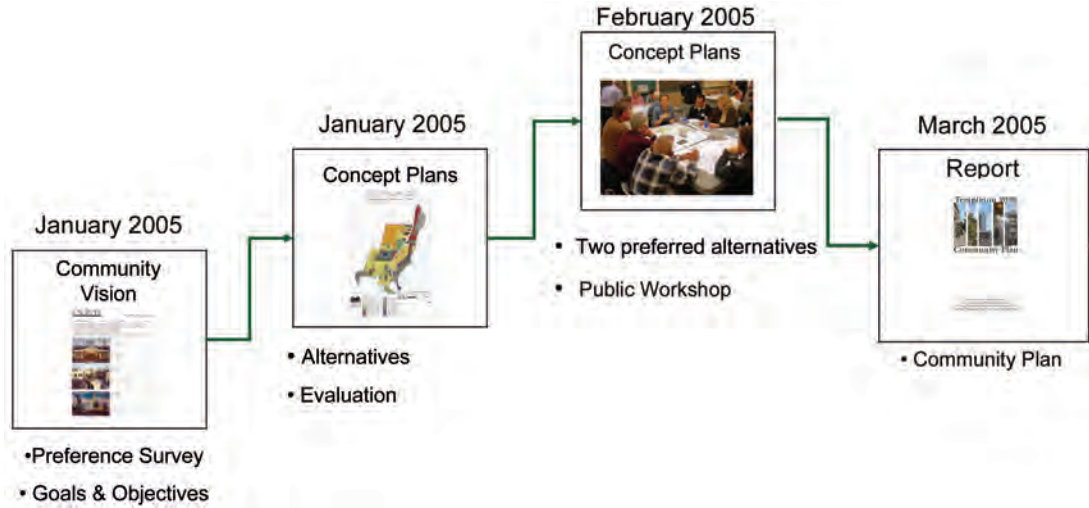
Figure 1-3: Phase II Flowchart

REPORT ORGANIZATION

The Templeton Community Plan has thirteen sections and eight plan elements. Each element chapter identifies significant issues, defines goals and objectives addressing those issues, and suggests policies as well as possible implementation measures. Each section of the Templeton Community Plan is described below:

Community Involvement: A description of findings from workshops and surveys conducted to include the community in the plan preparation.

The Community: A review of significant existing characteristics and other important findings from the background report.

Planning Issues: Opportunities and constraints to development in Templeton.

Templeton 2030: Explanation of the planning premises resulting in the final Community Plan concept, and review of key features of the Plan concept including a synopsis of the role of Smart Growth in guiding Plan formation.

Land Use Element: Distribution of land uses and intensity of development throughout the community.

Urban Design Element: Description of future potential development and redevelopment design standards.

Population and Housing Element: Analysis of potential buildout populations resulting from housing typology, residential land use distribution, and economic development established in the Plan.

Economic Development Element: Discussion of economic development of commercial activity, tourism industry, and skilled employment opportunities.

Circulation, Noise, Public Facilities, and Utilities Element: Description of significant improvements for pedestrian and bicycle access, vehicular circulation, minimize noise impacts, as well as the provision of services such as water and drainage.

Conservation, Open Space, and Safety Element: Conservation measures relating to quality of water resources, air, and agricultural land surrounding the community, and includes identification of natural hazards and related safety measures.

Recreation and Community Services Element: Explores expansion of community parks and recreational venues, police protection, and ambulance services for targeted population growth.

Historic Preservation Element: Recognizes historically significant structures, identifies preservation measures, and need to maintain historic preservation as part of the community identity.

Chapter 2:
COMMUNITY INVOLVEMENT

INTRODUCTION

Throughout the planning process, public participation has been recognized as a crucial element in creating a plan that will be embraced by the community. Community Involvement has been integrated into the preparation of the Templeton 2030 Community Plan in the form of interviews, visioning workshops, and community surveys.

COMMUNITY WORKSHOP I

After two months of research, data collection, and analysis, the first of two community workshops was held at the Templeton Community Center on December 6, 2004 (Appendix 2-1). The visioning workshop opened with a presentation of the findings in the Templeton 2004: Community Profile; the presentation included information about Templeton land use, housing, population, economics, circulation, public facilities, safety, and natural environment characteristics (Appendix 2-2).

The purpose of the first community workshop was to receive community stakeholder feedback about Templeton's current and future identity. Because there are intangible attributes and features of a community which cannot be realized through research alone, it is imperative that community input is sought out and incorporated into the planning process and final plan formation.

During the workshop, participants were asked to identify key Templeton planning issues that necessitate attention. All of the issues identified below have been considered and addressed throughout preparation of the Templeton 2030 Community Plan. Issues raised by community members include:

- Pedestrian linkages
- Additional recreation facilities
- Retaining the "small town feel"
- Water availability
- Jobs-housing balance
- Greenbelt preservation
- Affordable housing
- Historic preservation

To facilitate the visioning exercise a menu of development types with images
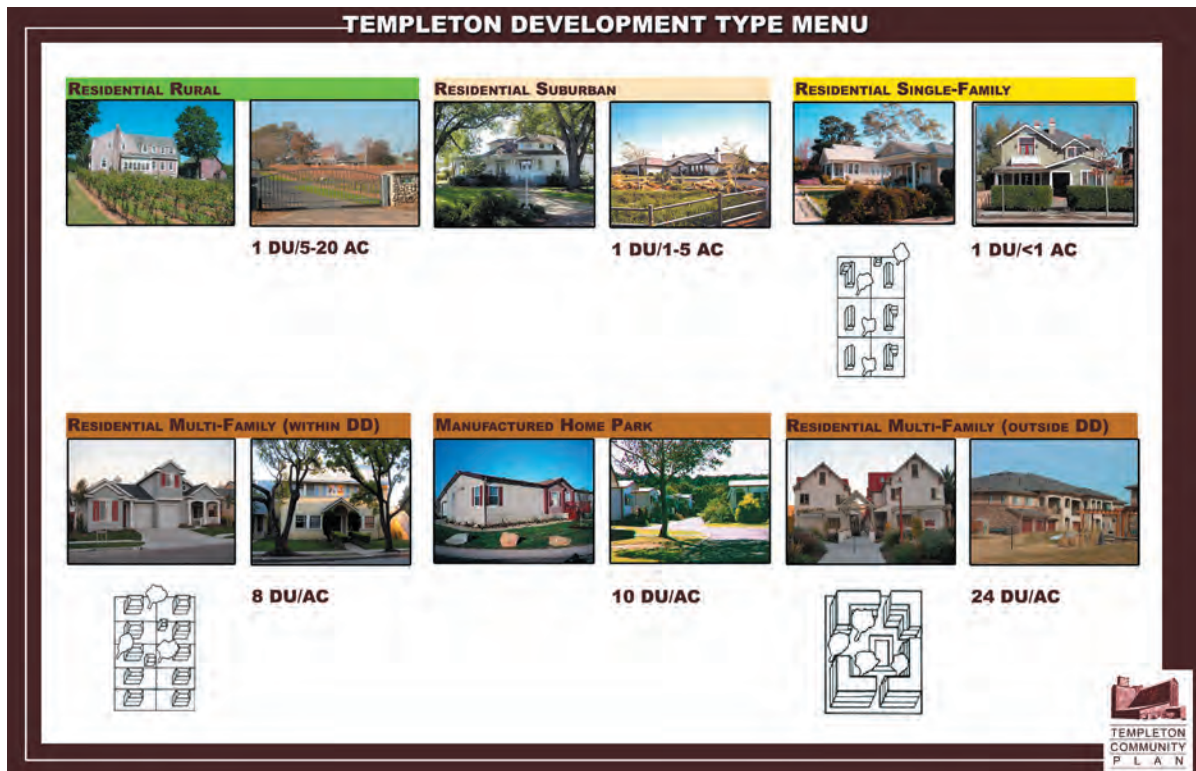
Figure 2-1a&b: Templeton Development Type Menus

and densities were distributed to participants (Figure 2-1a&b). A large map of Templeton with only parcel lines and major roadways was also provided at each table. Attendees were asked to place stickers representing development types on the map where they felt would be appropriate in the future. Participants were also given the opportunity to draw and make notes on the map so their vision of Templeton could be fully understood (Figure 2-2a&b).

Figure 2-2a&b: Images from Community Workshop

The analysis of workshop comments included combining each of the table maps into a composite map showing all of the suggested uses and features (Figure 2-3). The results of the workshop included additional of parks, commercial-retail, multi-family housing, and office land uses. Based on these recommended uses, 16,100 people could potentially live in Templeton. This is an addition of 8,241 residents. These results and the composite maps were subsequently used in the formation of five alternative future development scenarios.
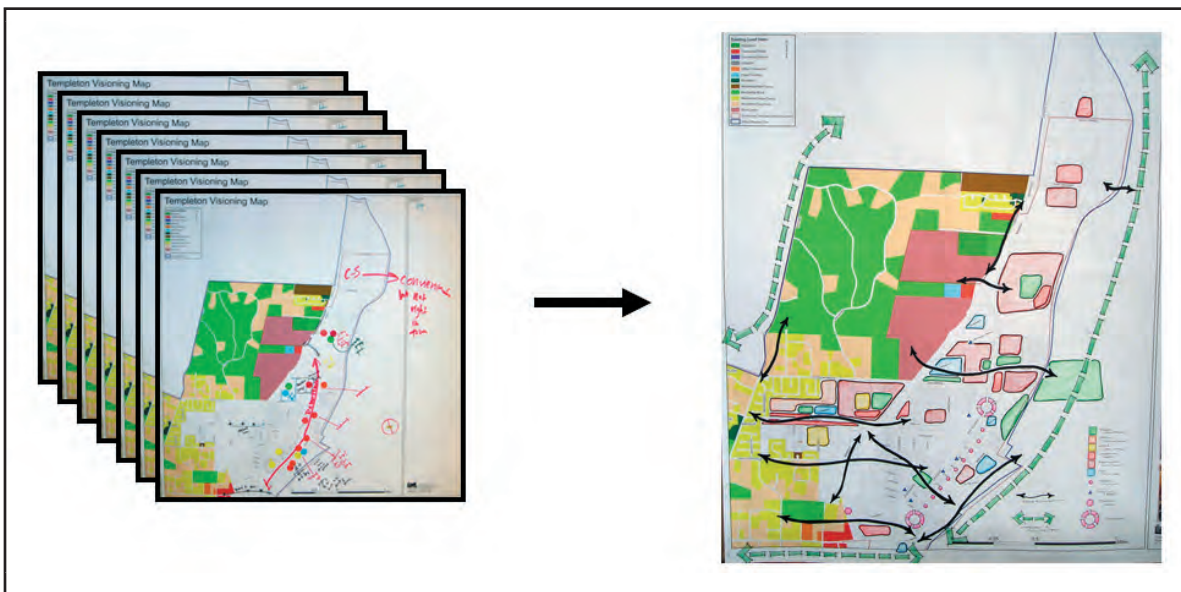
Figure 2-3: Composite Map

COMMUNITY SURVEYS

To receive additional feedback from those unable to attend the first community workshop, three different types of surveys were conducted: an Image Survey, Visual Preference Survey and a Cognitive Mapping Exercise. The Image and Visual Preference surveys were administered to adult participants at random; community members and visitors were approached in the Medical and Old Town Districts and asked to take part in the survey.

Surveys were also administered to Templeton's youth; it is important to involve younger generations of Templetonians in the planning process because how growth is addressed in the community today will affect their ability to live there as adults. Templeton Middle and High School students participated in the Image Survey and Cognitive Mapping Exercise during class. Facilitators explained that student input was highly valued and would help with the formation of a long term community plan for Templeton. Thirty-four students from Templeton Middle School and twenty-four students from Templeton High School participated in the Image Survey and Cognitive Mapping Exercise. The majority of the student respondents were residents of Templeton or surrounding areas. The classes were eager to help; drawing their maps and answering questions very thoroughly.

IMAGE SURVEY

The Image Survey was given to twenty-six adults in Templeton as well as fifty-eight students from Templeton Middle School and Templeton High School (Appendix 2-3). This survey is designed to have participants answer questions about a Templeton from memory. The purpose of this type of survey is to learn how people perceive Templeton, to identify landmarks that are memorable, and to identify any other features that define the community. The format of this survey included nine general questions regarding likes, dislikes, things that could be changed, and Templeton landmarks. This information was used to determine which of Templeton's attributes should be saved, emphasized, and improved upon in the future.

From these surveys, it was concluded that adult respondents enjoy Templeton's "small town feel", western character, and quality restaurants. Common dislikes include: the Medical District, lack of basic commercial services, and traffic, especially on Las Tablas Road. The Templeton Feed and Grain mill and A.J. Spurs restaurant were noted to be Templeton's most identifying landmarks. The addition of a small grocery store and a decrease in the traffic on Las Tablas Road were cited as changes that could improve Templeton.

Results from student surveys indicate that Templeton's youth likes the country and rural feeling, the Templeton Market, parks, the community pool, restaurants, the Templeton Feed and Grain, vineyards, open space, and historic buildings. The students dislike the lack of shopping, high housing prices, lack of things to do, and lack of cultural diversity. The single feature, building, or thing that the students thought could represent Templeton include the Templeton Feed and Grain mill, the "T" on the hill, A.J. Spurs, and Templeton Market. The students would want to change Templeton by adding more shopping, a movie theatre, restaurants, places for kids to hang-out, a grocery store, and expanded recreation facilities.

COGNITIVE MAPPING EXERCISE

The Cognitive Mapping Exercise was administered to the fifty-eight students from Templeton Middle School and Templeton High School (Figure 2-4). For this survey, the students were asked to draw a map of Templeton from their memory of familiar and important landmarks. While the student maps had great variation in presentation style, a majority of them identified the same roads and landmarks. The students seem to have a concrete image of Main Street as a commercial corridor surrounded by residential areas. Most also drew Vineyard Drive and its intersection with Highway 101. Some of the most commonly drawn local landmarks were the schools, the "T" on the hill, the Templeton Feed and Grain mill, and the Templeton Community Park. Well-known businesses on Main Street were also frequently noted, including McPhee's and A.J. Spurs. However, none of the students mentioned the railroad or the north end of Templeton.

VISUAL PREFERENCE SURVEY

The Visual Preference Survey was given to the thirty-four adult respondents randomly selected in Templeton (Figure 2-5). This survey is designed to see how people feel about specific types of development. Seven images, three residential and four commercial, were shown to participants to see which they found most suitable for Templeton. For consistency, the images used were the same images given as development choices at Community Workshop I.

Figure 2-4:
Cognitive
Map

Residential Image 1
Average Rating: 2.38
Negative: Too small
Positive: Cute, small town feel

Commercial Image 1
Average Rating: 0.38
Negative: Far too crowded
Positive: Nice downtown feel; enjoyable facades

Residential Image 2
Average Rating: 0.12
Negative: Does not fit; too close together/dense; typical cookie-cutter
Positive: N/A

Commercial Image 2
Average Rating: 1.62
Negative: Not enough trees; dislike palm trees
Positive: Sense of place; small town feel; angled park

Residential Image 3
Average Rating: -2.00
Negative: Too many units; does not fit
Positive: N/A

Commercial Image 3
Average Rating: 0.62
Negative: Too big for Templeton
Positive: Nice brick; quaint character

Commercial Image 4
Average Rating: -2.69
Negative: Does not fit; too modern
Positive: N/A

Figure 2-5: Visual Preference Survey Results

Above is a summary of the results from the Visual Preference Survey. Ratings were from less appropriate (-3) to more appropriate (3) for Templeton.

DEVELOPMENT OF ALTERNATIVE GROWTH SCENARIOS

The creation of multiple alternative plans is necessary because growth is rapidly occurring. According to the 2004 Regional Transit Plan prepared by the San Luis Obispo Council of Governments, the County is estimated to add 75,000 new residents by 2025. Templeton is a desirable community so a portion of these new residents are likely to relocate in Templeton. Current land use designations could accommodate 5,560 dwelling units which could house approximately 15,740 residents. However, exploring different ways of accommodating anticipated future growth may allow the community to develop in a way that might better fit their values and concerns.

After gathering community input through a workshop and surveys, five alternative development scenarios were created for the potential future development of Templeton. All five scenarios incorporate smart growth and sustainable development principles. These principles are being used as an approach to growth in many communities and could result in an even higher quality of life for Templeton residents. Some examples of smart growth and sustainable principles that can already be seen in Templeton include:

- Special places for community interaction and collaboration
- Compact design
- Open space and agriculture preservation

FIVE ALTERNATIVE PLANS

The five development scenarios for Templeton in 2030 were developed as alternatives to the current land use designations outlined in the Salinas River Area Plan (San Luis Obispo County, 2001). Each scenario was formulated based on two different criteria: type, location, and intensity of development and growth policies. A wide range of options from slow to maximum growth were explored. Along with different growth targets, each plan had its own theme or focus.

Additionally, all five plans assume the completion of the Nacimiento Project which will provide enough water units to support approximately 250 dwelling units in Templeton. With the exception of Alternative 1, the scenarios were developed assuming that a viable additional water supply will be provided for Templeton by the year 2030.

Alternative 1: Keeping It Rural

Alternative 1 is the most conservative of the five alternatives regarding growth (Figure 2-6). It focuses on the conserving resources, enhancing local community services, and policies restricting growth. This plan was based on the criteria that there will be not be any changes in land use designations east of U.S. Highway 101 or any changes in URL and CSD boundaries. In this scenario growth is limited to the additional water provided by the Nacimiento Project. The theme of Keeping It Rural is the preservation of Templeton's unique rural character. It also incorporates sustainable economic activities to better serve the local economy.
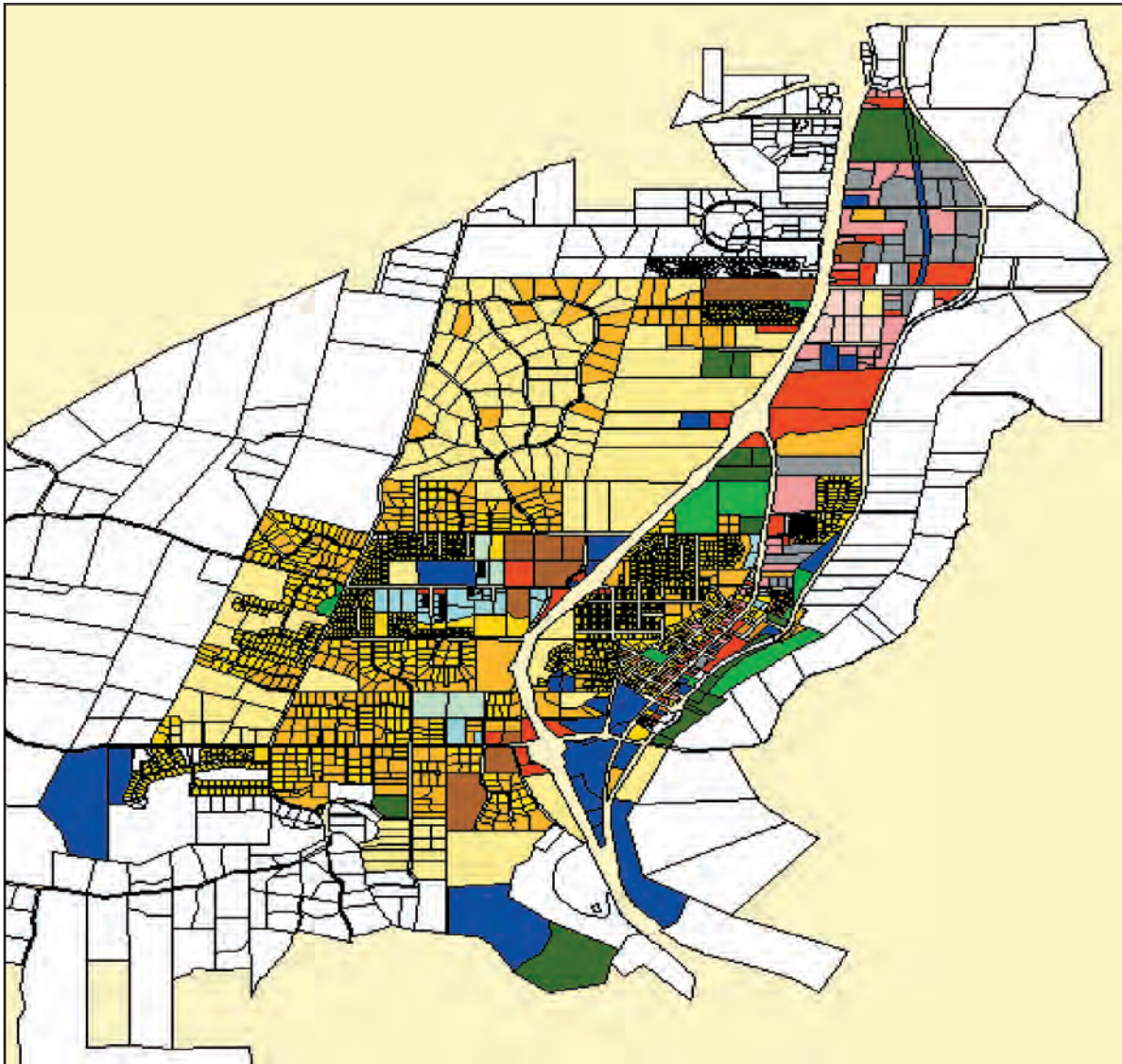

Figure 2-6: Keeping It Rural Place³s Map

The Keeping It Rural scenario includes a small amount of select changes in land use designations and results in a population of 10,000 residents by 2030. Key features include additional commercial retail land in the Medical and Old Town

districts, multi-family housing in the Medical District and on Vineyard Drive west of Highway 101, increased number of parks, and the preservation of agriculture and open space through cluster developments and transfer development credit programs. This scenario aims to make Templeton more walkable by using walking paths made of permeable materials to increase pedestrian access, pedestrian paths over Highway 101, and adding traffic calming measures on Main Street.

Alternative 2: Yesterday's Heritage, Tomorrow's Hometown

Alternative 2, Yesterday's Heritage, Tomorrow's Hometown, provides for a moderate amount of growth driven by development opportunities as well as countywide development pressures (Figure 2-7). This plan intensifies development in the Northern Industrial District, the Old Town District, and the Medical District. Central to this plan is the preservation of historic resources and open space, which will help Templeton retain its small-town western character. Additionally, this limited intensification strategy provides a range of commercial opportunities, community services and public facilities.
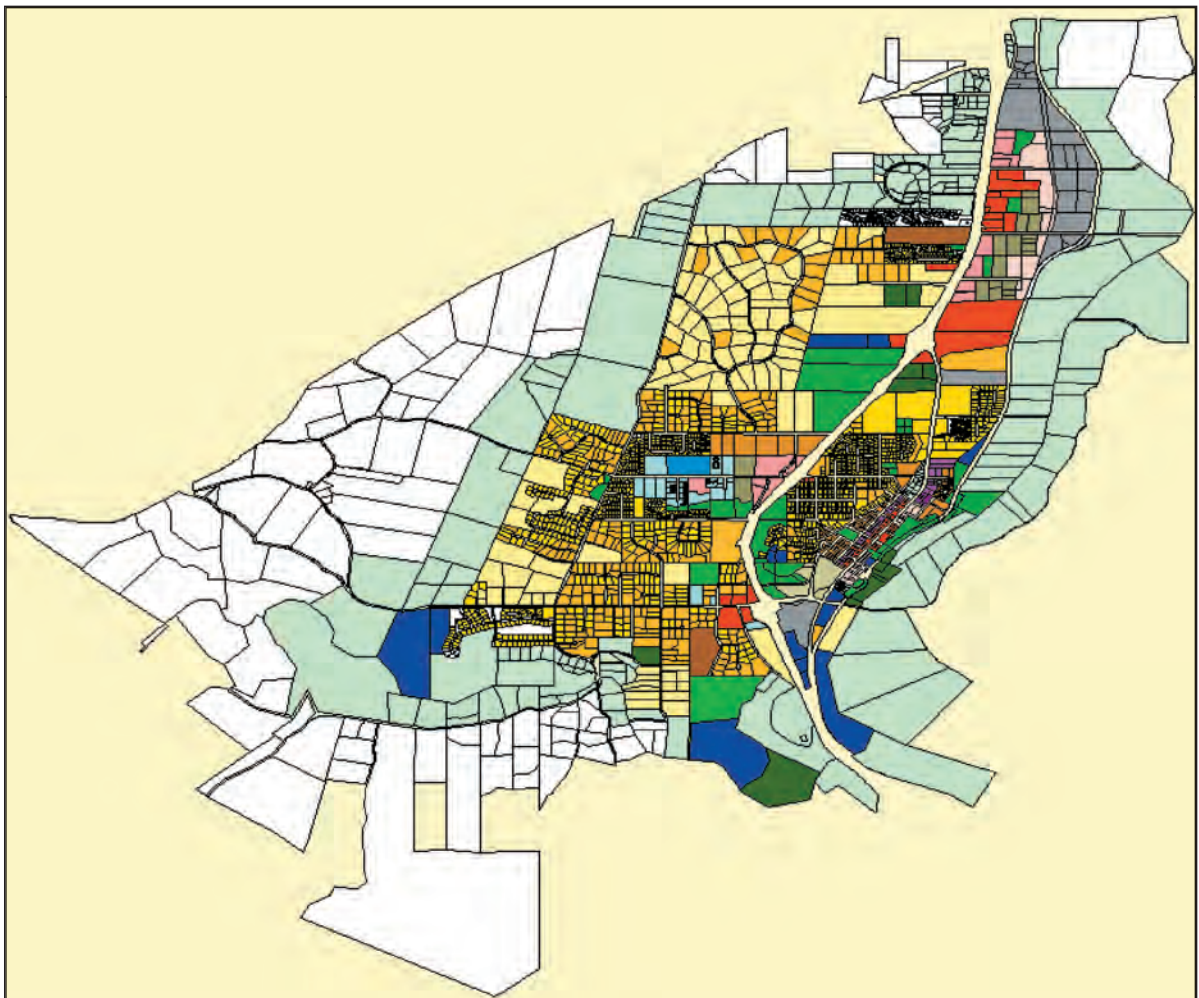
Figure 2-7: Yesterday's Heritage, Tomorrow's Hometown Place's Map

The Yesterday's Heritage, Tomorrow's Hometown scenario results in a potential population of 13,000 residents by 2030. The principle characteristics of this plan involve a widening spectrum of housing and commercial choices, through the intensification of development within existing urban areas, an expanded range of community services, and the addition of cultural centers. The concept creates an Old Town Riverwalk that connects to a trail proposed by the County that will go along the Salinas River. The Old Town Riverwalk would provide public spaces for community interaction as well as entertainment. Lastly, the plan proposes expansion of both the URL and CSD to preserve a greenbelt around periphery of Templeton.

Alternative 3: Templeton's Piece of the North County Puzzle

Alternative 3, Templeton's Piece of the North County Puzzle makes selective changes in land use designations throughout the community to provide for growth at the mid allowable density ranges of both residential and commercial development (Figure 2-8). This plan creates three main mixed-use activity centers. These compact nodes each provide a variety of commercial opportunities as well as community services within walking distance of residential neighborhoods. This plan intensifies development by creating new land use designations. An integration of commercial service, commercial retail and multi-family residential land uses in the Medical District will diversify activities in that area. Housing needs will also be addressed by small lot detached or attached live-work dwelling units in the Northern Industrial District. Live-work housing at the medium allowable density is intended to create living spaces along with opportunities for craftsmanship and entrepreneurship. It is not high density nor extremely urban in character.

Templeton's Piece of the North County Puzzle includes a minor expansion of URL and CSD boundaries in order to create one cohesive boundary. To preserve surrounding agricultural land this plan proposes to create a "vine belt" of land valuable for viticulture and other forms of agriculture outside of the URL boundary. This scenario relies upon intensified infill development, designating parcels for public facility expansion, and integrated land uses to accommodate housing and commercial needs for a population of 17,000 by 2030 without creating sprawl.

Alternative 4: The Boroughs

The Boroughs scenario, Alternative 4, is developed under the criteria that a range of community services will be expanded, growth is driven by development opportunities and county-wide development pressures, and the growth boundaries (URL and CSD) will be expanded (Figure 2-9). Unique to the Boroughs scenario, residential densities will be expanded to allow higher ranges in five nodes centrally located throughout town. This plan adds cultural activities, new tourist facilities, and intensifies development along Main Street and other selected areas.
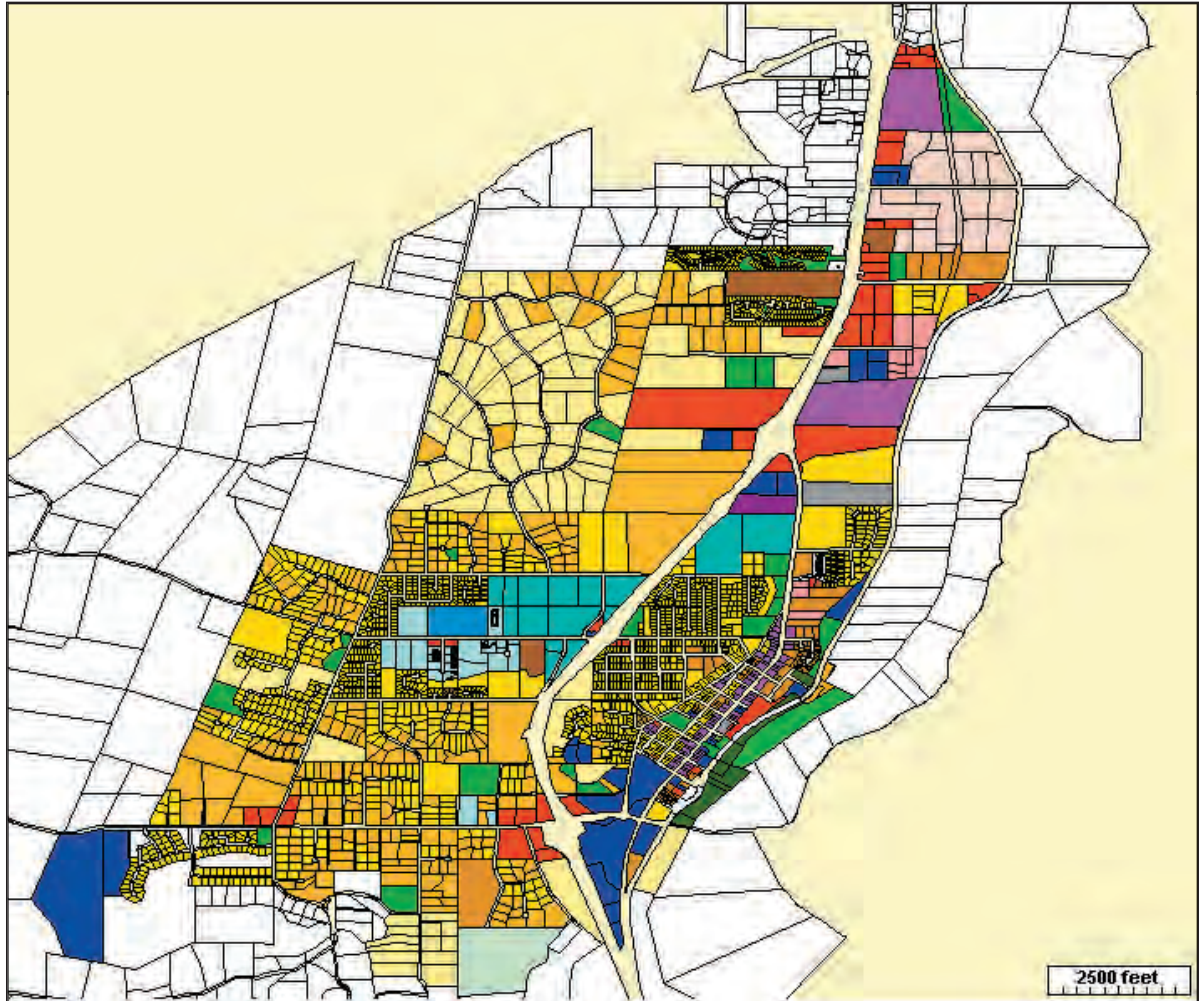
Figure 2-8: Templeton's Piece of the North County Puzzle Place³s Map

The principle characteristics of this concept plan are the five boroughs anchored by activity nodes and linked through pedestrian pathways. These walkable neighborhoods will each provide new community facilities, a variety of housing, and multi-modal transportation. The scenario calls for downtown enhancement through infill development. The Boroughs plan provides for a 2030 population of 23,000 residents and increasing seasonal visitors. Tourism draws include the creation of an agricultural education center, additional or expanded vineyards and wineries, and an equestrian and rodeo center. Circulation and transportation enhancements throughout the scenario consist of a variety of pedestrian trails, increased pedestrian amenities to connect east and west Templeton and cross under Highway 101.

Alternative 5: Templeton Gone Wild

The fifth scenario, Templeton Gone Wild, proposes commercial and industrial development with market driven growth policies. Templeton Gone Wild is the most aggressive of the five alternatives (Figure 2-10). This scenario is based on
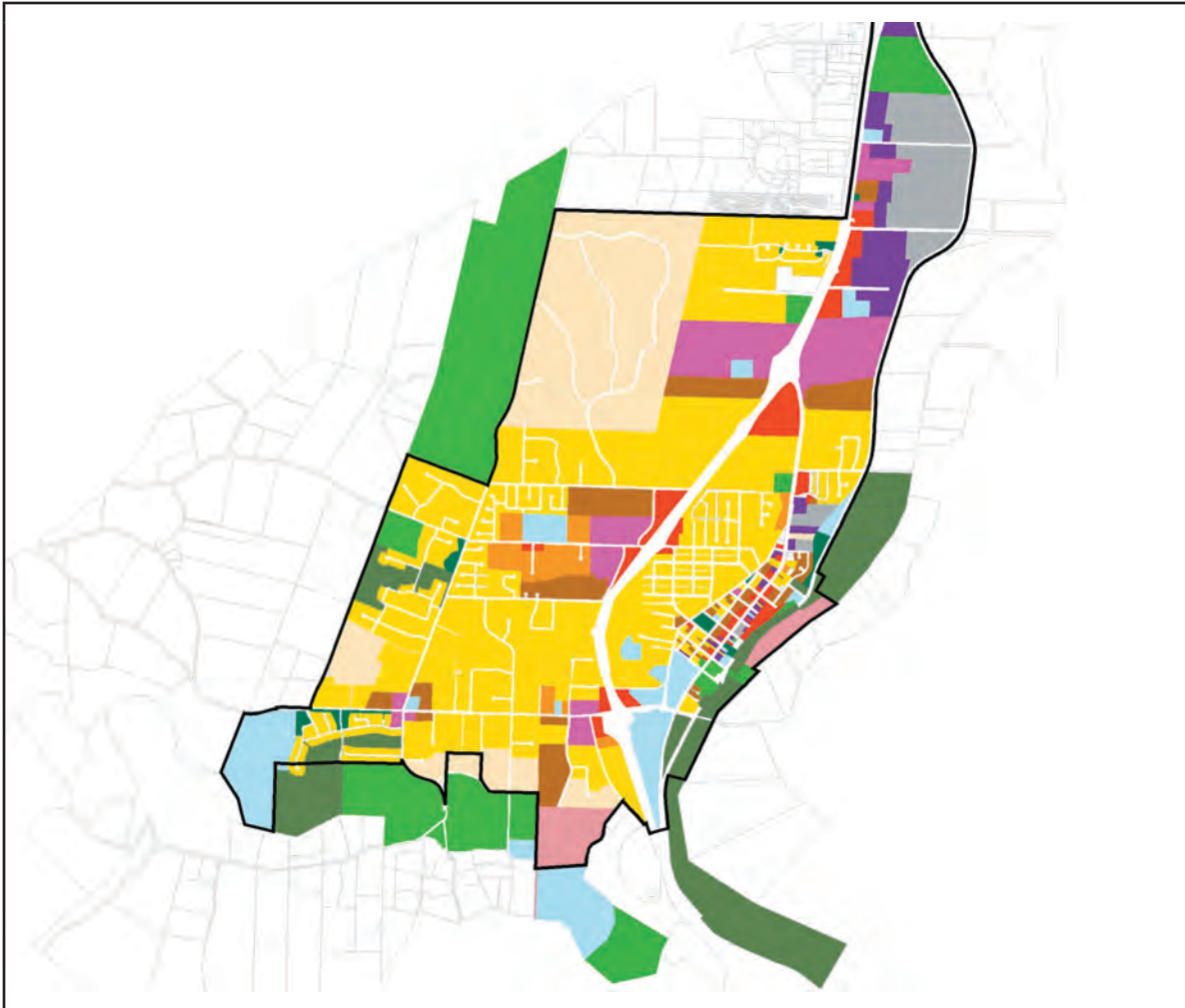
three assumptions: all residential lands will be built out at the highest allowable densities, economic development is driven by market demand, and other types of development are driven by county-wide growth pressures. Growth boundaries will be established by combining URL and CSD lines.

Characteristics of the Templeton Gone Wild scenario include a full range of community services, entertainment activities, and a variety of housing types. The concept also establishes an economy of regional importance by facilitating the development of research and development industries in the north section of Templeton. Development is especially intensified in the Old Town and Medical District. The approximate resulting population of this alternative is 23,000 residents in 2030.
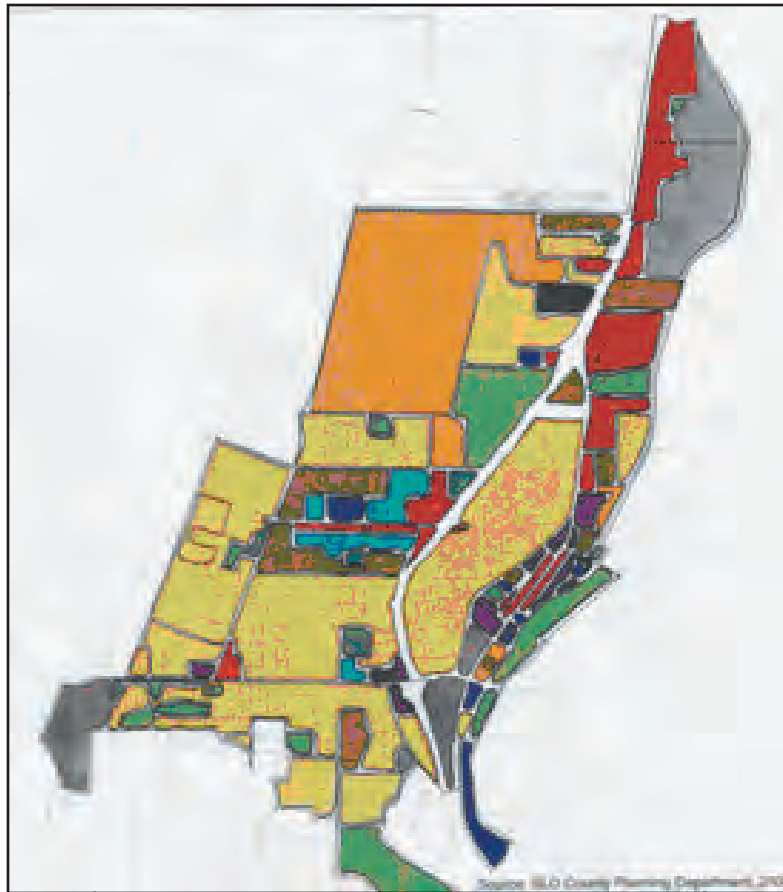
Figure 2-10:
Templeton
Gone Wild
Place³s Map

TWO PREFERRED ALTERNATIVE PLANS

The five alternatives were presented to a panel comprised of County staff, Cal Poly planning professors, TCSD staff, and private planning consultants. The panel gave feedback about the feasibility and appropriateness of each scenario. These comments were reviewed and the best elements from each of the scenarios were combined to form two alternatives. The two preferred alternatives, described below, were presented to the community for response and suggestions at a community workshop held in February, 2005.

Alternative A: Keeping It Rural

Alternative A, also denoted Keeping It Rural, combines the best elements from Alternative 1 (Keeping It Rural), Alternative 2 (Yesterday's Heritage, Today's Hometown), and Alternative 3 (Templeton's Piece of the North County Puzzle) (Figure 2-11). The scenario provides for intensified development within the existing urban areas at medium density ranges and expands the URL and CSD boundaries

to form a cohesive urban services area. The plan focuses on adding local community serving activities, retaining the western and "small town" character, while developing sustainable, local economic activities. Given adequate water resources, this alternative could accommodate 16,000 residents by 2030.

Keeping It Rural promotes infill development concentrated in the centers of the Templeton; the utilization of compact development builds these core areas in an attractive way through design quality and public amenities. Land currently designated as residential rural and residential suburban will remain as these uses to preserve Templeton's valued ranches and rural homes. Cluster developments and transfer development credit programs will be utilized to preserve open space and agricultural land.

The Old Town District will be the main draw of Templeton, consisting of neighborhood retail, intensified mixed-use development, a cultural center, local museums, and a tourism center. Sustainable economic activities that will be promoted include agriculture, wineries, tourism, and independent businesses. A light industrial live/work overlay in the Northern Industrial District and mixed-use overlay in the east side of the Medical District provides for dynamic local business opportunities. Finally, the new Keeping It Rural scenario expands pedestrian walkways throughout the community, links pathways under Highway 101, and creates a riverwalk along the Salinas River and Old Town District.

Alternative B: The Boroughs

Alternative B, named The Boroughs, combines the best elements from Alternative 4 (The Boroughs) and Alternative 5 (Templeton Gone Wild). The Boroughs concept plan provides a full range of community services and develops residential densities at high allowable ranges; growth is assumed to be driven by development opportunities and county-wide growth pressures (Figure 2-12). The growth boundaries, URL and CSD, in this concept will also be expanded.

This plan could accommodate 23,000 residents in 2030. The key features that intensify development are five boroughs, or nodes, of higher density, compact development. Each borough is a unique walkable neighborhood providing a variety of housing options, community services, and at least one public facility. This mix of uses helps turn higher density areas into walkable, livable, centers; pedestrian linkages are also provided between the boroughs. The Old Town District will be enhanced with compact infill development with quality design consistent with the current rural character of the community. Enhanced existing tourist and cultural activities will be added, and an economy with regional importance will be developed.
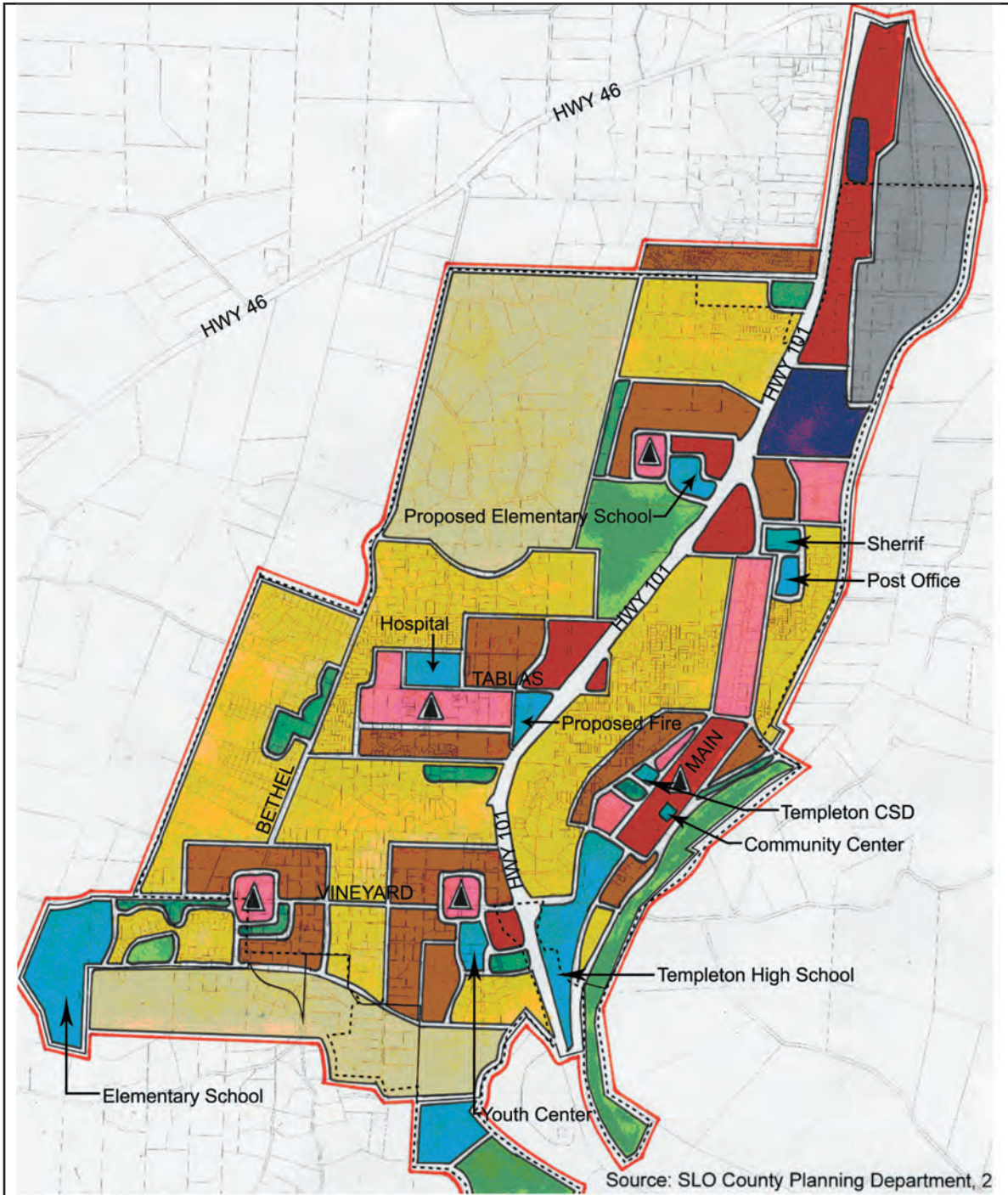
Figure 2-12: The Boroughs Concept Plan

COMMUNITY WORKSHOP II

A second community workshop was advertised through posters in public areas, an article in The Tribune, and personal invitations to participants of the first workshop (Appendix 2-4). On February 16, 2005, the second workshop was held so community members could comment on the two alternative plans. The workshop format incorporated a question and answer period after the presentation of each alternative, then each workshop participant filled out a survey rating the desirability of numerous features from the plans. This step was imperative because the most favored and feasible features of each plan would be combined into the final development scenario.

Similar to the first workshop, participants sat at large tables and provided input by discussing the features of the alternatives and drawing on large Templeton base maps. Facilitators and note takers were placed at each table to aid with the visioning exercise and answer questions about the plan formation process or any of the proposed plans. A stakeholder from each table presented their table's proposed concept plan to the entire group.

The second workshop allowed community members to comment on proposed development types specific to the two alternative plans (Figure 2-13a&b). From these critiques and comments, the class could learn which attributes were the most appropriate from each plan and combine those attributes into the Templeton 2030 Community Plan.

Evaluating the Alternatives:

WORKSHOP II SURVEY
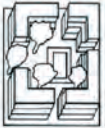
The survey that workshop participants filled out allowed them to rate the appropriateness of various elements of the planning solutions presented by the class. This survey included twenty-four key concepts to be rated from very favorable to less favorable.

Figure 2-13: Development Type Menus

Eight of the concepts listed in the survey were present in both of the alternative plans, ten were only featured in Alternative A and six were only in Alternative B. Five of the preferred key concepts were mentioned frequently in the summary presentations from each table. Of these concepts there were three from Alternative A, one from Alternative B, and one feature that appeared in both alternative plan A and B. These favored concepts include:

- Intensified development in the Old Town District
- Old Town District will be the main draw of Templeton
- Neighborhood retail, local museums, and a tourist center along Main Street
- Multi-modal highway foot pass
- Riverwalk through Old Town
- Research and Development Park in the north area of town

A total of thirty-five community members gave their feedback through the workshop survey. Alternative A: Keeping it Rural was clearly the favored plan, even though some ideas from Alternative B: The Boroughs were liked. Many participants emphasized preserving historic resources, building a research and development park, adding pedestrian amenities, installing underpasses or overpasses for pedestrians to cross Highway 101, addressing traffic congestion, having mixed-use development in the Medical District, creating a greenbelt and developing additional athletic fields.

Figure 2-14: Templeton Community Workshop II

The participants used the mapping portion of the workshop to apply their suggestions to the proposed concepts (Figure 2-14). Most groups used Alternative A as a base, and then placed items like new retail developments, multiple family housing, and the R&D campus in areas that they felt were appropriate. These table maps from the workshop were used as a guide in the formation of the final community plan concept.

Chapter 3:
THE COMMUNITY

LOCATION

The unincorporated community of Templeton is located in northern San Luis Obispo County within California's Central Coast region (Figure 3-1). This community of 7,859 residents spans approximately 4.7 square miles between the cities of Paso Robles and Atascadero. Paso Robles, with approximately 27,200 residents, includes commercial development immediately north of Templeton. Atascadero, a city of 26,500, is located just 5.4 miles south of Templeton. San Luis Obispo, the most populated city in the County, lies 20 miles south along the U.S. Highway 101 corridor.

Figure 3-1: Location Map
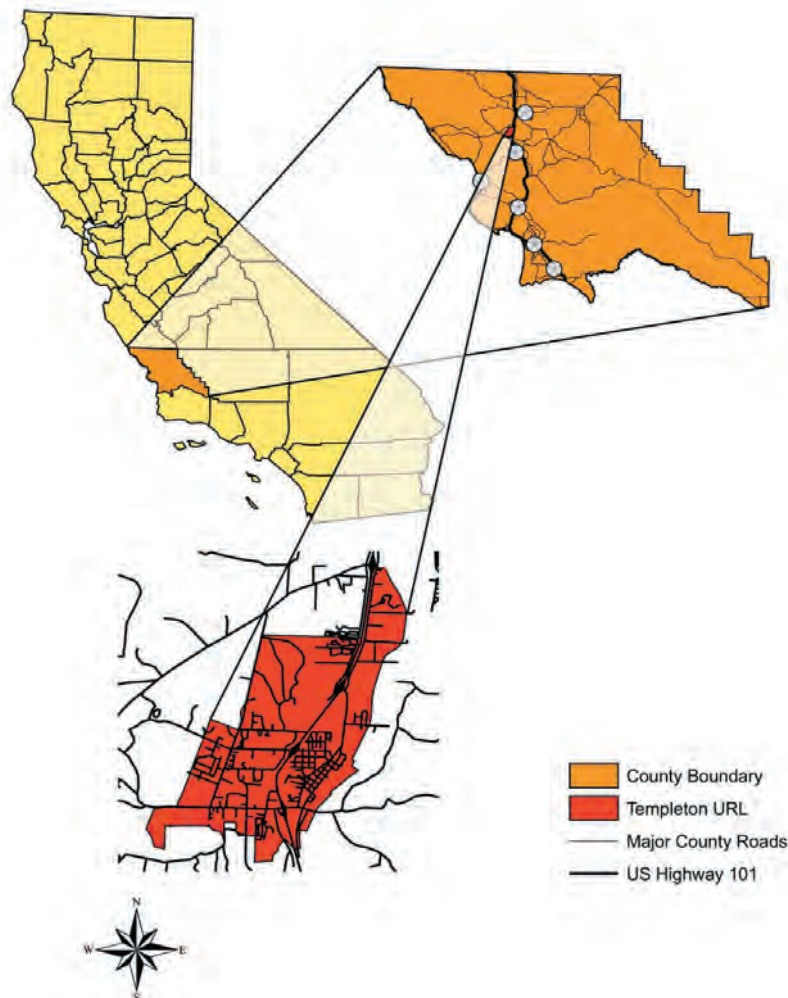
Locked between two growing cities within a rapidly growing County, Templeton is a community fighting to preserve its railroad boomtown heritage, culturally and economically valuable agriculture land, and quality of life for existing generations as well as those yet to come.

Templeton is spatially defined by the Salinas River to the east, agricultural land to the west, Paso Robles and CA State Highway 46 West to the north, and Santa Rita Creek to the south. Residents and tourists alike may navigate the community through landmarks, districts and other defining features (Figure 3-2).

Figure 3-2: Defining Features
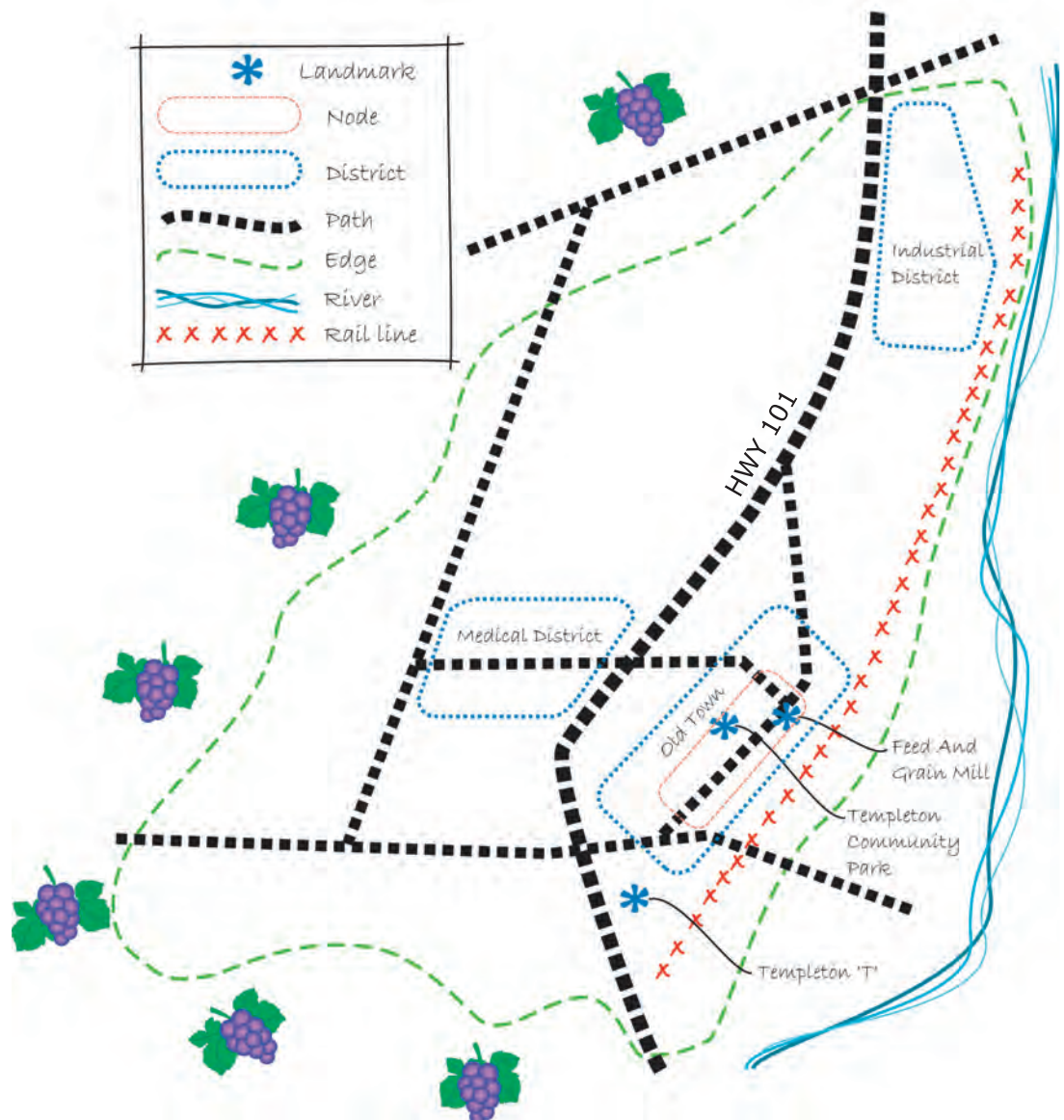
EXISTING CHARACTERISTICS AND COMMUNITY ISSUES

HISTORIC AND CULTURAL HERITAGE

Templeton is a town with a rich history that is an integral part of the community's character. Architectural styles captured by Templeton's first buildings are reinvented in new buildings through the Templeton Community Design Plan. Historic influences are visible in new buildings in the Old Town District and throughout much of the community. Preserving and celebrating their history is very important to many Templeton residents today.

Templeton was established when the Southern Pacific Railroad expanded into San Luis Obispo County. The town evolved as a typical western boomtown with a core downtown district centered on Main Street and parallel to the railroad tracks. One historic article stated that over 25 buildings were established within the first 90 days after the town's founding. Early businesses included hotels, saloons, general stores, a public hall and a post office. While the period of time in which many of these buildings were built is contestable, it is clear that the railroad brought a large influx of development to this rich agriculture area.

In 1891 the railroad continued farther south and Templeton was reduced to a flag stop. Then in 1897 a fire destroyed many of the buildings in the core business district. Some of the buildings were rebuilt, but the character of the original railroad boomtown had somewhat diminished. Although the railroad still services the region, Templeton is no longer a stop and other major industries have taken over the town's economy including agriculture and medical services.

REGULATORY FRAMEWORK

Templeton is an unincorporated community governed by the San Luis Obispo County Board of Supervisors and Planning Commission. Templeton is subject to the San Luis Obispo County General Plan. The Salinas River Area Plan and the Templeton Community Design Plan are sections of the San Luis Obispo County General Plan Land Use Element that pertain specifically to the community.

The Templeton Area Advisory Group (TAAG) is a volunteer board comprised of residents within the TCSD service area and/or Templeton Unified School District that provides land use and planning recommendations to the San Luis Obispo County Planning and Building Department and the Board of Supervisors.

The Templeton Community Services District (TCSD) provides many vital services to residents and property owners within an approximately 3.5 square mile service area. These services include fire protection, water, sewer, drainage, parks and recreation, and lighting.

LAND USE AND PHYSICAL FORM

The CRP Templeton Land Use Survey covered 2,911 acres, approximately 2,240 of those acres are served by the TCSD. Residential land uses dominate the community. Approximately 1,636 acres, or 69 percent of the developed land, have been developed for residential use. An estimated 164 acres have been developed with commercial retail and service uses, 175 acres with public facility uses, 122 acres with industrial uses, 30 acres with office professional uses and 16 acres with recreational uses. The existing population is estimated to be 7,859 persons occupying a total of 2,705 dwelling units. Population estimates are based on the CRP Templeton Land Use Survey using a household size and dwelling unit occupancy rate from the 2000 U.S. Census.

Table 3-1: Existing Land Uses						
Existing Land Use	Acreage[1]	% of total Acres	Developed Acres [2]	% Acres Dev.	Vacant Acres [4]	% Acres Vacant
Residential	**1,827**	**63%**	**1,636**	**90%**	**191**	**10%**
Residential Multi Family	80	3%	79	99%	1	1%
Residential Single Family	517	18%	489	95%	28	5%
Residential Suburban	515	17%	458	89%	57	11%
Residential Rural	715	24%	610	85%	105	15%
Commercial	**491**	**17%**	**316**	**64%**	**175**	**36%**
Commercial Retail	204	8%	81	40%	123	60%
Commercial Service	99	3%	83	84%	16	16%
Office Professional	60	2%	30	50%	30	50%
Industrial	128	4%	122	95%	6	5%
Other	**532**	**18%**	**334**	**63%**	**198**	**37%**
Public Facilities	186	6%	175	94%	11	6%
Recreation	16	0%	16	100%	0	0%
Agriculture	111	3%	75	68%	36	32%
Rural Lands	219	9%	68	31%	151	69%
R.O.W. [3]	**61**	**2%**	**61**	**100%**	**0**	**0%**
Total	**2,911**	**100%**	**2,347**	**81%**	**564**	**19%**

[1] All acreages were totaled using parcel boundaries; acreages by existing use result from the land use survey

[2] Parcels with one or more buildings were considered developed

[3] Designates R.O.W. with assigned parcel numbers ONLY; these are NOT included in the total acreage value

[4] Total Vacant Acres, 564, excludes R.O.W. acreage because R.O.W. is not potential developable land

Due to countywide growth pressures and the desirability of living in Templeton, the community of Templeton will certainly increase in population. While water and other constraints to development may prevent Templeton from reaching the current allowable buildout capacity, it is important to understand that the community has the opportunity for meaningful development. There is land available for infill development as well as new development. Underutilized land throughout the community, but particularly along the Highway 101 corridor, have potential to become more vibrant economic and social centers of the community. The two existing districts of the community, known as the Medical District and the Old Town or Downtown District, have a lot of potential for infill development to create more compact focal points for community interaction.

HOUSING AND POPULATION

A thorough understanding of major age groups, housing supply, and affordability is vital for understanding anticipated population changes, growth pressures, and housing constraints that the community will likely face in the future.

According to the 2000 U.S. Census, the ethnic makeup of Templeton is 90 percent "White", 10 percent "Other" and 11.8 percent of Templeton residents described themselves as "Hispanic." Templeton has 7 percent less workforce residents, and 10 percent more school-aged residents than the countywide average. However, a study commissioned by The Tribune indicates that thousands of retirees from more urbanized parts of the state may pour into San Luis Obispo County in the near future. The article explains that over the next 15 years, the County may welcome an additional 100,000 residents.

In 2000, the Templeton median household income is $53,438 (U.S. Census). In October 2004, the median home price in Templeton was $520,000. Approximately 12 percent of County households earn the $126,000 annual income required to afford a median priced home in Templeton.

The CRP Templeton Land Use Survey performed in October 2004 found 2,705 residential units in Templeton. The majority of these residential units are owner-occupied single-family detached homes. Templeton is the second-fastest growing community in San Luis Obispo County. If residential projects currently in the development review process are constructed by 2010, Templeton's population of 7,859 could possibly increase to approximately 11,008.

Due to water constraints, the growth rate of Templeton after the Nacimiento Project

jobs per housing unit. A balance of 1.5 jobs per housing unit ratio is ideal according to the California Department of Finance.

Economic activity is concentrated in three primary industries in Templeton: medical services, agriculture, and commercial retail. The largest industry in Templeton is medical services. This sector is anchored by the Twin Cities Community Hospital which serves the entire North County. The Old Town District serves as the town's social core, providing public amenities, small scale retail stores and quality restaurants. The viticulture industry is supported by the general agriculture sector and tourism sectors of Templeton.

Templeton is currently in need of further expansion of basic commercial services and retail businesses, including a small-scale grocery. A neighborhood shopping center has been approved for the Vineyard Drive and Rossi Road area; however, as Templeton's population increases, the town may be able to support more neighborhood shopping centers by 2030. Currently 36 percent of land in Templeton zoned for commercial, office professional, and industrial uses is vacant. There is a lot of potential for future commercial activity which may result in an improved jobs-housing balance.

Economic opportunities in Templeton include its access to Highway 101 and Highway 46, rich agriculture land, strong community purchasing power, active Old Town, and undeveloped commercial-zoned land. Constraints on economic development include current water supply, the jobs-housing imbalance, and commercial competition from neighboring North County communities.

CIRCULATION

Templeton's circulation pattern is composed of a network of collector streets and minor roads. US Highway 101 bisects the community and serves as the principal arterial. The highway provides regional access to other areas of the County as well as the rest of the state. CA State Highway 46 West is another major arterial in the Templeton area, providing access to Cambria and other coastal communities.

Current traffic conditions are acceptable based on the San Luis Obispo County Level of Services Policy, which requires roads in urban areas to function at a Level of Services (LOS) C or better. Most roads and intersections in Templeton have at least an LOS C; however, there are a few problem areas. These areas include Highway 101 interchanges at Las Tablas Road, Main Street, and Vineyard Drive. These areas tend to fall below an acceptable LOS during peak travel times in the morning and

evening. Road improvements, such as capacity expansion, increased signals, and additions of left turn lanes, may help maintain acceptable LOS at interchanges and intersections throughout the day.

Templeton is serviced by various public transit services, including public bus and ridesharing programs. A regional public bus service is provided by the San Luis Obispo Regional Transit Authority (SLORTA). Paso Robles City Area Transit Services (PRCATS) and the City of Atascadero "El Camino Shuttle" programs provide local transit services. Ridesharing programs, such as carpools and vanpools, are organized and maintained by the Regional Ridesharing Coordinator. Services hours are primarily during the work-day, and are very limited during weekends. Demand for such services is anticipated to increase as Templeton approaches buildout.

The community has stressed the importance of incorporating pedestrian paths and bike lanes into Templeton's current circulation pattern. These alternative modes of transportation are currently very limited. Except for areas of recent development, there is a lack of designated pedestrian and bicycle paths. The County has proposed possible pedestrian and bicycle pathways in Templeton.

NOISE

San Luis Obispo County restricts residential development where excessive noise levels may interfere with residential life. Acceptable noise levels, according to county standards, should not exceed 65 dB. Where noise levels are deemed unacceptable, mitigation measures are enforced to minimize noise. Templeton utilizes design measures to serve as noise barriers to residential areas. Areas of concern in Templeton regarding noise issues include the Highway 101 corridor and the Union Pacific Railroad tracks. Noise conditions are expected to change and increase with changes in development patterns in the future.

PUBLIC FACILITIES AND UTILITIES

The TCSD provides numerous services including water, wastewater, drainage, fire protection, and refuse collection. The management of related infrastructure is necessary for a safe and clean community.

The TCSD provides water services to residential, commercial, and recreational land uses within an approximately 3.5 square mile service area. Since 1990, Templeton's population has increased by approximately 40 percent. The Water System Master Plan estimates that the water supply could serve a population of about 6,000 people

(1994). Over the last decade additional wells, water storage tanks, and conservation efforts have allowed the TCSD to provide water for more people.

The TCSD has had a waiting list for new water connections since 1989. Currently the TCSD anticipates one new water resource, the Nacimiento Water Project. This will become available within the next 10 years. Half of Templeton's requested 250 Acre-Feet of water per Year (AFY) will be allocated to applicants on the TCSD waiting list and the rest of the water will be stored. The TCSD Water System Master Plan is currently being updated by the Wallace Group.

Approximately 95 percent of Templeton's wastewater, is pumped to the Paso Robles Regional Treatment Plant through an interceptor pipeline. The remaining wastewater is processed locally at the Meadowbrook Wastewater Treatment Plant, which has a capacity for 343,000 gallons. Current wastewater facilities and infrastructure can serve approximately 12,000 residents. The Meadowbrook facility is currently in the works for expansion. As Templeton approaches build-out, the TCSD will need to explore other expansion opportunities and technological improvements.

Templeton's storm water drainage system is composed of a network of pipes, ditches, and retention basins. Existing facilities are adequate to prevent flooding from runoff; however, older areas of the community are prone to stagnant water for long periods after seasonal storms. These areas lack adequate swales and do not have curbs and gutters.

Templeton is currently served by one fire station in the Old Town. Current response time is adequate; however volunteers are often faced with traffic congestion getting to the Fire Department. The TCSD has proposed development of a new fire station west of Highway 101. It is imperative that Templeton has a fire station in that location should the highway collapse.

Templeton's existing refuse collection and recyclables collection facilities meet the current demands of the community. The Chicago Grade Landfill serves as Templeton's sole landfill and refuse collection site. The landfill's size is large enough to provide adequate refuse collection service for Templeton's current population. As population increases, the Chicago Grade Landfill site may need to be expanded through permits authorized by the county. Impacts on the landfill are currently partially mitigated through the implementation of recycling programs.

PARKS, RECREATION AND COMMUNITY SERVICES

According to the national standard, there should be 1 acre of neighborhood parkland and 5 acres of community parkland for every 1000 people. The community has 14 acres of parks and 14 acres of recreation facilities located on school grounds as well as a population of 7,859. The national standards require 46.5 acres of parkland for a population of Templeton's size. Templeton does not meet this requirement.

Templeton offers a wide variety of recreation and community services ranging from public concerts to youth sports programs. Program popularity is overwhelming existing facilities and is increasingly causing scheduling conflicts. Increased public accessibility to school athletic facilities as well as evening lighting could alleviate some pressures on existing facilities. Currently the community receives extremely limited library services from the County Bookmobile. A Templeton Community Library has been proposed in the Old Town and is currently in the development review process.

The fine reputation of Templeton schools has resulted in numerous interdistrict transfers. There are 2,672 students enrolled in the Templeton Unified School District, but its capacity is approximately 2,220 students. Over enrollment has forced the schools to use modular buildings as classrooms. However, the enrollment has decreased since last year and might level off as the community ages.

Health and public safety services are adequate due to the Sheriff's North Station, local ambulance staging grounds, and the range of health services readily available in the Medical District. This community is home to the largest medical district in the North County.

CONSERVATION, OPEN SPACE, AIR QUALITY AND SAFETY

Although only 3 percent of the land within the TCSD is used for agriculture, farms, vineyards, and grazing land surround the community. Some of the land is in agricultural land preserves, including Williamson Act contracts. It will be important to renew these agriculture contracts and preserve additional land to prevent development from sprawling out into rich agriculture land.

Open space is a vital component of any town, not only for its aesthetic purposes, but also for recreation and natural habitat. It can include land used for protection of natural resources, managed production of resources, outdoor recreation, and

protection of public health and safety.

The current air quality meets County and State standards. On January 1, 2004, San Luis Obispo County's Air Pollution Control District passed a law to prohibit residential waste burning which may further improve the air quality. With additional air quality control improvements, air quality will likely remain within the County and State standards in the future.

Potential hazards need to be identified to they can be mitigated during the development review process in order to reduce the risk of injuries, death, and property damage. In Templeton many safety issues relate to geologic hazards. Proximity to several fault lines leaves the community susceptible to earthquakes so structural integrity and site analysis will continue to be extremely important for safe development in Templeton.

Chapter 4:
APPLICATION OF SMART GROWTH PRINCIPLES

INTRODUCTION

Development of the Templeton 2030 Community Plan was guided by Smart Growth principles. Throughout preparation of the plan, attention was given to the organization of land uses, range of housing options, placement of public facilities, and distinction from other communities. All of these issues, which contribute to the health of a community, were critical elements of the decision-making process.

Like most growing communities, Templeton has a choice regarding its future direction of growth. This choice is between allowing the real estate market to guide how it grows, and managing its growth with a more idealistic plan for a sustainable community. Templeton could easily become a sprawling sea of suburban homes serving as a bedroom community for job centers in Paso Robles and Atascadero. The Templeton 2030 Community Plan is an alternative to this scenario that incorporates the principles of Smart Growth to create a self-sufficient, sustainable, and inclusive place with a holistic strategy to provide for its inhabitants.

SMART GROWTH

Smart Growth, a movement started in the 1990s, is an approach to development that rejects the misconceptions that communities can only be designed in the conventional, sprawling fashion. Smart Growth opposes the notion that development must expand limitlessly into agricultural areas, and refuses to only allow suburban housing typologies. This group of strategies seeks to prevent the social segregation, traffic congestion, and jobs/housing imbalance commonly resulting from conventional suburban development. As these suburban communities mature and expand, they inefficiently utilize resources and do not best serve their inhabitants.

Based on traditional community design, Smart Growth is a new approach to developing a community that makes the connection between development and quality of life. While the focus of "growth management" is on regulating the quantity of development, Smart Growth encompasses a more comprehensive set of goals that address both the quantity and quality of development. This latter approach is a more effective for guiding growth in Templeton because of its attention to context and quality design.

SMART GROWTH PRINCIPLES

The Smart Growth principles described below are applied in the Templeton 2030

Community Plan. These principles intend to guide Templeton's growth so it may continue to mature into a more healthful, livable, and self-sufficient community.

Community Character and Sense of Place

The quality of life in Templeton is directly related to how its residents experience their daily activities. Smart Growth requires that a vision be created so that new development conforms to the community's standards of distinctiveness. Some important tools for maintaining or creating a sense of place are architecture standards and historic preservation guidelines. Development should be appropriately designed to be context-sensitive and public places must foster social interaction.

Mixed Land Uses and Housing Choices

Incorporating a variety of housing types with retail services and public amenities attracts homeowners of all income levels and creates self-sufficient neighborhoods. Diverse housing opportunities, including affordable housing, create inclusive communities and a jobs/housing balance when paired with employment opportunities.

Compact Development

Infill and compact development, along with redevelopment, accommodates growth pressure without creating sprawl. Compact design is used to preserve open space and maintain community boundaries. This type of development often includes increased residential densities and clustered buildings to efficiently utilize land.

Walkable Neighborhoods and Transportation Choice

Organizing housing and other land uses so that daily activities are a comfortable walking distance is a great way to encourage walking. Other alternative methods of transportation include public transit, bicycle paths, and equestrian trails. These new choices eliminate dependency on the automobile, promote a healthier lifestyle, and increase interaction between residents. Other benefits include improved air quality and less traffic congestion.

Open Space Conservation

Open space conservation may create recreational opportunities for residents and preserve scenic vistas. Green infrastructure creates areas of public use, prevents indefinite community expansion, protects agriculture, and establishes geographic separation between communities.

NEW URBANISM AND SUSTAINABLE DEVELOPMENT

The ideas and principles central to Smart Growth are also fundamental elements of two other planning strategies; Sustainable Development and New Urbanism. New Urbanism integrates policy and design tools to implement the goals of Smart Growth by combining compact community layout and traditional architectural typologies. It places value on the urban experience and the quality of life provided by vibrant and walkable places. Templeton can benefit from the holistic approach of New Urbanist design, which can be applied to the design of a single building, a city block, or even a city within the context of a region. From the placement of Templeton's new fire station to the relationship between the community and its neighboring cities, the application of New Urbanist principles will ensure that Templeton is a cohesive community that encourages the healthy and efficient interaction of its residents.

Sustainable Development is another approach for addressing the growth of communities. It emphasizes additional planning considerations such as energy use, development phasing, and local environmental constraints. Sustainable Development is meant to reduce the wasteful consumption of resources and to allow communities to provide for current needs without limiting the ability to provide for needs in the future. Sustainable Development strives for a balance between economic, environmental, and social equity factors. These three essential factors cannot be addressed independently, but together as a holistic analysis of the community. Sustainable Development was an important consideration during this community planning process. Each plan element includes objectives and policy recommendations to implement principles of Smart Growth, New Urbanism, and Sustainable Development.

OVERALL COMMUNITY GOALS

Goal 1: MAINTAIN SENSE OF PLACE AND COMMUNITY CHARACTER

Templeton's growth will respect the history and values of its residents. Guidelines created from a community vision will include provisions to protect historic structures, create new landmarks, and maintain the local uniqueness of the town.

Goal 2: CREATE COMPACT DEVELOPMENT AND MIXED-USE AREAS

New development will be designed and constructed to efficiently use land and resources. Compact and mixed-use development will create walkable, vibrant neighborhoods and will create a jobs/housing balance within Templeton.

core of the community, but also as an activity center and the psychological focus of the community. The application of Smart Growth principles to Templeton will not require the creation of a new central area. Instead, effort can be put into further developing the existing Old Town into a mixed-use center that combines commercial and residential development, along with public facilities and spaces. As the community grows, this area can continue to be the symbolic center of town that unifies and anchors the community.

CONSTRAINTS

Lack of political power.

As an unincorporated community, Templeton lacks the governmental power to keep land-use decisions local. Although the town has local advisory bodies, San Luis Obispo County is the governing entity and has control over such matters. If Smart Growth is aggressively pursued as a way to organize Templeton's growth, residents of the community must ensure that they have adequate representation and leaders who have been educated about the alternatives to unchecked, market-driven growth.

Public reluctance to embrace Smart Growth principles.

In both visioning workshops attended by citizens of Templeton, there was lack of enthusiasm among some residents for compact development and multi-family housing. Many residents fear that these elements of Smart Growth are only meant to replicate extremely urban environments. These fear-based perceptions interfere with the real application of Smart Growth practices, which only advocate for selective and appropriate increasing of density and do not threaten the development of single-family homes. Although an obstacle to the sustainable management of Templeton's growth, public reluctance to embrace Smart Growth principles may be resolved though education about their core intentions and purpose.

TEMPLETON 2030 COMMUNITY PLAN FEATURES

This plan reflects research as well as stakeholder involvement from governing agencies, the private development community, and Templeton residents. The Templeton 2030 Community Plan is a collaborative effort sensitive to the needs of the community and region.

VISION STATEMENT

Templeton will be a vibrant community that supports sustainable growth where local development is primarily focused within neighborhood-scale centers. It will be a community with an optimal balance of land uses, economic opportunities, services, and facilities for people of all ages and income levels. Templeton's future growth will compliment and respect the existing historic features that give the town a distinct character, which residents will continue to connect with and maintain pride in.

ENHANCED DESIGN GUIDELINES

Design guidelines, in addition to the existing Templeton Community Design Plan, are proposed to ensure that new development within the town is more context-sensitive and uses resources more efficiently. The Urban Design Element describes provisions to retain the western character of Templeton, promote alternative transportation modes, and provide vibrant public spaces. Illustrations and detailed descriptions elaborate on the Smart Growth strategies for community design.

HISTORIC PRESERVATION

Historic Preservation plays a significant role in the application of Smart Growth principles to the Templeton 2030 Community Plan. Preserving the valuable heritage in Old Town is emphasized as a way for the evolving community to continue identifying with its past. This identity connects Templeton residents with the traditions of the community and contributes to the distinct sense of place in the Old Town area.

ACTIVITY NODES

One of the fundamental concepts proposed in the Templeton 2030 Community Plan is the concept of activity nodes. The Plan designates four main development nodes: Old Town, Vineyard, Medical and Northern. Focusing intensification in these centers will result in compact development instead of sprawl. These nodes will provide small-scale commercial and public facilities to serve each surrounding neighborhood. These compact multi-use centers provide residents with social and commercial opportunities to meet their daily needs within short distances. An Old Town Walk, a linear development featuring areas for outdoor dining, entertainment and special events is proposed immediately east of Main Street. The Old Town Walk

will provide social gathering space and pedestrian linkages between businesses and proposed tourism and civic centers.

INTEGRATED LAND USES AND HOUSING OPTIONS

The Templeton 2030 Community Plan recommends establishing a new land use category that allows housing, with 30 percent of project floor area dedicated to professional office or specialty service uses. The plan also calls for planned unit developments, attached single-family homes, and mixed-use development residential units to provide Templeton residents with a variety of housing choices.

MULTI-MODAL CONNECTIVITY

The Templeton 2030 Community Plan describes a multi-modal system of circulation that encourages walking, bicycling, and the use of public transit. All forms of transportation will be connected with land uses, ensuring driving is not the only option for moving within Templeton. The Plan proposes pedestrian pathways to connect residential areas to public facilities, commercial centers, and other neighborhoods. Two new pedestrian connections under U.S. Highway 101 are recommended to improve pedestrian linkage between the west and east sides of the community. Improved and additional bike lanes should be integrated into existing thoroughfares and connect to a regional trail that is proposed to follow the Salinas River. These new choices will also contribute to a healthy and active lifestyle for the people of Templeton.

MULTI-USE GREENBELT

The Templeton 2030 Community Plan recommends designating areas for open space conservation including riparian corridors and outlying farmland. A Green Belt is proposed around the Templeton Urban Reserve Line to preserve the existing natural character of this area. Allowable land uses within the Green Belt include agriculture, viticulture, and passive recreational facilities. Multi-modal trails have also been proposed within the Green Belt.

TEMPLETON 2030

Paso Robles

Atascadero
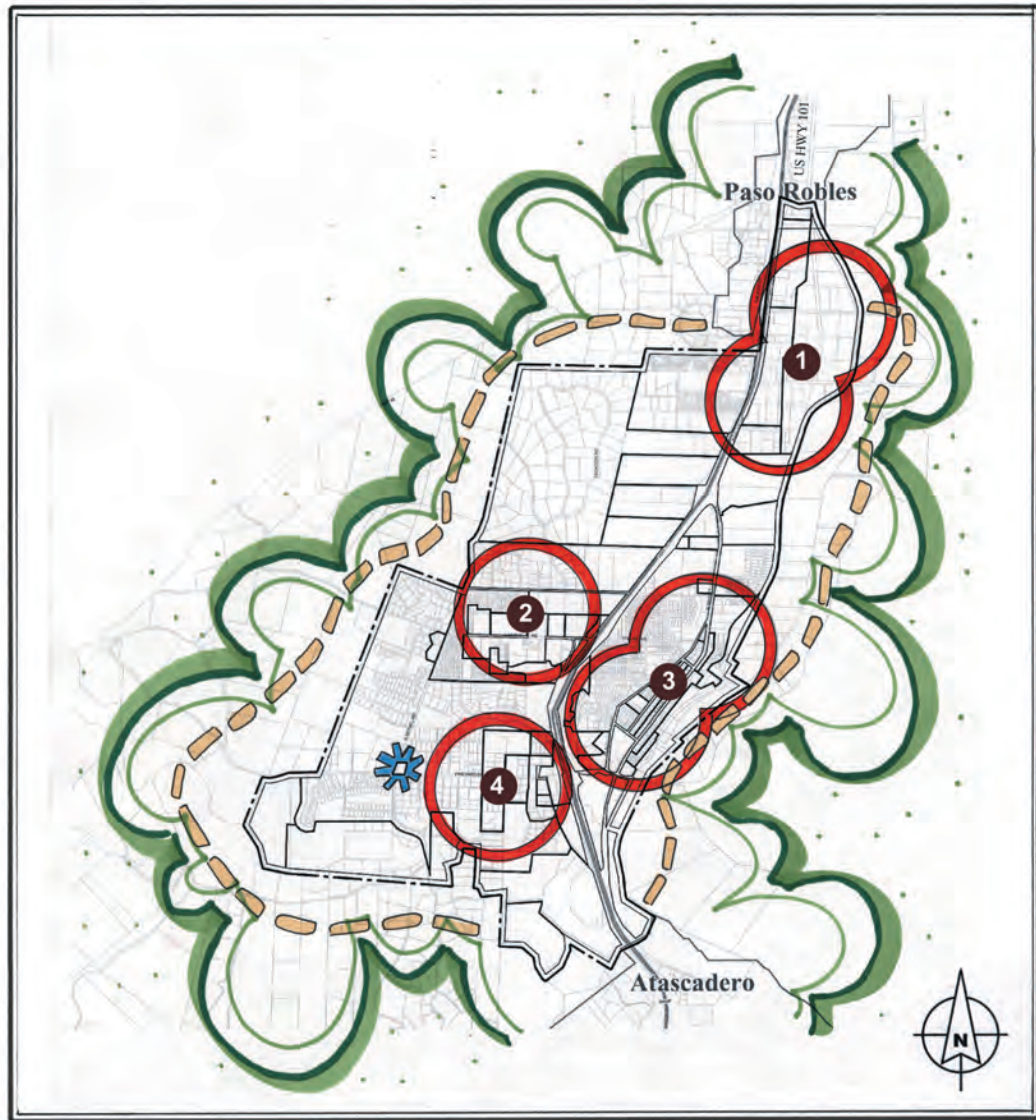
Legend

PASSIVE RECREATION TRAIL

URBAN RESERVE LINE

FIRE STATION

NODES

GREEN BELT

1 Northern Node
2 Medical Node
3 Old Town
4 Vineyard Marketplace

TEMPLETON COMMUNITY PLAN

COMMUNITY PLANNING & URBAN DESIGN

SOURCE: SLO COUNTY PLANNING DEPARTMENT, 2004.

Figure 4-1: Templeton 2030 Community Plan Key Features Map

TEMPLETON 2030

Paso Robles

US HWY 101

Atascadero

N

Legend

0   0.5   1   2
Miles
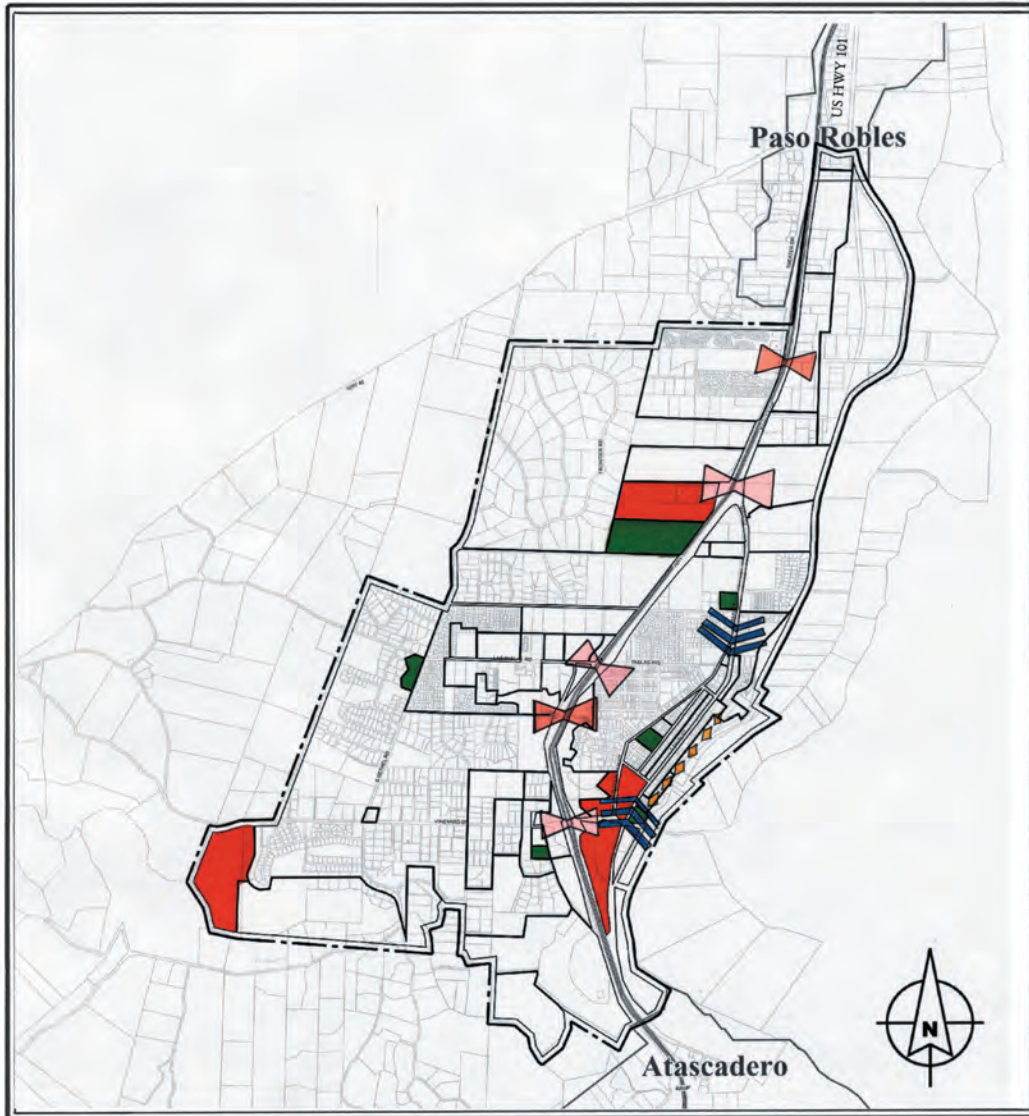
OLD TOWN RIVERWALK

GATEWAYS TO OLD

SCHOOLS

PROPOSED PARKS

PEDESTRIAN IMPROVE-

PEDESTRIAN ADDITIONS

TEMPLETON
COMMUNITY
P L A N

COMMUNITY
PLANNING
and
URBAN DESIGN

SOURCE: SLO COUNTY PLANNING DEPARTMENT, 2004.

Figure 4-2:
Templeton
2030 Com-
munity
Plan Public
Amenities
Map

Chapter 5:
LAND USE ELEMENT

INTRODUCTION

The Land Use element is one of the seven mandatory general plan elements required by California Government Code §65302. The issues to be addressed in a land use element include the distribution of land uses, population density, and building intensity. The land use element is the foundation for a comprehensive plan and determines a community's development pattern at buildout.

This element is the broadest and most comprehensive of the seven required elements acting as the long-range plan that directs all future planning decisions. The overall goals and policies in the land use element are elaborated upon in the other elements.

For the County of San Luis Obispo, the land use element and the County's zoning and development code are combined to further guarantee the realization of its policies in practice. State law requires the land use element to include a land use map, density standards, building intensities and must address the following topics:

- Distribution of housing, business, and industry
- Distribution of open space, including agricultural land
- Distribution of recreation facilities and opportunities
- Location of educational facilities
- Location of public buildings and grounds
- Location of future solid and liquid waste facilities
- As well as other categories of public and private uses of land.

The following Land Use Chapter for the Templeton 2030 Community Plan addresses the issues regarding the usage of land and describes goals, objectives, and policies to guide the resolution of these issues in the future. Additionally, the policies specify key changes between existing land use designations and proposed uses. To conclude this chapter, a description of each land use and its respective densities and allowed uses are provided.

ISSUES

SEPARATE AND INFLEXIBLE LAND USE DESIGNATIONS

Much of Templeton's land supply currently exists in segregated blocks of land use designations. This rigid land use coding results in the separation of land uses which further divides community activities. Therefore, the current designations limit projects that would mix uses or provide for areas of multiple interests. Planning for future development in this way can increase sprawl, traffic congestion, and create predictable monotonous developments.

LACK OF HOUSING MIX

Residential single-family homes currently dominate the existing housing stock in Templeton; the majority of these homes are of one typology and affordability level, residential single-family and market rate, respectively. Providing only one housing option for a community can exclude certain segments of the population such as seniors, young adults, workforce employees, families, and those with limited incomes.

ADJACENT CITIES ENCROACHING

Threatening Templeton's distinctiveness, Paso Robles and Atascadero are developing quickly and close to Templeton's borders. This encroachment of adjacent cities jeopardizes Templeton's existing geographic separation. Buffers of open land between communities remain important features of smart growth; these green spaces define communities, provide relief from an urban environment, and may increase property values. The retention of existing open space and agriculture land surrounding Templeton remains a pivotal issue, ultimately determining if Templeton will remain an independent and distinctive community, or blend into the surrounding cities.

DEVELOPMENT ON THE EDGES

The majority of Templeton's recent development is occurring on the periphery of the town. With much of the residential and public facilities development occurring on the outskirts of Templeton, growth has been pushing outward. This trend, if continued, will result in the sprawl of development. Sprawl will in turn place

homes and services farther away from the center of the community, resulting.

GOALS, OBJECTIVES, AND POLICY RECOMMENDATIONS

GOAL 1: CREATE A COMMUNITY WITH A MULTITUDE OF LAND USE OPPORTUNITIES

Objective 1.1: Provide a desirable mix of land uses to meet residents' basic needs in all aspects of community life including: housing, jobs, shopping, public services, and recreation.

Policy Recommendation: Designate additional land for multi-family housing, commercial retail, and light industrial uses to diversify land use.

Objective 1.2: Balance residential uses with revenue generating uses.

Policy Recommendation: Amend County Land Use Element to increase land devoted to revenue generating uses including industrial, commercial service, commercial retail, and office professional. Table 5-1 shows the additional allocation of 54 acres for industrial land. Although the commercial retail and commercial service categories show a loss of 25 and 73 acres, respectively, there is a net gain of these uses in land re-designated for mixed use development (Goal 2). This will help equalize the jobs-housing imbalance, and foster a regional and local economy (See Economics Chapter).

Objective 1.3: Provide a wide range of residential uses that create housing options for all segments of the community.

Policy Recommendation: Designate additional land for residential multi-family in the central areas of Templeton, while retaining the residential rural, residential suburban, and residential single-family uses that frame the town. In the additional residential multi-family use areas, a variety of housing typologies at various densities and affordability levels will be promoted (Housing and Population Chapter 8). Overall 131 acres will be added to the residential multi-family designation, and residential multi-family uses will be allowed in 60 acres of a mixed use designation.

TEMPLETON 2030
LAND USE PLAN

Paso Robles

Atascadero

US HWY 101

0   0.5   1   2 Miles

Legend

Residential Rural	Commercial Service
Residential Single-Family	Commercial Retail
Residential Suburban	Industrial R&D
Residential Multi-Family	Live / Work
Mixed-Use CS/CR/OP	Office Professional
Mixed-Use CS/CR/OP/RMF	Public Facility

Open Space

Parks

— — - URL

TEMPLETON COMMUNITY PLAN

COMMUNITY PLANNING & URBAN DESIGN

SOURCE: SLO COUNTY PLANNING DEPARTMENT, 2004.

Figure 5-1: Proposed Land Use Map

Table 5-1: Approximate Land Use Designation Acreages

Land Use	Existing[1]		Proposed	
	Acreage	% of Total Acres	Acreage	% of Total Acres
Residential	**1,827**	**63%**	**2,110**	**56%**
Residential Multi Family (RMF)	80		213	
Residential Single Family (RSF)	517		524	
Residential Suburban (RS)	515		906	
Residential Rural (RR)	715		467	
Commercial	**491**	**17%**	**442**	**12%**
Commercial Retail (CR)	204		187	
Commercial Service (CS)	99		26	
Office Professional (OP)	60		47	
Industrial / R&D (I)	128		182	
Mixed-Use	**-**	**-**	**281**	**7%**
CS/CR/OP (MU1)	-	-	87	
CS/CR/OP/RMF (MU2)	-	-	60	
Live / Work (LW)	-	-	134	
Public Facilities (PF)	**186**	**6%**	**346**	**9%**
Park	-	-	154	4%
Recreation	16	0%	-	
Agriculture	111	3%	-	
Rural Lands	219	9%	-	
Open Space (OS)	-	-	344	9%
R.O.W. [2]	**61**	**0**	**73**	**2%**
Total[3]	**2,911**	**100%**	**3,750**	**100%**

[1] *Table 2-1 in Templeton 2004: Community Profile*

[2] *Proposed ROW reflects 22% increase similar to the increase of land added to URL*

[3] *Note: Percentages are calculated using two different total acreages due to expansion of URL*

Figure 5-1: Proposed Land Use Map

Existing Uses

Green Space
9%

Other
5%

Public Facilities
6%

Mixed Use
0%

Commercial
18%

Residential
62%

Legend:
- Residential
- Commercial
- Mixed Use
- Public Facilities
- Green Space
- Other

Proposed Uses

Other
2%

Green Space
12%

Public Facilities
9%

Mixed Use
8%

Commercial
12%

Residential
57%

Legend:
- Residential
- Commercial
- Mixed Use
- Public Facilities
- Green Space
- Other
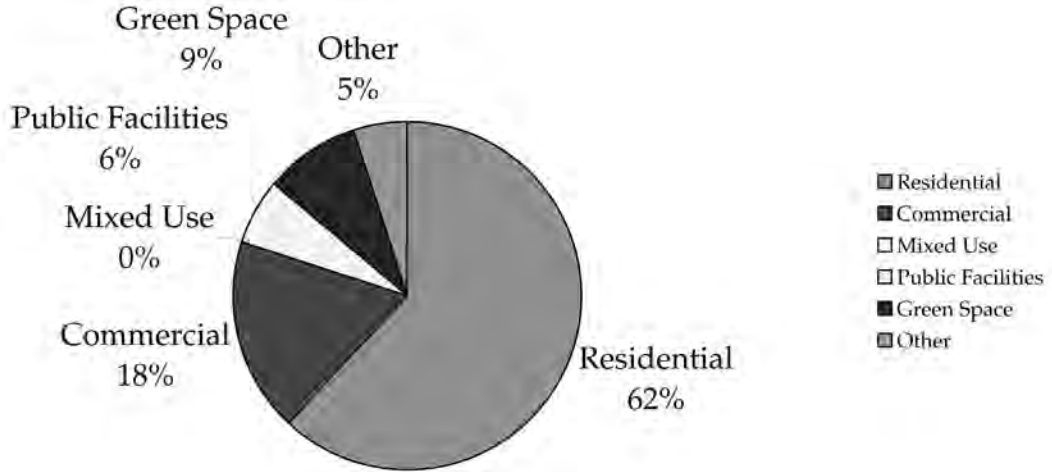
Figure 5-2:
Comparative
Land Uses
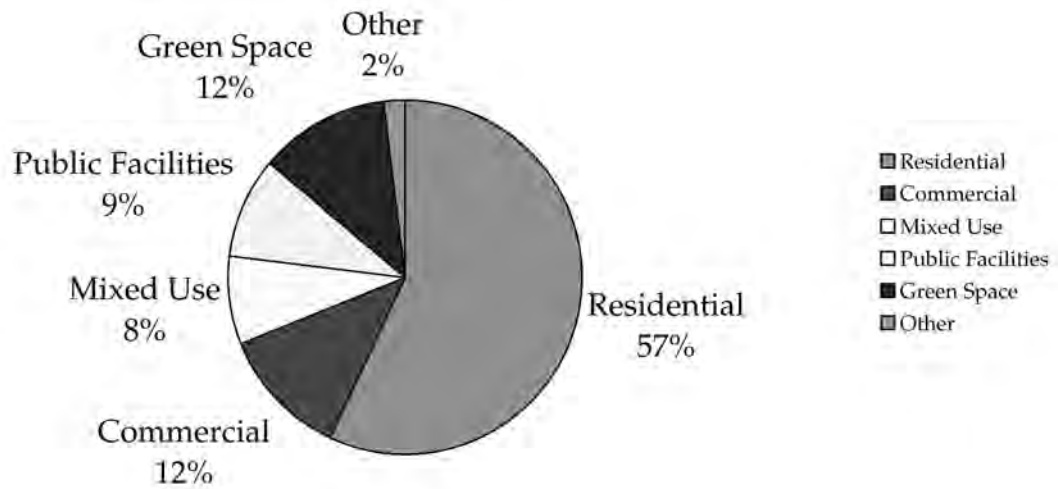
1) Percentages calculated using two different total acreages due to proposed expansion of the URL, inclusion of new land uses, and redistribution of land uses
2) Green Space is composed of a combination of Park, Recreation, Agriculture, Rural Lands, and Open Space
3) Open Space and Park designations do not exist under Existing Uses' Green Space
4) There is no Mixed-Use designations under Existing Uses
5) There is no Agriculture and Rural Lands designations under Proposed Uses
6) Residential percentage includes units that may be developed in mixed-use categories

GOAL 2: ENCOURAGE THE MIX OF LAND USES

Objective 2.1: Create land use designations that allow multiple uses.

Policy Recommendation: Provide three mixed use designations which allow multiple uses to be developed in each designation. This flexibility allows for creative land distribution and does not limit development to monotonous blocks of single-use dominated areas. The three mixed use designations are:

CS/CR/OP – This designation allows for any percentage mix of commercial service, commercial retail, and office professional. Figure 5-3 shows the location of this proposed mixed use.
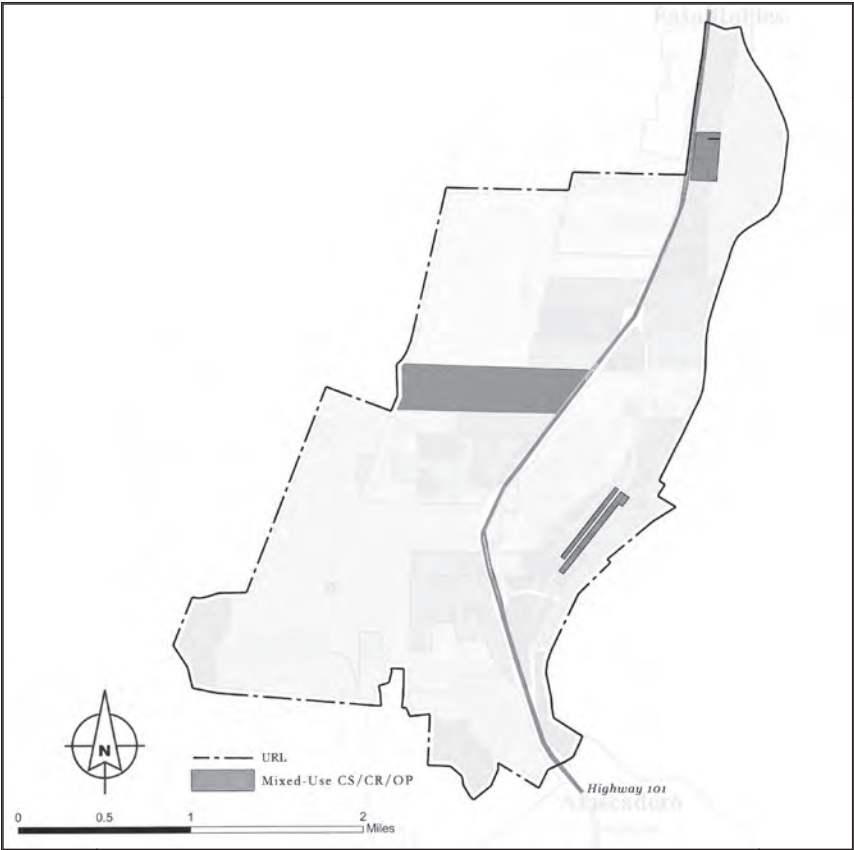
Figure 5-3:
Mixed Use
CS/CR/OP

CS/CR/OP and RMF – This designation permits the development of commercial service, commercial retail, or office professional uses on the first floor and residential multi-family on the second floor. The residential multi-family is developed at 8 to 24 dwelling units per acre. Figure 5-4 shows the location of this proposed mixed use.
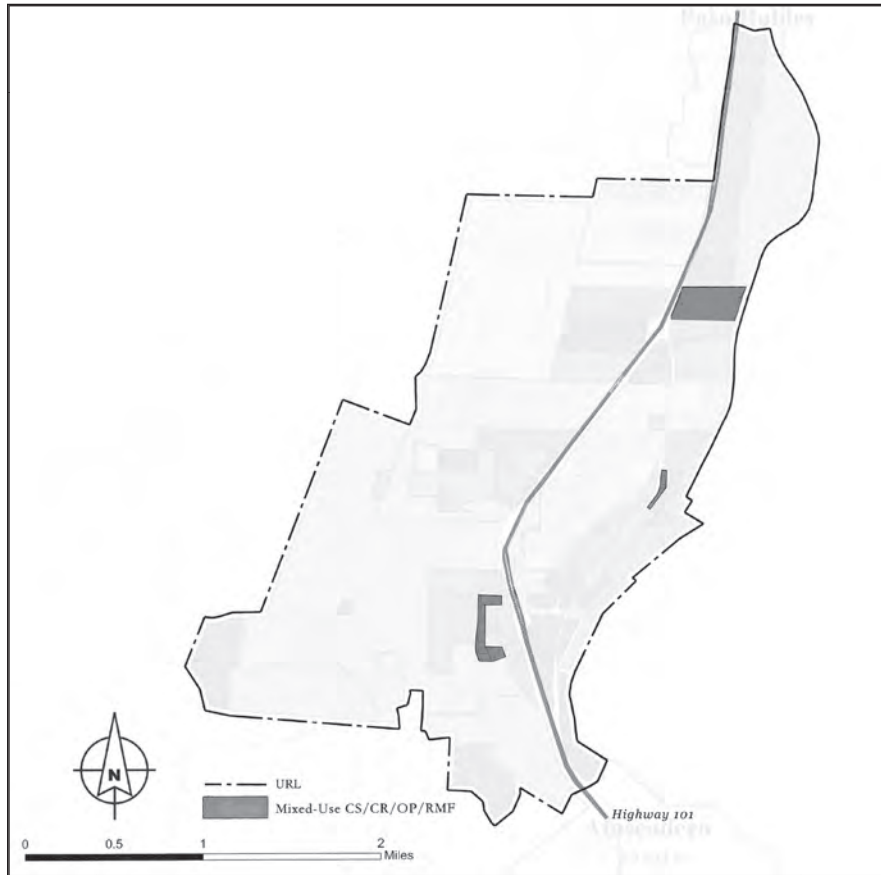
Figure 5-4:
Mixed Use
CS/CR/OP/
RMF

Live/Work – This designation allows for 70 percent multi-family residential development and 30 percent commercial service, light industrial, or office professional uses. The residential multi-family can be built at 6 to 24 dwelling units per acre. Figure 5-5 shows the location of this proposed mixed use.

Objective 2.2: Create neighborhood centers located in Templeton's existing town interior.

Policy Recommendation: Establish four dense nodes which include a mix of living, working, shopping, and recreational opportunities. These nodes will focus community life in the center of Templeton to encourage walkability and limit the sprawl of development on town edges (age 80).

GOAL 3: PROTECT AND PRESERVE TEMPLETON'S GEOGRAPHIC IDENTITY AS A SEPARATE AND UNIQUE PLACE

Objective 3.1: Maintain a buffer between Templeton and neighboring cities.
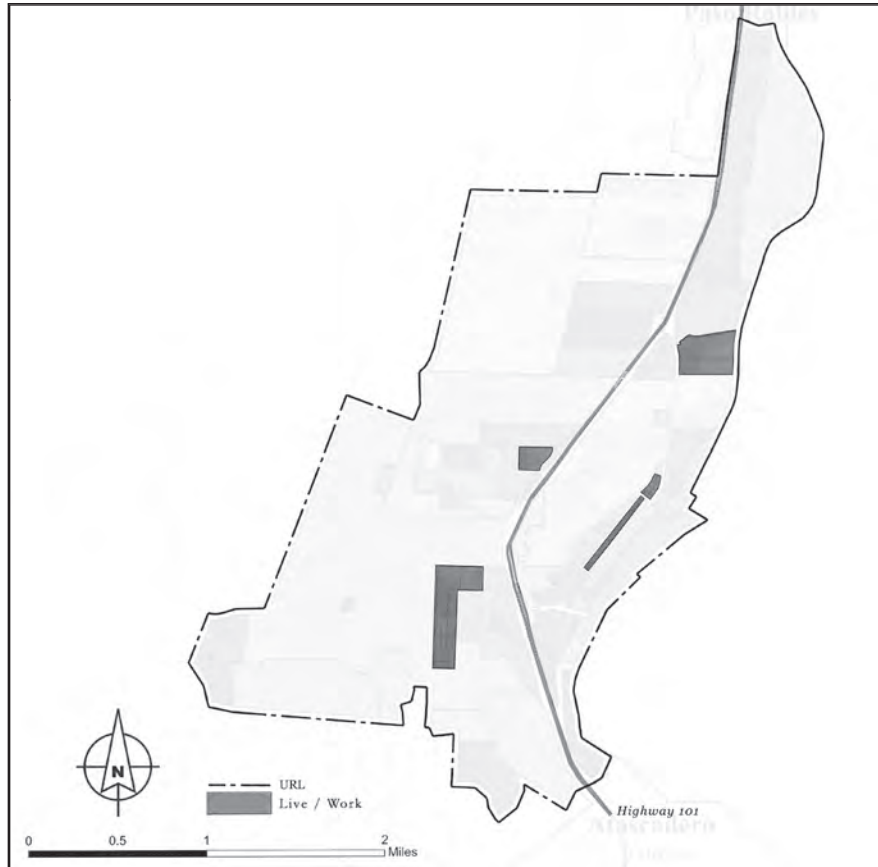
Figure 5-5:
Live/Work

<u>Policy Recommendation</u>: Keep the existing URL boundary largely the same, with the exception of expanding it in two areas. The two small areas added have already been preserved as open space using transfer of development credits (Figure 5-6). Limiting the expansion of the URL preserves the agricultural and open space land that currently surrounds the town by making this land ineligible for urban development and services. Retaining this land directly outside of the URL as a greenbelt for Templeton will help separate Templeton from neighboring cities (Chapter 11).

Objective 3.2: Allocate uses that decrease in density away from town centers.

<u>Policy Recommendation</u>: Place residential multi-family uses, with a density of 8 to 24 dwelling units per acre, near node centers on the interior of Templeton and retain the less dense residential uses, residential rural, residential suburban, and residential single-family, on the periphery of the town. This distribution makes the less dense residential designations a buffer between compact centers in Templeton's core and rural areas surrounding the community.
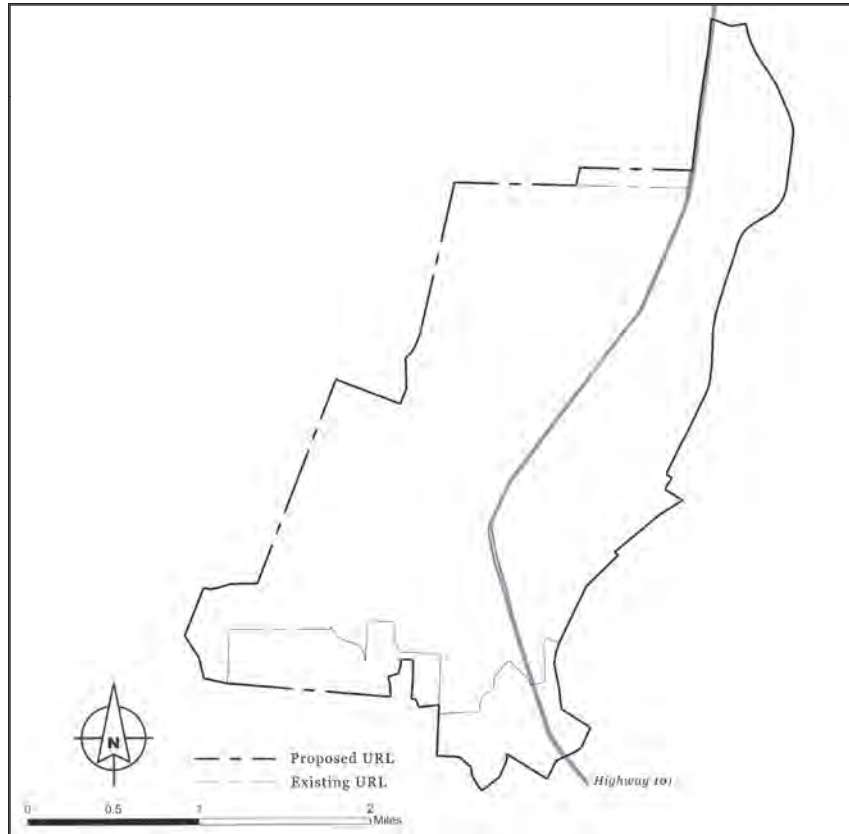
Figure 5-6:
URL Expan-
sion

LAND USE DESIGNATION DESCRIPTIONS

The following sections detail the assorted land use designations, showing the primary uses allowed, development standards, and the proposed intensity of development.

RESIDENTIAL LAND USES

Approximately 2,110 acres of Residential Land Uses are proposed. Residential land uses consume approximately 56 percent of the total acres.

Residential Multi-Family (RMF)

This designation facilitates the development of compact residential structures. Its location in each node creates a walkable environment and discourages vehicular travel. Detached single-family development will not be permitted within this designation.

Table 5-2: Land Uses Intensities	
Land Use	Intensity
Residential	
Residential Multi Family (RMF)	8-24 du / acre
Residential Single Family (RSF)	>1 du / acre (max. 5 du)
Residential Suburban (RS)	1 du / 1-5 acres
Residential Rural (RR)	1 du / 5-20 acres
Commercial	
Commercial Retail (CR)	Built at a 0.5 FAR
Commercial Service (CS)	Built at a 0.5 FAR
Office Professional (OP)	Built at a 0.5 FAR
Industrial / R&D (I)	Built at a 0.5 FAR
Mixed-Use	
CS/CR/OP (MU[1])	50% CS-CR / 50% OP
CS/CR/OP/RMF (MU[2])	50% CS-CR-OP / 50% RMF
	8-24 du/ac (residential only)
Live / Work (LW)	70% residential / 30% office
	6-24 du/ac (residential only)
Other	
Public Facilities (PF)	*n/a*
Park	*n/a*
Open Space (OS)	*n/a*

Primary Uses

High occupancy residential uses/Multi-family dwellings, including but not limited to apartments and duplexes.

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.
- Development shall employ scale-reducing designs and landscaping.

Intensity

RMF has one dwelling unit per 8 to 24 acres. There is a total of 213 acres of RMF, which is 6 percent of the total acres.

Residential Single-Family (RSF)

The largest land area within the Templeton Urban Reserve Line (URL) is dedicated to single family residential development, keeping with the rural character of the town. Development within this category is limited to detached single-family homes.

Primary Uses

Single-family detached dwellings

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.

Intensity

RSF has at least one dwelling unit and no more than five units on less than 1 acre. There is a total of 524 acres of RSF, which is 14 percent of the total acres.

Residential Suburban (RS)

This category consists of low-density single-family subdivisions.

Primary Uses

Single-family detached dwellings

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.

Intensity

RS has 1 dwelling unit per 1 to 5 acres. There is 906 acres of RS, which is 24 percent of the total acres.

Residential Rural (RR)

This category consists of very low-density single-family subdivisions. Subdivisions of these parcels are heavily restricted.

Primary Uses

Single-family detached dwellings

Development Standards

- Development shall be consistent with the Templeton Community

  Design Plan and Templeton 2030 Community Plan Urban Design Element.

Intensity

RR has 1 dwelling unit per 5 to 20 acres. There are 467 acres, which is 12 percent of the total acres.

COMMERCIAL LAND USES

Proposed are approximately 442 acres of Commercial Land Uses, which is about 12 percent of the total acres.

Commercial Retail (CR)

The Commercial Retail designation provides retail uses for residents as well as visitors. These designations are located in areas near residential uses to promote compact development and minimize the need for having to leave the community.

Primary Uses

Two examples of CR uses are grocery stores and drug stores.

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and

  Templeton 2030 Community Plan Urban Design Element.

Intensity

There are 187 acres of CR, which is 5 percent of the total acres at 0.5 FAR.

Commercial Service (CS)

The Commercial Service designation provides for service-related commercial uses. These designations are separated from residential areas. Being located adjacent to Highway 101 allows for motorist related service uses to develop.

Primary Uses

CS includes, fuel sales, service stations, general retail, business and service offices, maintenance service, equipment repair, and vehicle repair.

Development Standards

- Development must be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.
- Uses shall not produce excessive noise.
- CS structures must be setback a minimum of 25 feet from any residential structure that is not attached to it. Where an alley separates the proposed development from residential land uses, the setback can be reduced to 10 feet.
- Landscaping and screening shall be employed to reduce the visual impact of commercial development.

Intensity

There will be a total of 26 acres of CS, which is only 1 percent of the total acres at 0.5 FAR.

Office Professional (OP)

The Office Professional designation permits offices for medical and other professional uses.

Primary Uses

Offices

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Elements.

Intensity

There will be a total of 47 acres of OP, which is only 1 percent of the total acres at 0.5 FAR.

Industrial/ Research & Development (I)

The industrial designation permits light manufacturing and similar uses.

Primary Uses

This land use designation includes call center, biotechnology, internet, and electronic manufacturing, wholesaling and distribution, and Research and Development centers.

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.
- Industrial uses shall be setback a minimum of 50 feet from abutting residential uses.
- Uses shall not create noise levels that interfere with the surrounding activities.
- Landscaping and screening shall be employed to reduce the visual impact of industrial development.

Intensity

There will be a total of 182 acres of IND, which is 5 percent of the total acres at 0.5 FAR.

MIXED LAND USES

Proposed are approximately 281 acres of Mixed-Use, compromising about 8 percent of the total acres.

Commercial Service (CS)/Commercial Retail (CR)/Office Professional (OP) = Mixed-Use 1 (MU1)

Any mix of these land use designations could be used in specific areas.

Primary Uses

(CS): fuel sales, service stations, general retail, business and service offices, maintenance service, equipment repair, and vehicle repair.

(CR): Small grocery store

(OP): Offices

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.

Intensity

There will be a total of 87 acres of MU1, which is only 2 percent of the total acres and can be developed with any mix with a 50 percent residential uses and 0.5 FAR

Commercial Service (CS)/Commercial Retail (CR)/Office Professional (OP)/Residential Multi-Family (RMF) = Mixed-Use 2 (MU2)

A 50 percent residential and 50 percent commercial or office mix of these land use designations could be used in specific areas.

Primary Uses

(CS): general retail, business and service offices, maintenance service, and equipment repair

(CR): Small grocery store

(OP): Offices

(RMF): High occupancy residential uses, Multi-family dwellings.

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.

Intensity

There will be a total of 60 acres of MU2, which is 2 percent of the total acres and there could be a mix with 50 percent residential and 50 percent other at 0.5 FAR. Residential units will specifically have 8 to 24 units per acre.

Live/Work (L/W)

The purpose of the L/W designation is to provide a live/work environment and encourage residential units to be located near compatible commercial development. L/W focuses primarily on residential uses rather than commercial uses. There are many ways in which this land use designation could be laid out. Two options include, but are not limited to, ground floor street-frontage development could consist of small commercial shops or offices, while upper floors and ground floor areas in the back could be reserved for residential uses or detached single-family units could be located in the front of the property with a work studio in the rear.

Primary Uses

Live/Work

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.
- At least 70 percent of the floor area for any development shall consist of residential uses.
- Businesses shall not operate between the hours of 9 pm and 8 am.
- Some commercial uses shall have a separate street entrance from residential uses, in cases such that the commercial use is heavily utilized and will create a lot of foot traffic, which could potentially disturb residential uses.
- Some commercial uses shall be located on the ground floor on the street side of buildings, if the commercial use is desired to have high visibility and easy access to a street front.

Intensity

Live/Work consists of 70 percent residential and 30 percent commercial and has 6 to 24 dwelling units per acre. There is a total of 134 acres of L/W, which is 4 percent of the total acres.

OTHER LAND USES

Other land uses compromise approximately 844 acres of land, approximately 21 percent of total acreage.

Public Facility (PF)

Public facility designations provide for public utilities and government uses. For Templeton, this consists of schools, hospitals, post office, sheriffs department, and community center.

Primary Uses

Libraries, museums, government offices, public utility facilities, and schools are the primary Public Facility uses.

Development Standards

- Development shall be consistent with the Templeton Community Design Plan and Templeton 2030 Community Plan Urban Design Element.

Intensity

There is a total of 346 acres designated for PF use, which is 9 percent of the total acres.

Park

Parks include passive as well as active parks. Passive parks include open fields with, minimum infrastructure. Active parks include playground equipment, tennis and basketball courts, and perhaps baseball and soccer fields.

Primary Uses

Parks

Development Standards

- Development of linear parks shall be consistent with the Templeton Community Design Plan.
- Park equipment and layout should incorporate safe materials and equipment as well as aesthetically pleasing landscaping.

Intensity

There is a total of 154 acres of parks, which is 4 percent of the total acres.

Open Space(OS)

The Open Space designation will preserve environmentally significant resources in the community. Additionally, it will function as a greenbelt to maintain community distinctiveness and provide visual relief from urban land uses. Only non-intrusive recreational uses, such as an unpaved trail, will be allowed in land designated for Open Space.

Primary Uses

Open lands

Development Standards

N/A

Intensity

There is a total of 344 acres of OS, which is 8 percent of the total acres.

DESCRIPTION OF NODES

Four nodes of activity have been identified within the Templeton Community Plan. Three existing districts are complemented with the creation of a fourth in southern Templeton. Each district provides for several housing opportunities. Retail and service uses within the nodes allow for residents to stay within Templeton for their
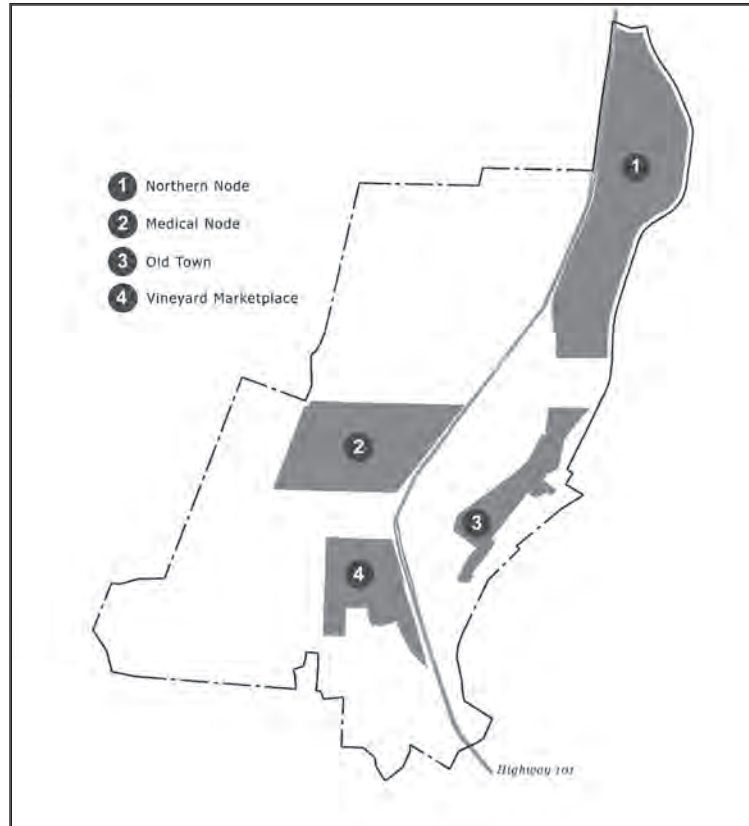
Figure 5-7:
Activity
Nodes

basic needs. The neighborhood scale of these nodes, coupled with green spaces and safe pedestrian connections, reduces vehicle trips and ensures a strong community presence. While each node may stand alone as an identifiable neighborhood, their boundaries are permeable and flexible.

NORTHERN NODE

Setting

Located in northern Templeton, the Northern Node is bound by Highway 101 on the west and the Union Pacific railroad to the east. This district is has easy access to Highway 101 and Highway 46 West. Additionally, there are existing commercial uses opposite Highway 101 within the city of Paso Robles.

Uses

Industrial / Research & Development

Commercial Service

Commercial Retail

Residential Multi-Family
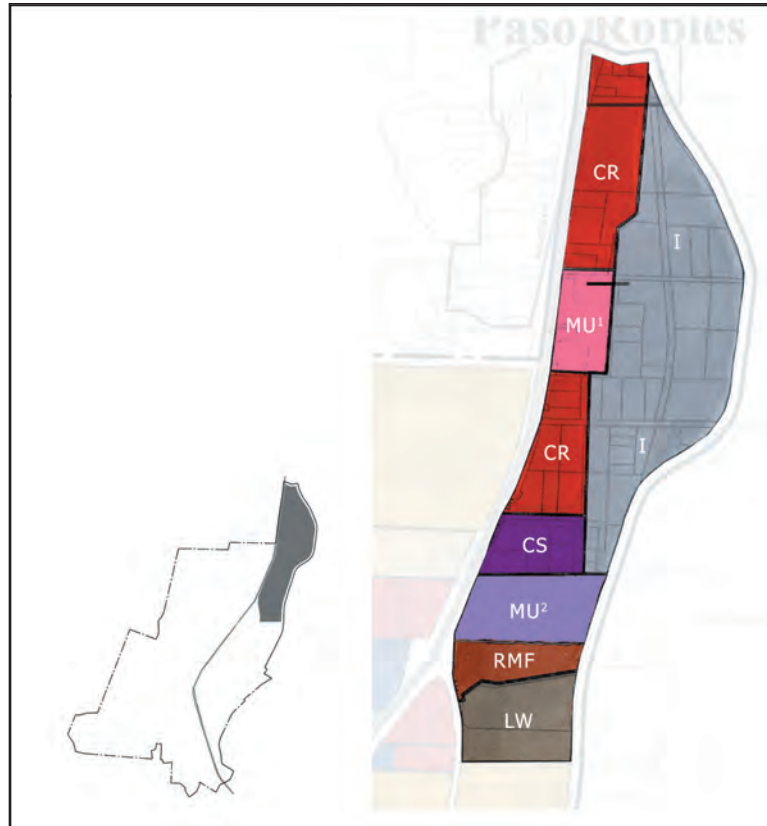
Figure 5-8:
Northern
Node

The proximity of this area's location to Highway 101 and existing retail in the city of Paso Robles allows for highly visible retail and services. This district allows for an expansion of acreages for existing light industrial uses. It is envisioned that this part of Templeton will be home to a new agriculture and technology research and development district which capitalizes on its proximity to existing agriculture and institutes of higher learning.

MEDICAL NODE

Setting

Centered around the Twin Cities Hospital on Las Tablas Road, the Medical Node extends from Highway 101 to Bethel Road on the west. Peterson Ranch Road and Templeton Hills Road border to the north and south respectively. This district is already home to many medical offices, but lacks basic neighborhood services. Development in the Medical Node shall preserve professional medical uses within the district while allowing for the addition of a variety of uses.
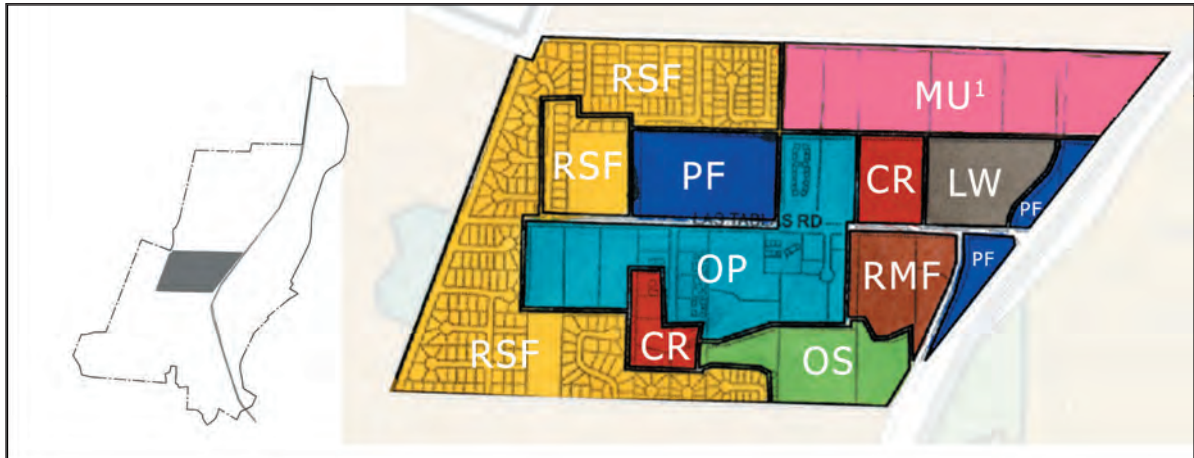
Figure 5-9:
Medical
Node

Uses

Residential Single Family
Residential Multi-Family
Commercial Service
Commercial Retail
Live / Work
Office Professional
Public Facility
Open Space

Centering on Twin Cities Hospital, this district provides a mix of uses supporting not only professionals working in the area, but residents living in the neighborhood as well. This node also allows for a variety of housing options to support a growing workforce. Professionals within the district will not have to drive to neighboring cities during their breaks. Open space also serves this area, providing green space for both residents and workers alike.

OLD TOWN

Setting

Old Town includes the historic core of Templeton. This node is defined by Main Street, Vineyard Drive, Old Country Road, and Abby Road. The Salinas River and Union Pacific railroad tracks lie to the east of Old Town. This district is currently home to restaurants, stores, and TCSD facilities.
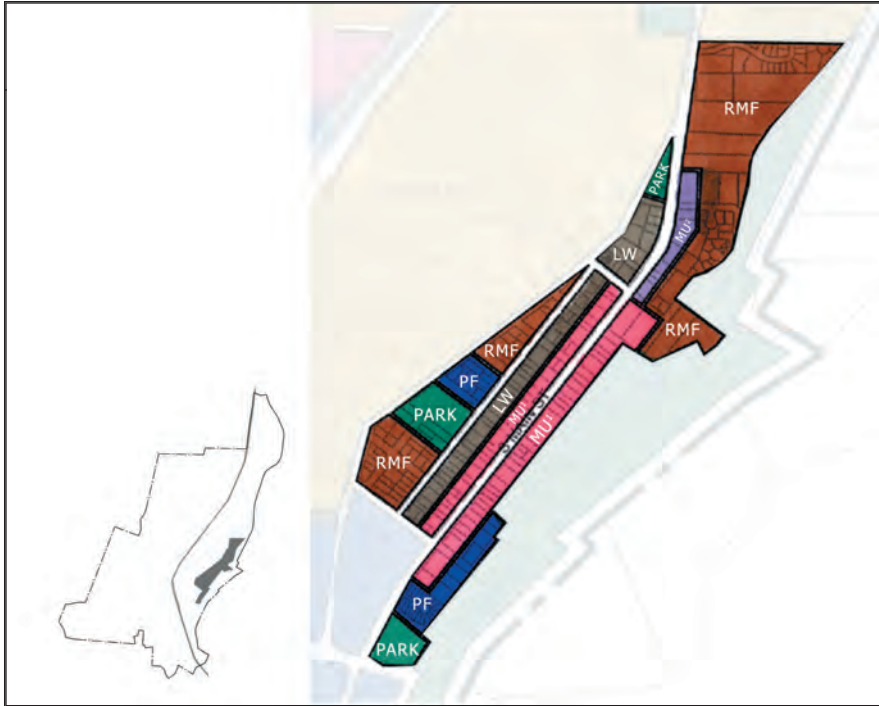
Figure
5-10: Old
Town

Uses
Residential Multi-Family
Mixed-Use CS/CR/OP
Mixed-Use CS/CR/OP/RMF
Live / Work
Public Facility
Parks

The traditional heart of Templeton remains a strong focal point. Parks will book-end Old Town along Main Street and function as effective gateways. An expansion of a civic center allows for TCSD and the County to provide their services at a central location. An Old Town Walk, a dynamic linear development immediately east of Main Street should feature areas for outdoor dining, relaxation, and special events. Commercial uses adjacent to the Old Town Walk will both address the street front and the Old Town Walk, allowing for access on both sides. Mixed uses will permit for services and retail on the ground floor with either office space or residences above. Allowing for a range of activities and a residential population in Old Town will enhance the social heart of the community. A historic overlay district will protect many invaluable historic structures in this area.

VINEYARD MARKETPLACE

Setting

A new district will be formed along the intersection of Vineyard Drive and Highway 101. Located in the southern section of Templeton, this node coincides with the access corridors to Templeton schools. It is also highly accessible from the highway.

Uses

Residential Multi-Family

Mixed-Use CS/CR/OP/RMF

Live / Work

Commercial Service

Parks
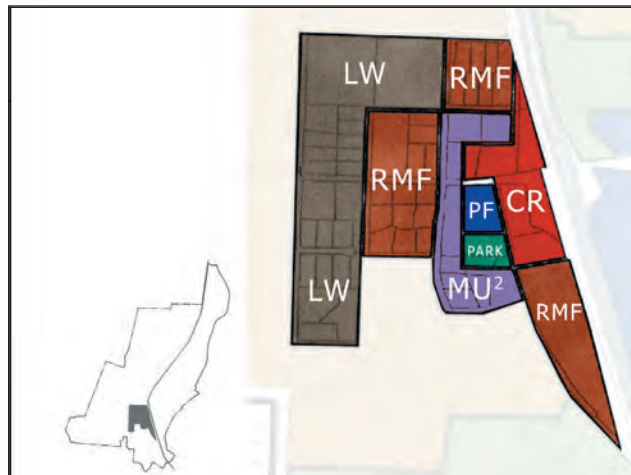
Figure 5-11:
Vineyard
Marketplace

A commercial center including a small grocery store provides a nucleus for expansion of residential uses in this area. Residential densities scale back towards the existing residential uses creating a pleasant transition from community retail to residential suburban homes. A youth center complements neighboring schools and an additional park provides another area for children to gather.

URBAN DESIGN ELEMENT

INTRODUCTION

The Urban Design Element is not mandated by State Law, however, the design character of Templeton is considered to be a critical aspect of future development. The Urban Design Element integrates aspects of building massing, building site orientation and placement, and streetscape design among numerous other design features. All future growth within the Templeton URL will be required to follow the Urban Design Element guidelines in order to ensure that the community retains its small-town character. The Templeton 2030 Community Plan Urban Design Element incorporates aspects of the Templeton Community Design Plan (SLO County, 1996).

ISSUES

Recently, San Luis Obispo County was deemed to be one of the most desirable areas in the nation. The County is well known for close-knit communities, lively small cities, and scenic landscapes. Like many towns and cities throughout California, communities in San Luis Obispo County have been rapidly changing. Templeton is striving to maintain its historic character and natural beauty during this challenging growth period.

Many Templeton residents are concerned that new development has the potential to change the overall character of the town. Currently Templeton's main housing stock consists of large lot, low-density dwelling units. If this type of development continues, residential subdivisions will be forced to sprawl outside of the Templeton URL and CSD boundary.

The Templeton 2030 Community Plan proposes four main areas of concentration: Old Town, Medical Node, Northern Node, and the Vineyard Marketplace. Each node proposes a variety of land uses that will allow for wide range of opportunities in housing, retail, service, recreation, and other uses. While each node will be independent from one another, they will all maintain unifying design features from the Templeton Community Design Plan. Old Town will incorporate new development, but stringent design guidelines will be in place to ensure that the historic feel is preserved. Other node areas will have more intense development that will also to adhere to an overall design scheme set forth in these guidelines. The Urban Design Element must be used in conjunction with the Templeton Community Design Plan and not as a substitute.

COMMUNITYWIDE GOALS, OBJECTIVES, AND POLICY RECOMMENDATIONS

GOAL 1: RETAIN THE SMALL-TOWN CHARACTER OF TEMPLETON

Objective 1.1: Encourage innovative and resource-efficient site planning and design.

Policy Recommendation: Individual or clustered buildings should be oriented to create usable outdoor spaces. To encourage pedestrian "wandering," internal walkways should connect to public walkways, parking lots, and adjacent uses. Each building or cluster should develop a focal point to create a defined sense of place as well as to attract new users. All waste material, storage, and large areas of parking should be separated from public spaces, residential development, and screened from public view (Figure 6-1).
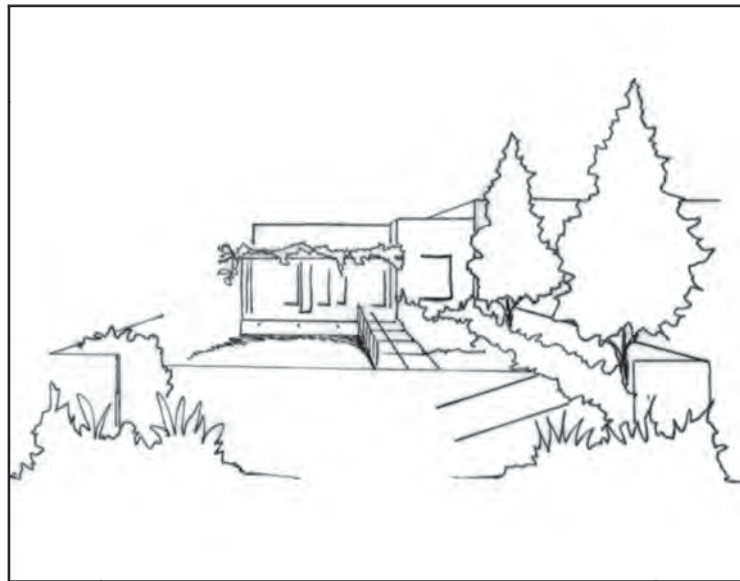
Figure 6-1: Separation and Screening

Objective 1.2: Encourage building form and massing that fits the scale and character of surrounding uses.

Policy Recommendation: Establish continuity of building form and mass between adjacent structures to contribute to a unifying character (Figure 6-2a and b). Building mass with variations in wall planes, wall heights, roof location and heights, and balconies will provide a greater interest and character. When designing for multi-story buildings, elements of single story building design should be used to reduce the visual impact of the structure. In order to ensure that buildings do not overpower

the user, the building form and mass should use a human-scale for architectural and landscape features. Architectural details within a pedestrian range of touch and view should be of high craftsmanship and detail. A compatible rhythm of architectural details, materials, and colors between adjacent structures will unify separate structures.
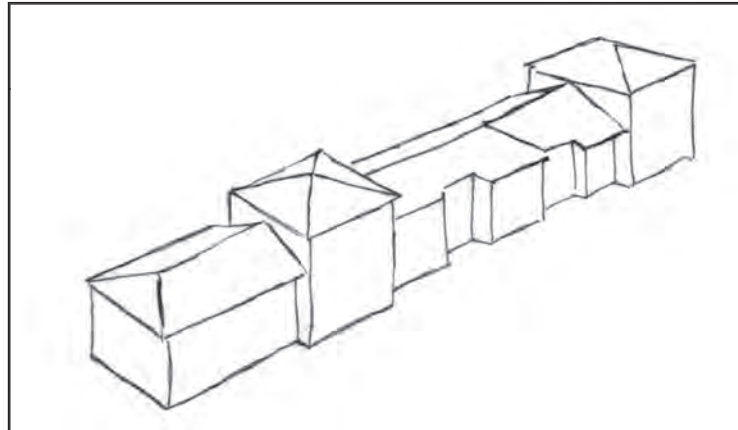
Figure 6-2a: Continuity of Building Form and Mass with Enclosed Roof Type
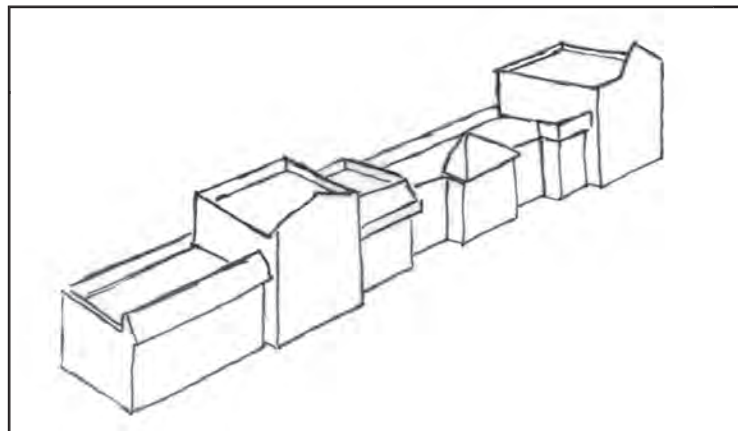
Figure 6-2b: Continuity of Building Form and Mass with open, façade Roof Type

GOAL 2: PROMOTE ALTERNATIVE MODES OF TRANSPORTATION THROUGH DESIGN

Objective 2.1: Ensure that the primary level attributes of buildings provide clearly marked and accessible to the public.

 Policy Recommendation: All buildings that contain street frontage should provide primary access to and from the street. In addition, all buildings with street frontage should provide secondary access at the rear of the establishment (Figure 6-3).

Figure 6-3:
Human Scale
Streetscape and
Buildings

Objective 2.2: Enhance surrounding buildings and public spaces with aesthetically varied streetscape design.

 Policy Recommendation: Major streets in each of the four node areas shall encourage attractive and safe streetscapes for pedestrian and vehicular circulation and access. Main Street in Old Town should be the first to implement the strategies stated below followed by major streets in each of the nodes as they develop. Encourage the placement of at least a six foot vegetated median to separate alternate lanes of traffic. Main Street should slightly slant towards the center vegetated medians in order to collect excess water and run-off; preventing it from leaving via storm drain or the Salinas River. Encourage the use of stamped concrete or other textured material to visually and physically make crosswalks from roadways. These crosswalks shall be at a minimum of ten feet in width. Major node streets, in addition to vegetated medians, shall all have Class II bikeways. Physical streetscape elements such as, bulb-outs, angled parking, street trees, and a variety of materials, should be used as traffic calming features (Figure 6-4).
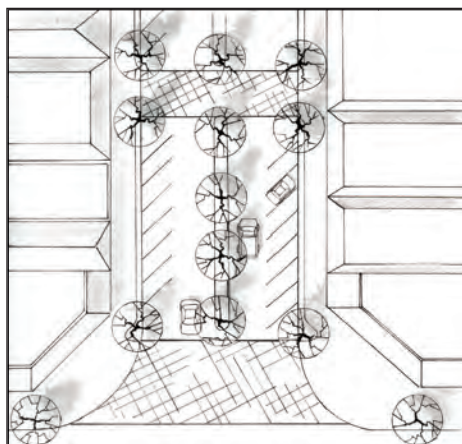
Figure 6-4:
Streetscape
with Examples
of Tree Place-
ment, Median
Use, Cross-
walks, and
Angled Parking

GOAL 3: PROVIDE FOR SAFE, LIVELY, AND MULTI-FUNCTIONAL PUBLIC SPACES.

Objective 3.1: Promote the creation of semi-private spaces.

Policy Recommendation: The creation of semi-private spaces can be accomplished through the use of porches, balconies, patios, and courtyards among other options. Businesses should be encouraged to use patios and courtyards to provide outdoor seating and eating areas. To better define semi-private spaces the use of potted plants, trellises, sculptures, and small scale dividers should be implemented (Figure 6-5). Semi-private may also include covered walkways, which provide visual and architectural connections between adjacent uses (Figure 6-6).
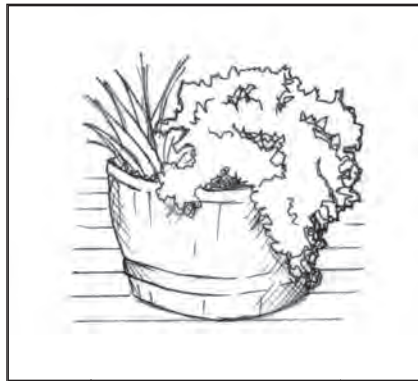
Figure 6-5: Examples of Potted Container Used to Separate Semi-Private Spaces
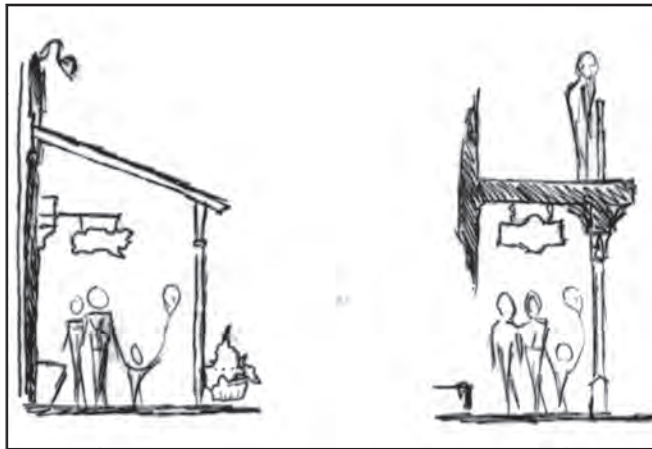
Figure 6-6: Covered Walkway with Slanted Roof and Walkway with Balcony

Objective 3.2: Encourage the use of landscape as architectural details, barriers, and beautification devices.

Policy Recommendation: Encourage the use of planted medians between streets and pedestrian linkages in order to separate alternate lanes of traffic while

supplying the pedestrian with a safe place to cross. Trees utilized in the medians should have at least a seven foot above grade canopy so not to impede upon traffic. In areas of public and semi-private areas provide potted vegetation where large scale landscape cannot be used. Where existing mature trees exist, they should be protected from damage and/or removal. When choosing tree species, deciduous trees should be used on the south and west faces of buildings for passive solar opportunities. Where large areas are to be landscaped, the use of tree clusters and vegetation to create an urban forest should be used in order to reduce the heat island effect caused by buildings and parking lots. Where accessory parking lots are necessary, the planting of at least one tree on site for every three parking spaces is encouraged. Vegetative screening should be used to reduce the visual impact of elements such as waste material, storage areas, and large areas of parking. All non potted vegetation shall be drought tolerant, and all landscape materials, including plants and irrigation systems, should promote water conservation.

Objectives 3.3: Ensure that parking and related features are used efficiently and discretely.

Policy Recommendation: Where the opportunity presents itself, shared parking between adjacent uses is encouraged. Structures along main node streets should utilize vehicular access through alleys for both parking and services. In addition, the location off-street parking should be located to the rear or side yard of the building. All main streets should use compact-angled parking for ease of use and for its traffic calming attributes.

Objective 3.4: Use street furniture and accessories to enhance the surrounding architectural themes.

Policy Recommendation: Individual buildings are encouraged to place street furniture and accessories along public linkages (Figure 6-7). Street furniture and accessories should portray a common theme to create continuity between spaces as well as be durable and aesthetically pleasing.

Objective 3.5: Locate street lighting in main street areas to promote safety and night.

Policy Recommendation: Lamps fitting with the surrounding design scheme shall be built to a human scale, located approximately every fifty feet along all main node streets (Figure 6-8).

Figure 6-7: Accessories Should be Placed Within and Along Public Spaces
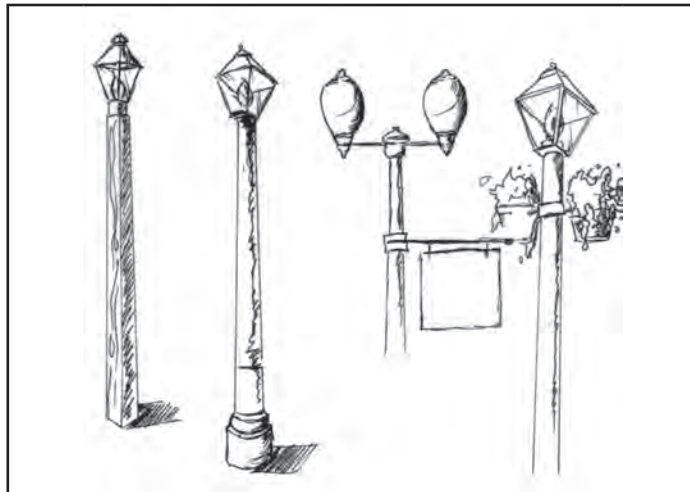
Figure 6-8: Examples of Human Scale Lighting Options with Appropriate Character

GOALS, OBJECTIVES, AND POLICIES SPECIFIC TO OLD TOWN NODE

GOAL 1: RETAIN THE HISTORIC CHARACTER OF TEMPLETON

Objective 1.1: Encourage building form and massing that fits the scale and character of surrounding structures.

Policy Recommendation: Encourage building design to incorporate design features

typical of a late 1800s western boomtown (Figure 6-9, 6-10).

Objective 1.2: Preserve the unique historic features of Templeton.

Policy Recommendation: Projects within the Historic Overlay District must adhere to the stated guidelines (Historic Element, Chapter 8).

Objective 1.3: Create gateway entrances to distinctly announce arrival into Old Town.

Policy Recommendation: Gateways shall be located at the entrances to Old Town at the intersection of Main Street and Vineyard Drive, and the intersection of Main Street and Old County Highway. These gateway features shall be western in
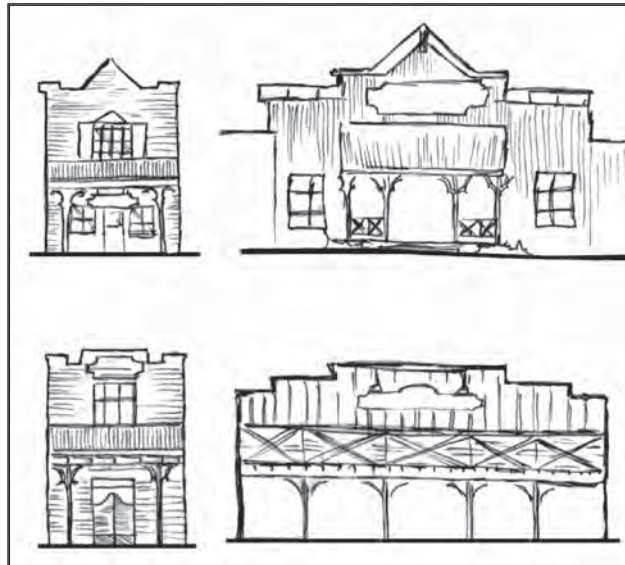
Figure 6-9: Examples of Characteristic Building Façades

Figure 6-10: Examples of Human Scale Streetscape and Building Design (source: City of Calabasas, 1994)

character in order to introduce visitors to Templeton's unique sense of place (Figure 6-11).

Figure 6-11: Examples of Gateway Features

Objective 1.4: Encourage signage to reflect the character of the surrounding structures in theme, size and location.

Policy Recommendation: Signs in Old Town shall be proportional to the building and reflect historic character. (Figure 6-12).
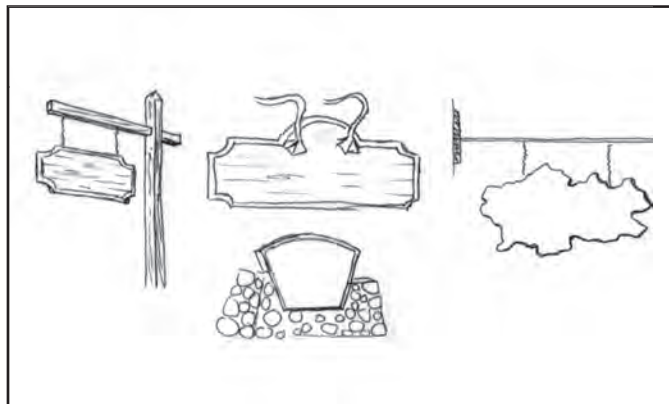
Figure 6-12: Examples of Old Town Signage

GOAL 2: PROMOTE ALTERNATIVE MODES OF TRANSPORTATION THROUGH DESIGN

Objective 2.1: Create human-scaled gathering spaces that are easily accessible by foot, bicycle, public transit, and equestrian.

Policy Recommendation: The Old Town Walk, a dynamic multi-use area proposed between Main Street and the Salinas River is in close proximity to a bus stop,

pedestrian paths, the Salinas River, and proposed bike lanes. The Old Town Walk should provide clearly marked, direct access to Main Street businesses, civic and tourism centers, as well as the proposed De Anza trail.

GOAL 3: PROVIDE FOR SAFE, LIVELY, AND MULTI-FUNCTIONAL PUBLIC SPACES.

Objective 3.1: Create a new community gathering space

<u>Policy Recommendation</u>: The Old Town Walk should provide a space for such public events as forums, concerts, and local organization meetings. The Old Town Walk should be encompassed by outdoor patio seating or courtyards which are well vegetated to define space and provide screening from the elements. These spaces will provide residents and visitors alike with opportunities to socialize and relax.

Objective 3.2: Use street furniture and accessories to enhance the surrounding architectural themes.

<u>Policy Recommendation</u>: Street furniture and accessories should portray some historic design character to create continuity between spaces in the Old Town. In addition "hitching posts" shall be incorporated into streetscape design and along the Old Town Walk (Figure 6-13).

Figure 6-13: Examples of Hitching Post Options

Objective 3.3: Locate street lighting in main street areas to promote safety and night-time use.

<u>Policy Recommendation</u>: Street Lighting in Old Town shall be appropriate for the design character and scale of the area.

GOALS, OBJECTIVES, AND POLICIES SPECIFIC TO THE MEDICAL NODE, NORTHERN NODE, AND THE VINEYARD MARKETPLACE NODE

GOAL 1: RETAIN ELEMENTS OF THE SMALL TOWN CHARACTER OF TEMPLETON

Objective 1.1: Encourage architectural style reminiscent of existing structures without compromising compact building massing.

<u>Policy Recommendation</u>: Encourage building design to incorporate character elements linking it to the Old Town or to the individual node (Figure 6-14).

Figure 6-14: Examples of Building Mass and Form with Pedestrian Scale Reminiscent of Existing Structures

Objective 1.2: Encourage signage to reflect the character of the surrounding structures in theme, size, and location.

<u>Policy Recommendation</u>: Signs shall be designed at a pedestrian scale and reflect elements of small town character, such as awnings and panel signs without fluorescent illumination.

GOAL 2: PROVIDE FOR SAFE, LIVELY, AND MULTI-FUNCTIONAL PUBLIC SPACES.

Objective 2.1: Use street furniture and accessories to provide a unifying theme within the area.

Policy Recommendation: Street furniture and accessories should be of similar styles to create continuity between spaces (Figure 6-15).
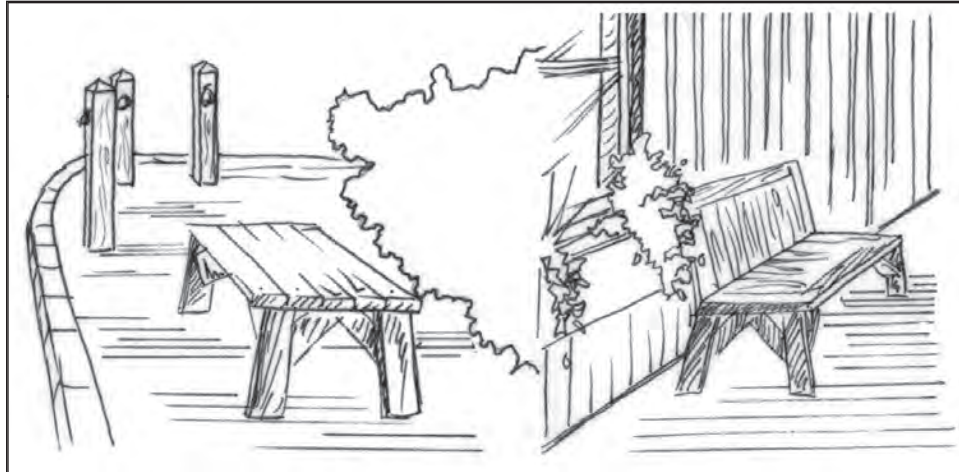
Figure 6-15: Examples of Benches

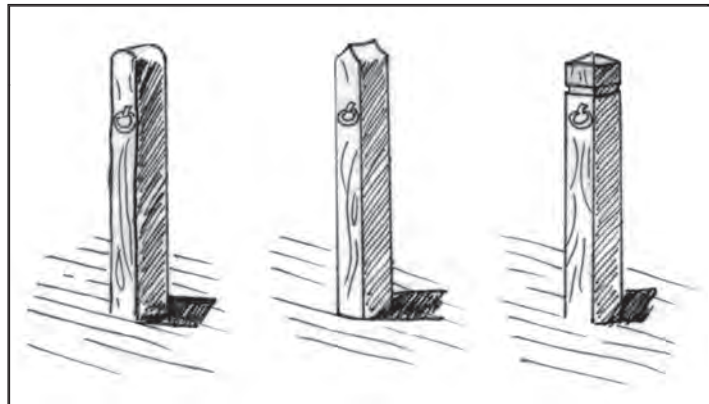*Objective 2.2: Locate street lighting in main street areas to promote safety and night-time use.*

Policy Recommendation: Street lighting shall reflect elements of the overall design character in the particular node.

Chapter 7:
HISTORIC PRESERVATION ELEMENT

INTRODUCTION

The purpose of this element is to uphold the character of the community through the preservation of historic and cultural structures and resources. The community of Templeton takes great pride in its rich heritage. One of the main concerns expressed by the residents is that of maintaining the "rural small-town feel" that distinguishes Templeton from the surrounding communities. The Old Town area specifically, is the symbol of Templeton's heritage for most of its residents. The preservation of Old Town is of high importance to the residents in Templeton. As they continue to experience growth in the coming years, residents want to ensure feel that their community maintains its historic roots as a rural western town.

Preservation will be guided by a variety of goals, objectives and policies. These will encompass three main aspects of preservation, which are important to the Templeton community. First, this element aims to protect historic resources from further dilapidation and destruction. This will be accomplished through traditional preservation methods including historic inventories and the pursuit of official designations.

Second, this element strives to distinguish Templeton from surrounding communities, giving it a unique identity. This will be accomplished through the further utilization of the design guidelines and the promotion of architectural themes consistent with the historic design character (refer to Chapter 6, Urban Design).

Third, this element will encourage the overall and appreciation of the importance of historic preservation. By educating the public about the importance of Templeton's heritage, residents and visitors will take greater pride in the community. The residents will have a vested interest in the vitality of their community and its historic roots, thus contributing to a higher quality of life overall.

HISTORIC OVERVIEW

The California Central Coast region, where Templeton is located, was originally inhabited by the Salinian Indians. In the 1760s, the Spaniards made their way up the coast establishing missions. Templeton is situated 23 miles south of Mission San Miguel Arcangel and 22 miles north of Mission San Luis Obispo de Tolosa. It was said that the missions were situated so that the distance between each was a two day journey. The area went under Mexican control in 1822 and was divided into ranchos, which were later sold off. The Rancho Paso de Robles was endowed to Pedro Narvaez in 1844. The land was eventually sold to Daniel and James Blackburn

as well as their partner, Lazarus Godchaux in 1857, the final landowners until the land was purchased for railroad right-of-way.

Templeton is situated between the towns of Atascadero and Paso Robles. All three of these communities were established in the late 1800s with the extension of the Southern Pacific Railroad. The railroad reached Templeton in 1886 and was the end of the line until 1891 when it was reduced to a flag-stop. Templeton served as a major railroad hub for trains delivering goods to the San Francisco Bay Area and Los Angeles area. The West Coast Land Company was formed in 1886 and bought portions of the Rancho Paso de Robles which was subdivided into present day Templeton. Templeton was originally named "Crocker" after Colonel Charles Frederick Crocker, the son of one of the "Big Four" railroad developers (Leland Stanford, Collis Huntington, Charles F. Crocker and Mark Hopkins). It has been said that Colonel Crocker didn't want a town named after him and instead suggested that it be named after his son, Templeton.

Templeton development thrived with the extension of the railroad. One historic article stated that over 25 buildings were established within the first 90 days after the town's founding. The amenities included hotels, saloons, merchandise stores, a public hall, and a post office. While the period of time in which all these buildings were built is contestable, it is clear that the railroad brought a large influx of development to this small community. In 1897 a fire destroyed many of the buildings in the core business district. Some of the town was rebuilt after the fire, but the character of the original railroad boom-town was somewhat diminished. In addition to the traditional western styled structures of the late 1800s, Templeton is also home to a variety of styles characteristic of later distinctive eras.

CURRENT HISTORIC CONTEXT

Historic resources that still exist in Templeton today are located in the core Old Town area. Being the original hub of Templeton development, this area will become the basis for preservation efforts. The Old Town historic district contains a variety of historic resources that exemplify an equally diverse variety of traditional American architectural styles. The most prevalent architectural styles can be separated into two categories: residential architecture and Main Street commercial architecture.

The commercial architectural style in Old Town is typical of many historic rural towns. Street front commercial buildings that line Main Street have typical western styled open arcades for pedestrian access. These walkways create an intimate space for pedestrians to walk, shop and interact in the community. The facades are characterized by traditional construction materials including shingles, wood

paneling, brick, stone and stucco. In addition, big windows and detailed doors create interest at a human scale. Low hanging eaves also create a sense of security as one walks past the historic structures of Old Town. These architectural details add to the charm and historic character of Old Town, crafting the iconic identity of Templeton (refer to Chapter 6, Urban Design).

The surrounding neighborhood contains homes from a variety of eras and styles. These include several traditional American neo-classical architectural styles. The most prevalent distinct architectural styles are those which contain Victorian and Craftsmen features. While most of the homes in Old Town don't follow strict architectural styles they do demonstrate characteristics that are reminiscent of traditional Queen Anne Victorians, Folk Victorians, Craftsman and neo-classical styles.

Figure 7-1: Craftsman Home

The Schutte Home is a local example of a traditional Craftsmen bungalow. In this structure the style is characterized by a partial-width porch with square columns supporting the low-gabled roof. The use of natural materials like the river rock on the bottom of the support columns is typical of Craftsmen architecture. This cross-gabled residence is a prime example of one of the distinct types of architecture distinct to Old Town Templeton.

Figure 7-2: Traditional Home

This home exemplifies characteristics present in several traditional American styles of homes. The detail work in the porch supports, railings and overhangs is reminiscent of a Folk Victorian structure. The large porch and roof details are reminiscent of many traditional American architectural styles. The Peterson House is an example of a traditional architectural style present in Templeton.

The Templeton Community Design Plan specifically outlines the types of architectural details that are desirable in Old Town. Building mass is proposed to be at a pedestrian friendly scale with connected buildings and a small setback from the curb. In addition, the design guidelines specify a height limit of three stories to help create a more human scaled atmosphere. Decorative elements are emphasized heavily in the design guidelines. Corner details, dormers, archways, window design, roof pitches, eaves and fence styles are all important in creating an architectural vernacular that communicates the Old Town western character of Templeton.

ISSUES

The preservation of Templeton's heritage relies on the ability of the historic resources to be recognized by both residents and visitors. Although the historic resources of Templeton give the present community great pride, they are not generally recognized by the regional community as assets with intrinsic historic value.

Currently, there is no official documentation of historic resources in Templeton. The desire for maintaining Old Town as the focal point of the community is of the utmost importance. Main Street and the surrounding historic neighborhood represent Templeton's identity as a distinct community on the Central Coast. The historic resources of the area require preservation from future destruction and deterioration.

Future growth projected to occur in Templeton poses a potential threat to the unique character of the existing community. The "small-town" historic feel that is the pride of Templeton's residents could be jeopardized by rapid and extensive growth in the coming years. The community prides itself on being a unique and distinctive area separate from adjoining communities.

GOALS, OBJECTIVES, POLICY RECOMMENDATIONS

GOAL 1: PROMOTE THE IMPORTANCE OF HISTORIC RESOURCES FOR THE SOCIAL, ECONOMIC AND CULTURAL ENRICHMENT OF TEMPLETON

Objective 1.1: Promote outreach and education to further establish the presence of Templeton as a distinct community with a rich historical identity.

Policy Recommendation: Enact a community outreach program which distributes information to residents, businesses, and visitors about the history of Templeton and the importance of preservation.

Objective 1.2: Promote awareness of the importance of preservation and the value these resources give to the quality of life in Templeton.

 Policy Recommendation: Create visible markers to physically show which structures or sites in Templeton are historically significant.

Objective 1.3: Encourage businesses in Old Town to pursue historic designations and promote awareness of the historic value of Templeton's heritage.

Policy Recommendation: Create incentive opportunities for owners of historic resources to preserve their investments through routine maintenance and public awareness.

GOAL 2: PRESERVE THE INTEGRITY OF OLD TOWN TEMPLETON
AS A LOCATION WITH RICH HERITAGE AND HISTORIC RESOURCE
OPPORTUNITIES

Objective 2.1: Define the Old Town area as a district with a rich historic heritage.

Policy Recommendation: Create a historic overlay map which defines Old Town as a zone where more detailed preservation rules and guidelines apply as outlined in this element.

Objective 2.2: Establish an official historic resource inventory to document the specific characteristics of the historic resources.

 Policy Recommendation: Create a standard format for cataloging historic resources existing in Old Town to assess the extent of historic resources.

Objective 2.3: Encourage the pursuit of official designation for key historic resources.

 Policy Recommendation: Designate all historic resources that fall within the historic district overlay area as historic under County historic designation and the criteria outlined in this element to preserve resources at a county level.

GOAL 3: PROMOTE TEMPLETON AS A DISTINCT AND UNIQUE LOCATION WITH A SENSE OF PLACE DERIVED FROM ITS HERITAGE

Objective 3.1: Encourage economic development focused in Old Town through the promotion of historic resources.

Policy Recommendation: Create appealing development opportunities to attract appropriate businesses to Old Town.

Objective 3.2: Use the design guidelines to encourage architectural styles consistent with the Old Town character.

Policy Recommendation: Continue to utilize the existing Templeton Community Design Plan and guidelines specified in the Urban Design Element of the Community Plan to create an authentic western town identity in Old Town.

Objective 3.3: Promote rehabilitation of historic structures while maintaining the original integrity, character, and authentic features that communicate the historic nature of the structure.

 Policy Recommendation: Provide incentives to encourage business that will support the rural western character of Old Town.

DESIGNATION OPPORTUNITIES

LOCAL HISTORIC DISTRICTS – NATIONAL PARK SERVICE

The process for creating a local historic district involves several requirements. One requirement is the adoption of a preservation ordinance. This ordinance can only be enacted after "the majority of the community—after discussion and debate—has agreed to use local laws as a tool to preserve the historic character of their residences, commercial businesses, and streetscapes for long-term public benefit" (National Park Service, Heritage Preservation Services).

For the community of Templeton, a local historic district designation would most likely only be enacted once the town is incorporated. Due to budget constraints and governmental power limitations the community of Templeton would be more justified in establishing a historic district once the town is incorporated. As stated in the National Park Service guidelines, it is required that the preservation ordinance include the following parts: states a public purpose, creates a local preservation commission, designates historic districts and landmarks, sets out design criteria that govern commission design review, establishes a process for enforcing design review and establishes an appeal process for owners who are denied a "certificate of appropriateness."

STATE PRESERVATION GUIDELINES

The California Office of Historic Preservation provides guidance for historic preservation efforts statewide. In their state historic preservation plan, Forging a Future With a Past: A Comprehensive Statewide Historic Preservation Plan for California, several main goals are outlined as to how the state intends to promote preservation practices in California. These goals are integral to preservation efforts in any community. The community of Templeton can benefit from the integration of these goals into their preservation program.

The goals fall into several main categories. They cover issues concerning funding, physical preservation, community education, economic growth, government regulation as well as the overall promotion of appreciation for history and preservation. The preservation goals for the community of Templeton integrate many of the fundamental values exemplified in the Statewide Historic Preservation Plan. While some of the state goals are more extensive than those for the community of Templeton, many of them are embodied in the goals and objectives of this element.

COUNTY HISTORIC SITE DESIGNATIONS

The Historic combining designation is applied to recognize the importance of archeological and historic sites, structures and areas important to local, state, or national history. A county historic designation requires new uses and alterations to existing uses to be designed with consideration for preserving and protecting these resources. Residential uses on such parcels are restricted by parcel size, therefore adaptations would be required to apply this designation to Templeton due to the large amount of residential parcels in Old Town. The County's review of these land use permit applications must include certain findings before approval can be given. Findings include issues regarding parcel size, environmental determinations, and mitigation of proposed actions and the parcel. (San Luis Obispo County Code, 2003)

DESIGNATION CRITERIA

The historic district overlay map distinguishes the exact area which is considered to be Old Town. In Figure 8-3 the historic overly district is characterized by a gray zone. In addition, the significant historic structures are designated by parcel according to use. Historic resources which fall within the historic district overlay area in Templeton will be subject to all the guiding principles of this element by meeting the designation criteria mentioned in this section. A resource that meets the designation requirements will, in the least, be recognized by the community as a valuable resource which requires protection. At the most these resources can be classified as historic by one of the many local, state, or national designations. These designations may be pursued by the owners as a means of substantiating their given property as a significant historic resource in Templeton. The following designations will be utilized in conjunction with the historic overlay map to create a district with specific preservation guidelines.

Structures, sites or buildings can be designated a Historic Resource if they area older than 50 years and by meeting any of the following criteria:

1. Represents a specific architectural style that communicates the history of the community in some way.
2. Represents events or people that were significant in local, state, national or international history.
3. Represents the history and/or development of a distinctive group, club, religion or other entity.
4. Contains high values of art, architecture, construction, or work of a significant artist, architect or builder.

5. Holds significant intrinsic value to the community due to a positive social, economic, religious, cultural, political, or aesthetic association.

PUBLIC FACILITIES

COMMERCIAL

RESIDENTIAL

HISTORIC OVERLAY DISTRICT

N

0   0.05 0.1   0.2 Miles

Figure 7-3: Historic Overlay District

NOTABLE HISTORIC RESOURCES

The following structures are considered notable historic resources in Templeton under the above mentioned designation guidelines. Although there are many other historic structures in Templeton, these stand out as the main historical structures as recognized by the community as contributing to the overall character and identity of Templeton. The numbers following the resource description relate to Historic Overlay District criteria listed above.

Figure 7-4:
Templeton
Feed and Grain

One of the most recognizable structures in Templeton is the Grain Mill. It represents a positive community image through its cultural and economic association. Although the structure itself may not hold significant architectural merit, the intrinsic value this structure has for the community makes it a significant landmark. Templeton Feed and Grain requires a preservation designation because it "holds significant intrinsic value to the community due to a positive" economic and cultural association. (5)

Figure 7-5:
Presbyterian
Church

The Presbyterian Church is a significant historic landmark in Templeton with its traditional architecture and prominent bell tower. Along with the Lutheran Church mentioned below The Presbyterian Church represents the religious history of the community as predominately Christian. (3,5)
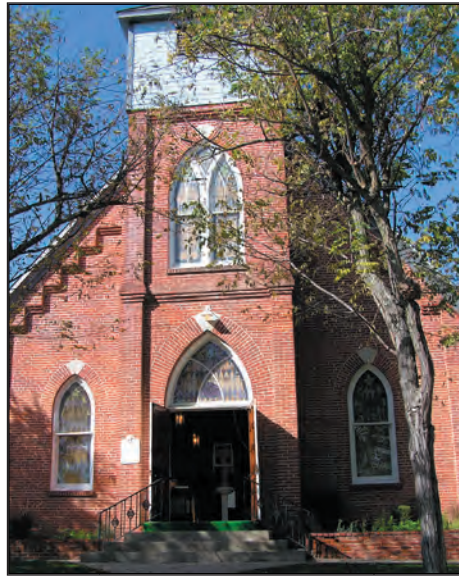
Figure 7-6: Lutheran Church

The Swedish community was one of the first significant ethnic groups that occupied Templeton. The Lutheran Church was, and continues to be a symbol of the history of immigration to Templeton. This resource is significant due to a strong association with the local history of a specific ethnicity and their religion. Also, this church is considered to be the oldest Lutheran church in California and therefore represents an overall value on a regional scale. (2,3,5)

Figure 7-7: Hans Petersen Building

This historic structure is a good example of how the community responded to the destruction of one of its cherished businesses. After 1897, the Hans Peterson building was rebuilt and later added onto in 1923 in the same architectural style. This structure exemplifies early preservation efforts to maintain the distinct western architectural style. Its architectural style and long history as the local hardware store make this structure a positive economic, cultural, and architectural symbol. (1,2,5)

Figure 7-8:
Bland Station

This structure which was originally a service station now serves as a local café. Old buildings can be rejuvenated to serve whatever use would improve the vitality of the community. The Bland Station (currently Magic Windows) serves as a reminder of the past while providing a valuable location for residents to meet and interact.

Figure 7-9:
Hortsman
Building

Originally a general merchandise store, the Hortsman Building now houses the town's most renowned restaurant, A.J. Spurs. This structure is another good example of the traditional western architecture that should guide future Old Town development. Both the past and current use of this structure makes it a very visible community icon due to its economic, cultural, and architectural value. (1,2,5)

Figure 7-10:
Central Hotel

The former Central Hotel building is the last representation of the booming hotel industry that existed in the early part of Templeton's history. It represents a time when Templeton was being rapidly developed and required room for prospective property owners to stay. This structure also represents the simple and subtle, but consistent western architectural style of Old Town Templeton. (2,5)

Figure 7-11:
First Building

Templeton's first building was one of the only ones to survive the fire and still remains today. Originally used as a meeting hall, it now houses one of Templeton's finest restaurants, McPhee's Grill. This structure exemplifies how historic resources can be renewed and used again for different uses. Being the oldest building in Templeton, this structure holds a significant intrinsic value for the local community. (2,5)

Figure 7-12:
CH Philips
House

This stately home exemplifies some of the unique and rich architecture that is present within Templeton. The Victorian manor, which is currently The Country House Inn Bed & Breakfast, shows the ability to maintain the original character of a historic structure while converting to more viable uses. (1,4,5)

Figure 7-13:
Schutte
House

This Craftsman style home exemplifies another distinct architectural style in Templeton. The Schutte home represents the history of a significant family who was one of the original land developers in Templeton. This structure is a rich architectural contribution as well as a symbol of the prosperous history of Templeton. (1,4,5)

Figure 7-14: Presbyterian Manse

This Victorian manse is another example how historic resources can be reused for new purposes. The elegant nature of this type of architecture makes it a valuable asset to the community. The wraparound porch is characteristic of many traditional American homes poses a great location for outdoor restaurant seating with a view of Templeton Community Park. Now Penny's Restaurant, this historically significant building is both a physical and cultural reminder of Templeton's history. (1,4,5)

Chapter 8:
POPULATION & HOUSING ELEMENT

INTRODUCTION

Population and housing characteristics provide important information for preparation of community plans. This chapter discusses needs, allocations, and future potential for population growth and the housing market for Templeton.

The San Luis Obispo County General Plan Housing Element provides the overall goals, objectives, and policies the County intends to implement in order to provide housing for existing and future residents of all unincorporated communities within the County, including Templeton. This chapter establishes additional objectives that are consistent with the overall goals of the Housing Element, but which also reflect Templeton's unique housing issues. Like the Housing Element, this chapter provides housing policies that describe how the objectives will be achieved.

Pursuant to state law, every five years the State Department of Housing and Community Development in conjunction with the San Luis Obispo Council of Governments quantify the projected housing needs of San Luis Obispo County for the period of the Housing Element: "To accommodate this Regional Housing Needs Allocation (RHNA), the element must demonstrate site development capacity equivalent to, or exceeding, the projected housing need, to facilitate development of a variety of types of housing for all income levels." The 2003 RHNA required San Luis Obispo cities and the county to provide 18,000 new dwelling units, with 7,000 of these units allocated to the unincorporated communities of the County. Although these units are not officially sub-allocated to individual communities, each community, including Templeton, will be pressured to provide as many units as feasible.

CONTEXT

Since 1980 Templeton's population has increased rapidly, doubling approximately every ten years. However, as the resources necessary for growth, such as water and vacant land, become increasingly limited, we can expect a decline in Templeton's growth rate. In other words, Templeton is slowly reaching its holding capacity. Still, Templeton can expect a considerable amount of growth by the year 2030. The Templeton Community Design Plan anticipates that Templeton will grow at an average annual rate of 2.5 percent, which is slightly higher than the County Growth Control Ordinance cap of 2.3 percent, but significantly less than Templeton's 1990 to 2000 annual growth rate of 4.9 percent. Given a 2.5 percent average annual growth rate, over the next 25 years Templeton's population will nearly double from its current figure of 7,859 to 14,934 in the year 2030. The 7,075 new residents may have diverse backgrounds and varied levels of income. There will be many new families of different sizes, but there will also be single professionals, and retired

individuals. Naturally, all future residents in Templeton will seek housing options that meet their specific needs.

In order to accommodate the needs of its future residents, Templeton must: a) maintain the resources and services necessary to provide adequate housing, b) provide diverse housing options in terms of unit type and location, and c) ensure that housing is economically obtainable to all residents. These are the guiding housing goals. Corresponding objectives describe steps toward meeting these goals, and recommended policies describe how these objectives should be implemented both by the County and the residents of Templeton.

HOUSING AND POPULATION CHARACTERISTICS

The Templeton 2030 Community Plan could provide 5,560 total residential units in six different land use categories, with various allowable densities (Table 8-1). Assuming that residential units will be constructed at medium to high allowable densities on 75% of all lots designated for residential use, in 2030 Templeton could provide housing for 15,740 residents – a 200 percent increase from the 2004 population of 7,859. Assuming an average annual growth rate of 2.5 percent, Templeton's population in the year 2030 will be 14,934 (Table 8-2). The 25 year plan provides enough dwelling units for the expected population increase.

Table 8-1: Proposed Residential Land Use Categories						
Land Use Category	Total Acreage	Residential Acreage	Developed Acreage (75%)	Maximum Allowable Density (DU/acre)	Assumed Density (DU/acre)	Dwelling Units
Residential Multi Family	213	213	160	24	16	2,556
Residential Single Family	524	524	393	5	3	1,179
Residential Suburban	906	906	680	1	1	408
Residential Rural	467	467	350	0	0	53
Mixed-use (MU2)	60	30	23	24	16	360
Live-work	134	134	101	24	10	1,005
Total	**2,304**	**2,274**	**1,706**			**5,560**

Table 8-2: Population										
Total Dwelling Units			Average Household Size		Occupancy Rate			Population		
Existing	Proposed Plan	New	Existing	Proposed Plan	Existing	Proposed Plan	Existing	Proposed Plan	New
2,705	5,560	2,855	2.98	2.75	0.97	0.95	7,859	14,934	7,075

ISSUES

As Templeton approaches a population of 14,934 it will confront an assortment of issues related to housing availability. The most palpable housing issue is the lack of water availability. New units cannot be constructed without adequate water supplies. Since the late 1980s Templeton has taken actions to limit growth to a sustainable level. The Templeton Community Service District has been seeking new water resources so it can continue to provide water for new housing units. The future state of water availability is vague; however it is certain that existing and anticipated water sources will be inadequate for serving 14,934 residents. Likewise, Templeton's growth will be limited by its ability to provide needed infrastructure, such as roads, sewage, and water lines. It is crucial that impacts related to infrastructure capacity are addressed with each new housing development.

Currently 67 percent of homes in Templeton are single-family detached units (Figure 8-1). This distribution of unit types will not be adequate in addressing the diverse needs of future residents. County demographic projections predict that a variety of future residents will be attracted to the Central Coast, including single professionals and retired individuals who prefer low maintenance housing with easy access to services and amenities. Furthermore, the existing predominance of single family detached homes does not serve the housing needs of low income families in the Templeton community. Housing options such as planned unit developments, attached single-family homes, mixed-use developments, and live/work units will provide existing and future Templeton residents with a housing choices amenable to their unique needs.

According to the Central Coast Regional Multiple Listing Service, as of October 2004, the median home price in Templeton is $520,000. To afford a 30-year mortgage for the median priced home in Templeton at an annual interest rate of 6 percent, a household would need to earn $126,000 per year. According to the 2000 Census, less than 12 percent of County households earn this income. The current housing market is clearly unaffordable to the majority of County and Templeton residents.
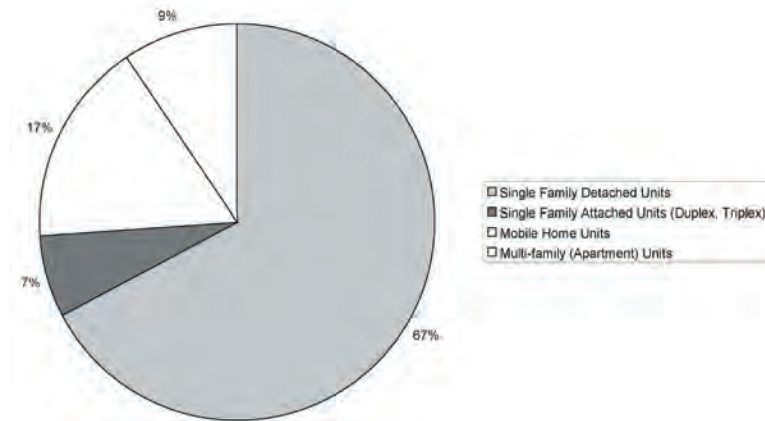
Figure 8-1:
Existing
Residential
Units by
Type

GOALS, OBJECTIVES, POLICY RECOMMENDATIONS

GOAL 1: PROVIDE HOUSING TO MEET FUTURE DEMANDS, WITHOUT EXCEEDING ANTICIPATED RESOURCE AND SERVICE CAPACITIES.

Objective 1.1: Ensure that the development of new housing units does not outpace the availability of water supplies, or infrastructure capacities.

Policy Recommendation: After construction of projects currently in the development review process, the TCSD will have approximately 214 outstanding water commitments remaining (625 total outstanding water commitments – 411 in development review process). The proposed plan calls for 5,560 new dwellings (Table 8-2). Approximately one Acre-Feet of water per Year (AFY) will serve two dwelling units so 2,800 additional AFY may be needed to support all of the proposed residential units.

GOAL 2: ENCOURAGE NEW HOUSING THAT MEETS THE NEEDS OF A DIVERSE POPULATION BY PROVIDING A VARIETY OF HOUSING TYPES.

Objective 2.1: Encourage mixed-use and higher density residential development in centrally located areas.

Policy Recommendation: The County should consider and adopt general plan amendments to change land use categories and allowable uses in Templeton, as

follows:

a) Redesignate parcels on Old County Highway adjacent to Templeton Community Park to allow duplex housing, and other higher density housing (Figure 8-2).

b) Redesignate parcels north of the business district on the river side of North Main Street from Commercial Retail, Industrial, and Public Facilities to Residential Multi Family, combining these parcels with the existing Residential Multi Family parcels immediately to the south. Housing units in this area should be similar to the existing duplex and triplex units.

c) Redesignate parcels in the southwest portion of Templeton on Vineyard Drive, establishing the Vineyard Marketplace District. The main focus of this district
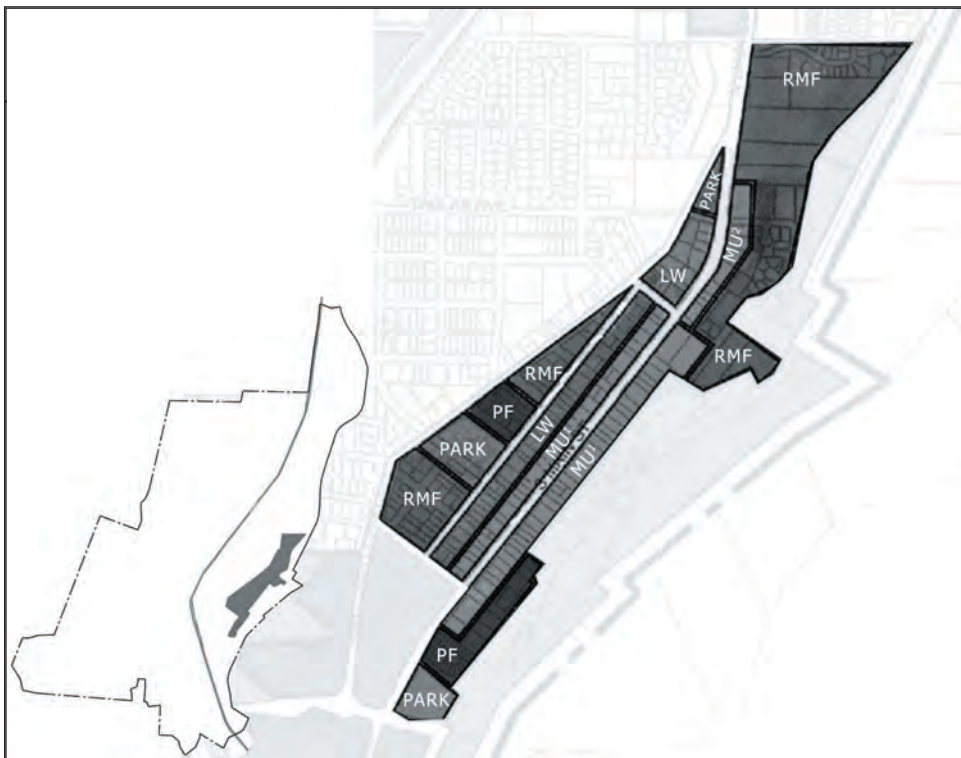
Figure 8-2: Old County Highway Multi Family Residential

will be a new grocery market, other neighborhood serving commercial businesses, and a neighborhood park. Central housing in this district should be commercial/ residential mixed use housing, with adjacent townhouses and live/work housing units (Figure 8-3, 8-4).

d) Redesignate parcels south of the mixed-use project on Ramada Drive from Commercial Retail to Residential Multi Family. Housing on these parcels should include townhouses (Figure 8-5).

Figure 8-3:
Vineyard
Marketplace
District
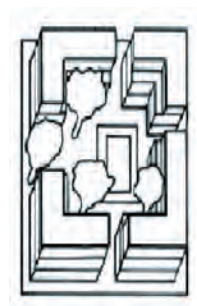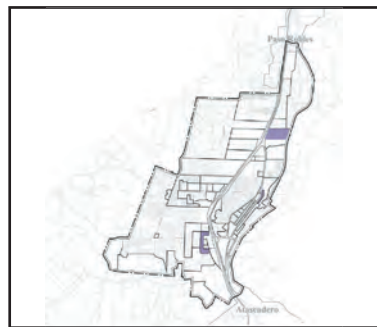
Figure 8-4a-
c: Examples
of Mixed Use
Multi Family
(MU-2)

Figure
8-5a-c:
Examples of
Residential
Multi Family
(RMF)

Objective 2.2: Provide opportunity for Live/Work housing.

<u>Policy Recommendation</u>: Templeton should establish a new land use category that allows live-work housing, with 70 percent residential uses and 30 percent commercial uses, at a density of 6 to 24 dwelling units per acre (Figure 8-6). There are many ways in which this land use designation could be laid out including having street-fronting small commercial development at ground level, while the rear of the ground level and all of the second level is reserved for residential uses. Live/Work is an extremely versatile development type that varies in form. Some possible ways that the proposed Live/Work units could be materialized are as small lot single-family homes, townhomes, or loft apartments. There is a total of 134 acres of Live/Work, which is 4 percent of the total acres.

The County should consider and adopt general plan amendments to change land use categories and allowable uses in Templeton, as follows:

a) Redesignate parcels between the Templeton Community Park and Old Town to Live/Work.

b) Redesignate parcels south of the mixed-use project on Ramada Drive from Commercial Retail, Industrial, and Agricultural Land to Live/Work.

c) Redesignate parcels in the southwest portion of Templeton on Vineyard Drive within the established Vineyard Marketplace District from Residential Suburban to Live/Work.

d) Redesignate parcels on the northeastern end of the Medical District on Las Tablas Road from Commercial Retail to Live/Work.

Figure 8-6a-c: Examples of Live/Work Residential (L/W)

Objective 2.3: Preserve single-family residential development in appropriate locations to maintain Templeton's unique rural character (Figure 8-7).

Policy Recommendation: Maintain the existing allowable densities and lot sizes for all lots in the Residential Rural, and Residential Suburban land use categories.

Figure 8-7a-c: Examples of Residential Single-Family
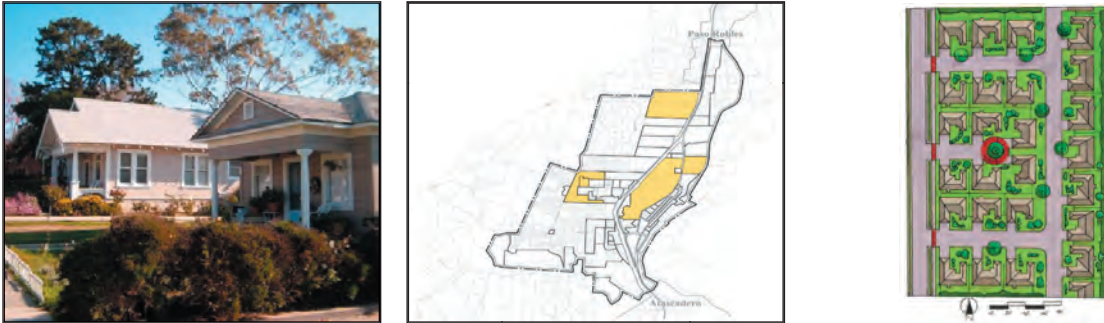
Objective 2.4: Preserve and appropriately protect historically significant housing.

Policy Recommendation: Ensure that historical residential buildings are preserved in their original state and location through proper designations and county regulations. Conduct inventory to determine historic residential buildings to be protected by the County.

GOAL 3: ADHERE TO COUNTY PROGRAMS TO ENSURE AFFORDABLE HOUSING IN TEMPLETON.

Objective 3.1: Promote residential development that is obtainable for Templeton residents of all income levels.

Policy Recommendation: Templeton should utilize the County Income Definitions of the Housing Element to encourage residential development projects to provide a variety of units affordable to moderate income, low income, and very low income residents. Templeton should evaluate the affordability of proposed developments based on the rents and sales prices for affordable units at each income level established in the County Housing Element.

Objective 3.2: Preserve and expand the community's supply of affordable rental housing.

<u>Policy Recommendation</u>: Templeton should encourage developers and non-profit organizations to create affordable units. Developers should be granted incentives, such as density bonuses and expedited permitting, to develop affordable units. Templeton should encourage the development of a variety of housing options, including single and multi family residential units. Existing affordable housing units in Templeton, such as the apartments on the southeast section of Las Tablas Road in the Medical District, and the mobile home park on the west side of North Ramada, should be maintained. If existing affordable housing is removed, it should be replaced with new, equally affordable, housing. When the County permits private development projects that displace affordable units, it should require the developer to assist displaced residents find affordable local replacement housing.

Templeton should promote awareness about State and Federal government subsidy programs designed to financially assist low income renters, such as Section Eight Housing Authority.

Objective 3.3: Preserve the community's high owner-occupancy rate.

<u>Policy Recommendation</u>: Templeton should continue to support community programs that facilitate home ownership for low-income families. Such programs include: down-payment assistance, credit certificates, Habitat for Humanity, and People's Self Housing Corporation.

Chapter 9:
ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The primary function of the Economic Development Element is to outline goals, objectives, and policies based on the assessment of strengths, weaknesses, and opportunities available for Templeton to achieve its economic development and fiscal goals for 2030. It is intended to encourage business activity in a community to maintain a balance of revenues and expenses, promote stability through diversity, ensure efficient use of resources, and provide appropriate employment opportunities. The element also includes a local development strategy focused on maintaining and enhancing the attractive historic environment for Templeton residents and businesses.

Fiscal stability and economic health are vital to ensure Templeton's continuing ability to fund services, such as fire protection and sewage disposal, and capital improvement projects, such as parks and water infrastructure. These are essential to maintaining and improving the quality of life in Templeton. A diverse economy leads to increased interaction between businesses and the availability of a wide range of goods and services in the community and a wide selection of jobs.

ISSUES

Current employment opportunities in Templeton are significantly fewer than housing units, which gives Templeton the reputation of being a "bedroom community." The need for additional employment to achieve a healthy balance between jobs and housing units is an issue of top priority for the community. Templeton is also deficient in job variety, particularly at the semi-skilled level, and needs to diversify its job market in order to improve the quality of available employment options in the community. Templeton's primary employment sector, located in the Medical Node, is a source of employment for the North County region. A second primary job location, with currently unmet potential, is the industrial area located in the Northern Node of Templeton.

Templeton has a small scale economy that caters to the needs of local residents and tourists. Aside from medical services and construction materials companies, most Templeton businesses do not draw customers from outside the immediate area. Despite the commercial retail/services serving local residents, Templeton experiences high retail and service leakage, meaning that many residents go to surrounding communities to purchase goods and services that are not readily available in Templeton. This unsatisfied demand creates a development opportunity to foster growth in certain employment and business sectors. Establishing businesses that address those unmet needs will create jobs, increase the proximity of Templeton

residents to the goods and services they require, therefore achieving smart growth objectives.

Templeton has two primary tourist draws, the unique Old Town and the wine industry. These resources have potential for expansion and new growth for associated businesses in Templeton.

The County of San Luis Obispo is responsible for redistributing portions of generated revenue back to all unincorporated areas within the County. The TCSD is in charge of providing selected services and facilities within its boundaries. Currently, the largest portion of revenue for the TCSD is acquired through fees and service charges, followed by property tax. Due to the nature of funding for public services and facilities in Templeton, the TCSD is dependent on exactions and impact fees from new development to expand facilities and services in Templeton.

GOALS, OBJECTIVES & POLICY RECOMMENDATIONS

GOAL 1: CREATE A DIVERSE AND VIBRANT ECONOMY THAT CONTRIBUTES TO THE OVERALL HEALTH OF THE COMMUNITY.

Objective 3.1: Create a solid economic base consisting of businesses that reduce disparity between employment opportunities and housing stock in Templeton.

Table 9-1: Existing and Proposed Job Distribution				
	Existing[1]		Proposed 2030	
Employment Category	**Jobs**	**% of Total Jobs**	**Jobs**	**% of Total Jobs**
Educational Services	336	13%	500	8%
Agricultural Services	456	17%	520	9%
Health Services (Including Business Services that Support Medical District) [2]	840	31%	1,600	27%
Commercial Eating and Drinking Places	144	5%	600	10%
Industrial in North District	275	10%	1,600	27%
Other/Groups less than 4% of total	624	23%	1,200	20%
Total	**2,675**		**6,020**	

[1] *Table 2.1- Templeton 2004 Community Profile*

[2] *Includes all office Professional in the Medical District*

Policy Recommendation: Templeton shall provide commercial land use opportunities within the Medical Node in order to meet the needs of the large employment concentration and decrease total trip generation on Las Tablas Road.

Policy Recommendation: Templeton shall develop a North Industrial District Specific Plan. The Plan will provide design and development guidelines to encourage uses compatible with industrial development and Research and Development. Research and Development uses will consist of the following, research and development firms, call centers, biotechnology, internet, and electronics companies. The Plan will designate specific locations of each use within the park and extent of infrastructure. In addition to these uses, the County shall encourage the development of broadband infrastructure in Templeton to be located within the Northern Node. The efficient transfer of information is essential to firms dealing in the information economy. The development of a small-scale Research and Development facility will increase the amount of employment for skilled and semi-skilled labor in Templeton. It will be necessary to work with TCSD, Templeton Chamber of Commerce and other stakeholders to begin this process, provide funding for the plan, and draw applicable businesses into Templeton.

Policy Recommendation: Appeal to a skilled labor market in Templeton through development and advertisement of amenities, such as quality schools, entertainment, and the rural character that sets Templeton apart from other cities with large scale technology firms. Promote Templeton as a community with qualities and attributes necessary for doing business in the information and high-tech industry by marketing Templeton at trade shows and through industry publications funded through the Templeton Chamber of Commerce, County of San Luis Obispo, Economic Vitality Commission of San Luis Obispo County (EVC,) and private businesses.

Policy Recommendation: Pursue business development that increases the stock of semi-skilled labor in Templeton with an emphasis on office professional opportunities. Create incentive through means of financing assistance with the EVC and permitting priority with the County and TCSD. Create land use opportunities in the Old Town and Medical Node that will support allow for live/work and mixed-use residential, commercial and office professional development.

Objective 3.2: Sustain and promote local and regional tourism in Templeton

Policy Recommendation: Templeton shall develop a Tourism Development Plan that outlines strategies for encouraging and promoting new and existing tourism. The plan will require coordination between Templeton residents and business owners, Templeton Area Advisory Group, and Templeton Chamber of Commerce,

among other community organizations. Funding may come from a variety of public and private sources including the County General Fund, Templeton Chamber of Commerce, Paso Robles Vintners and Growers Association, Central Coast Agritourism Council, and individual stakeholders.

Policy Recommendation: The County of San Luis Obispo will work with the Central Coast Agritourism Council, and Templeton Chamber of Commerce to sustain the agritourism industry in the community.

Policy Recommendation: Locate a wine tasting and activity/ tourist information facility within the Old Town Node. The purpose of this facility is to provide entertainment space and promote local vineyards in the Templeton area. It shall also provide information on wine tours and related businesses. The proposed Old Town Walk is an amenity that could connect and support such a facility (Ch 4 Application of Smart Growth to Templeton 2030).

Objectives 3.3: Create support programs and resources for new and existing businesses in Templeton that build business retention.

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Policy Recommendation: Provide assistance to local businesses through the sponsorship of special entrepreneurship events and speakers. Partner with the Economic Vitality Commission of San Luis Obispo County (EVC) to provide financing for desired business start-ups by means of a small revolving loan fund program.

Policy Recommendation: Promote existing and new business and employer support organizations such as the Small Business Development Center, SCORE, Institute on Professional Development, and Mission Community Services Corporation. These organizations provide a link between employees and employers, provide employee training for businesses, workshops for the new and established business owner and more. Also take advantage of county employee training and placement programs. On the private side, encourage networking groups that meet weekly to discuss and promote their individual business or organizations.

GOAL 2: MAINTAIN A LOCAL COMMUNITY-BASED ECONOMY THAT REFLECTS TEMPLETON'S RURAL CHARACTER AND SMALL-TOWN FEEL

Objective 1.1: Encourage strategically located development that promotes local inter-businesses support and reflects current community character.

Policy Recommendation: Concentrate appropriate economic development in four designated nodes throughout the community (see Ch 5 Land Use Element). Provide strategies for funding of infill and redevelopment projects by partnering with the EVC and the County of San Luis Obispo.

Policy Recommendation: Create development standards with reduced parking requirement for shared parking lots and allow for large shared semi-private spaces between businesses. This may reduce costs associated with regular maintenance and construction of separate facilities for private businesses, and promote business networking and inter-business purchases that will unify and strengthen the economy as a whole. Design quality will increase business retention because residents tend to stay longer in an area that is welcoming and has connections between businesses (Ch 6 Urban Design Element).

Policy Recommendation: Create partnerships between private and public businesses with the objective of purchasing goods from each other. Work with the Templeton Chamber of Commerce and related agencies to encourage local businesses to offer mutual discounts ranging from ten to thirty percent for the continued purchase goods and services between each other. These partnerships will stabilize the local economy and create business retention within the community.

Policy Recommendation: Establish an annual "Business Fair" in Templeton. The goal is to introduce new businesses in the community and allow for inter-business networking. Such an event could primarily be organized by the Chamber of Commerce. Additional organizations such as the Lions Club, Kiwanis Club, TCSD, and individual business owners may also offer resource support.

Policy Recommendations: Create limits to commercial building footprints for each node. Alternative site planning and building design methods such as clustering smaller structures and using multiple stories will allow desired total square footage on the lot without sacrificing community character.
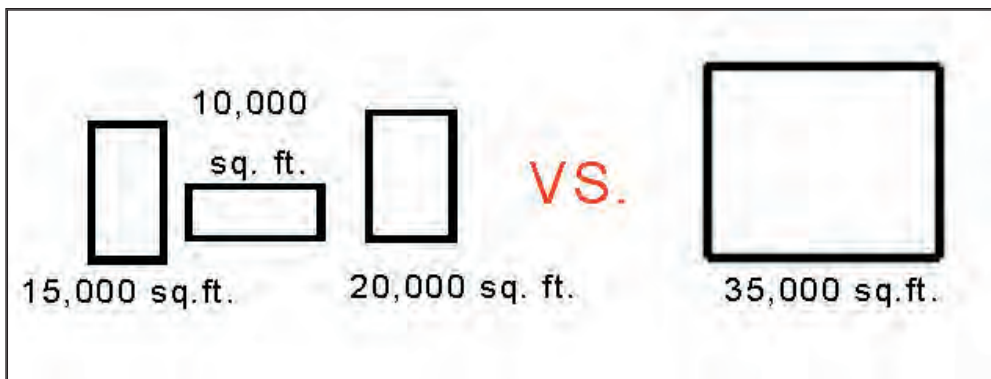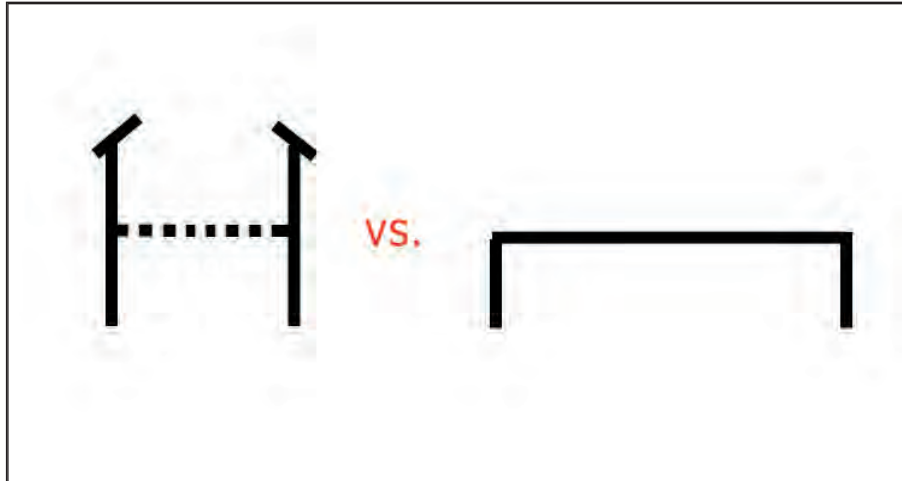

Figure 9-1: Breakup Building Footprints to Encourage Local Scales

Figure 9-2: Multistory Buildings Can Achieve the Same Square Footage without Using as Much Site as a Single Story Building

GOAL 3: PROMOTE A BALANCE BETWEEN ECONOMIC, ENVIRONMENTAL, AND SOCIAL NEEDS WITHIN THE COMMUNITY.

Objective 2.1: Pursue sustainable comprehensive development strategies that consider cultural, historic and environmental resources in the community.

Policy Recommendation: Concentrate commercial development in node locations near residents to achieve smart growth policies (Ch 4 Application of Smart Growth Principles to Templeton 2030). Work with the TCSD and County of San Luis Obispo to create incentives for sustainable development in the form of discounted impact fees or priority on waiting lists. Sustainable development puts less pressure on facilities and services in the community. Impact fees could reflect that reduced impact through a reduced cost, which may provide an incentive for developers to propose sustainable projects.

Policy Recommendation: Create design guidelines that allow for business interaction through means of shared public spaces and local connections to enhance the character and appeal of commercial development within each node. Urban Design chapter discusses this concept in further detail.   This will encourage residents to not just stop for a good or service but also interact with the built environment and potentially spend more money while they enjoy the experience leading to business stability and retention.

Objective 2.2: Formulate collaboration between the private and public community, and government agencies to improve communication and achieve common economic goals.

Policy Recommendation: Continue partnerships between residents, local businesses, organizations including the Templeton Chamber of Commerce, and public agencies, to increase cooperation and coordination. This can be achieved by extending invitations to events and meetings whenever applicable. Include related groups on mailing lists for newsletters to inform each other of issues, projects, and upcoming events. Organizations could provide subsidized admission and memberships to affiliates.

Objective 2.3: Provide employee support programs available to all residents in Templeton.

Policy Recommendation: Work with current employment support groups and organizations including the Small Business Development Center, SCORE, Institute on Professional Development, and Mission Community Services Corporation, all provide employee training at little to no cost to community members.

Policy Recommendation: Coordinate with local schools such as Templeton High, Templeton Independent Study High, and Eagle Canyon High, to create internship/work-study programs with appropriate local businesses. This will offer on-the-job training opportunities for students and may lead to jobs post graduation. This also provides a service to business owners who provide training in exchange for labor, while at the same time, increasing local resident qualifications.

Policy Recommendation: Maintain and expand on partnerships and programs with higher education resources in the County, including Cal Poly and Cuesta College. Internships and study programs can be set up by working with local businesses and the career centers at Cal Poly and Cuesta College.

Chapter 10:
CIRCULATION, NOISE & PUBLIC FACILITIES ELEMENT

INTRODUCTION

Circulation and Noise are two of the seven general plan elements mandated by the California State Law. Although public facilities and utilities are not mandated elements, this infrastructure is essential to community planning.

This element explores issues relating to the circulation, public facilities, and noise levels in Templeton. Circulation plays vital roles in determining where someone may want to live, work, and shop. The maintenance and capacity of public facilities greatly impacts quality of life and can determine a community's development potential. Noise levels are important for public health and safety and are often related to vehicle circulation and outdoor facilities.

ISSUES

CIRCULATION

Vehicle traffic flows throughout Templeton along local roads, collector streets, and Highway 101. Highway 101 carries the bulk of regional vehicular traffic to, from, and through Templeton, which can adversely affect the Level of Service at all of the highway interchanges in the community. With an expected increase in population, major road improvements will be necessary to provide safe and efficient mobility for all residents and visitors in Templeton.

In order to provide Templeton with an efficient circulation system, the town must address connectivity and accessibility issues. There are few linkages connecting the east and west sides of the community, which limits access to emergency services and the retail and social core of the community. The streets with east-west connectivity are more congested than adjoining streets and do not incorporate pedestrian pathways, thus limiting pedestrian mobility. Several street and road improvements will be needed in order to increase the safety and accessibility to the downtown corridor, the medical district, and the schools.

Three bus lines, a subsidized taxi service, and paratransit service Templeton. San Luis Obispo Regional Transit Authority route 9 links Templeton with the rest of San Luis Obispo County, stopping in town at only four locations. Atascadero's El Camino Shuttle and Paso Robles City Area Transit System route C stop only at Twin Cities Hospital. The subsidized taxi, Templeton Taxi, and SLORTA's Runabout (paratransit), serve only seniors and the disabled. This limited public

transit service impacts Templeton's roads by forcing most residents, workers, and visitors to drive to all destinations.

PUBLIC FACILITIES AND UTILITIES

Water

The Templeton Community Services District provides water service to areas within Templeton. It serves residential, commercial, industrial, and recreational land uses within an approximately 3.5 square mile service area. The 2004 San Luis Obispo County Annual Resources Summary Report states that the TCSD operates a total of 12 wells with a combined pumping capacity of approximately 3,200 gallons per minute. However, the wells cannot meet the existing demand. After construction of projects currently in the development review process, the TCSD will have approximately 214 outstanding water commitments remaining (625 total outstanding water commitments – 411 in development review process). The proposed Nacimiento Project will bring 250 Acre-Feet per Year of water to Templeton, half of which may be stored and the other half may be given to existing water requests. Approximately 250 dwelling units could be served by half of the Nacimiento Project in Templeton.

More water is needed to support future development within the community. Two large storage tanks are in various stages of the design process at this time, and the two can hold a total of more than one million gallons of water. The TCSD is seeking other potential water resources.

Drainage

The TCSD and San Luis Obispo County manage storm water drainage. There is a retention basin at Tom Jermin Sr., Community Park, which serves as a soccer field when dry. Many streets have swales and drainage ditches that are cleared by the TCSD. However, overall the street network does not have adequate swales and most areas do not have gutters, forcing water into streets and pedestrian pathways. This often results in puddles of water throughout Templeton during and for long periods of time after rainstorms.

NOISE

Noise affects quality of life. Excessive noise can affect a person's psychological and physical well-being and may influence the social and economic health of communities. Local noise levels are cumulative, created by individual sources.

Surface vehicular traffic is the single most significant source affecting ambient noise levels in Templeton on Vineyard Drive and Las Tablas Road. However, noise pollution in Templeton is within acceptable levels

GOALS, OBJECTIVES, POLICY RECOMMENDATIONS

CIRCULATION

Goal 1: PROVIDE EFFICIENT AND EFFECTIVE CIRCULATION THAT PROMOTES SAFETY AND CONVENIENCE

Objective 1.1: Create a nexus between residential areas and activity centers.

Policy Recommendation: Establish a street system that incorporates pedestrian pathways to create a cohesive and walkable community. Uniformed sidewalks and pedestrian linkages will improve pedestrian safety and accessibility. The County should adopt a community pedestrian and bike plan for Templeton. New housing developments shall be required to establish on site pedestrian trails. Pedestrian linkages to existing paths will be made through exactions from new development (Figure 10-1).

Objective 1.2: Create safer routes for pedestrian and bicycle traffic.

Policy Recommendation: Establish pedestrian crossings over or under Highway 101 at Marquita Avenue and Templeton Hills Road. Establishing pedestrian crossings at these two locations will provide for the safe crossing of pedestrians and bicyclists and encourage walking and biking (Figure 10-2).

Policy Recommendation: Improve the interchanges along Highway 101 at North Main Street, Las Tablas Road, and Vineyard Drive to make them safe for pedestrians and bicyclists.

Policy Recommendation: Designate Class II bicycle lanes along major streets to provide improved access between residential areas, activity centers, and surrounding communities. Designated bicycle lanes promote the use of alternative travel modes in Templeton, reducing the need to use an automobile at all times. In addition to the bicycle lanes, there will be Class I bicycle paths linking these lanes together.

Templeton 2030
Circulation Plan
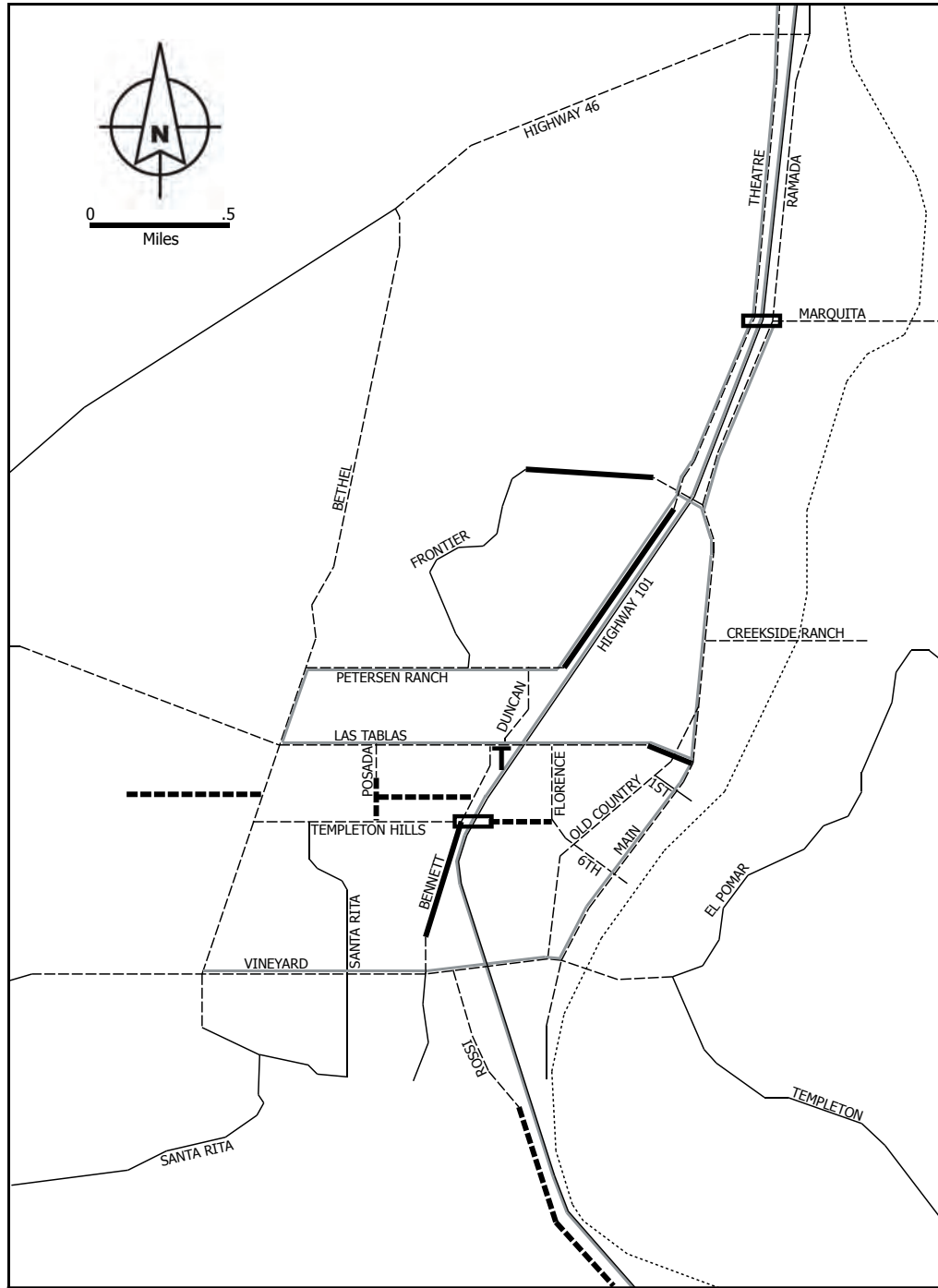
Legend

——— Existing Road	·········· Railroad
- - - - - Existing Road with Bicycle Lane Improvements	▭ Pedestrian Crossing
━━━ Proposed Road with Bicycle Lanes	T Multi-Modal Transit Center
▬ ▬ ▬ Proposed Multi-Use Path	——— Bus Lines

TEMPLETON COMMUNITY PLAN

Figure 10-1:
Circulation
Plan

<u>Policy Recommendation</u>: Develop a multi-use path system throughout Templeton. The multi-use paths will encompass bicycles, pedestrians, horseback riders, and hikers. New development will seamlessly incorporate these paths with the network constructed in existing developments. The paths should connect to the regional De Anza trail (Figure 10-3).

Objective 1.3: Provide Safe vehicle travel throughout town.
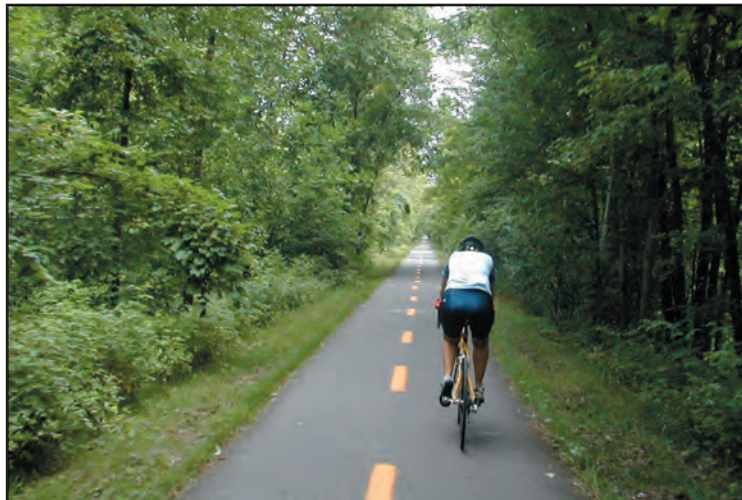
<u>Policy Recommendation</u>: Provide angled parking along Main Street in the downtown corridor. Angled parking along Main Street will slow traffic and establish on-street parking for merchants in the corridor. This provides a buffer between sidewalks and vehicular traffic to give pedestrians a greater sense of safety.

<u>Policy Recommendation</u>: Designate commercial and emergency vehicle routes to provide a more efficient use of public services. Designated routes for commercial

vehicles will alleviate large truck traffic from side streets that are not large or strong enough to handle the vehicles. Designated routes for emergency vehicles will help ensure prompt response to all calls.

PUBLIC FACILITIES AND UTILITIES

Water

GOAL 1: PROVIDE ENOUGH WATER TO MEET RESIDENTIAL NEEDS

Objective 1.1: Ensure that development does not exceed water supply.

Policy Recommendation: The Templeton Community Services District should aggressively seek new sources of water to accommodate its anticipated growth. In addition, Templeton should promote water conservation awareness programs and incentives to decrease levels of household water consumption. Templeton should establish a program to require water allocation applicants to pay a fee that is used for retrofitting existing buildings with more efficient plumbing.

Objective 1.2: Ensure that the development of new housing units does not result in decline of the level of public facilities services.

Policy Recommendation: Require developers to expand and improve infrastructure, such as roads, sewage, and water lines, to meet the demands of their projects. In addition, a comprehensive infrastructure plan consistent with the proposed land uses of the Templeton Community Design Plan should be developed and adopted.

Drainage

Goal 1: PROVIDE ADEQUATE DRAINAGE FACILITIES

Objective 3.1: Provide affective drainage system throughout the community.

Policy Recommendation: Create a unified drainage program and develop a comprehensive plan to address drainage. Currently, it is dealt with on a case-by-case basis, creating independent management systems that do not integrate with one another to serve the greater good of the community.

Policy Recommendation: Construct gutters and/or swales along the street network. It will be necessary to construct these gutters along all roads with pedestrian and bicycle traffic where flooding may occur. Swales can be constructed in low-density areas.

NOISE

Goals 1: PROVIDE AN ENVIRONMENT FREE FROM HARMFUL AND DISTURBING NOISE

Objective 4.1: Protect residents from the harmful effects of exposure to excessive noise.

Policy Recommendation: Determine land use compatibility through the incorporation of noise abatement methods to minimize noise impacts. Require an acoustical engineer study for proposed new construction or redevelopment of existing structures to determine compatibility and minimize noise impacts.

Policy Recommendation: Maintain acceptable noise levels in areas with existing residential, commercial, industrial, and institutional uses. The town shall, through the environmental review process, identify and require noise level mitigation of potentially significant noise impacts to existing districts.

Policy Recommendation: Establishment of noise thresholds for outdoor noise levels at which an acoustical analysis must be performed: 60 decibels (dbA) for residential developments, 65 dbA for office and commercial developments, and 70 dbA for industrial developments. During future intensification of land uses, the County shall enforce land use compatibility noise standards and prescribe methods for achieving those standards in Templeton.

Objective 1.2: Reduce the noise levels generated by transportation of goods and services on city streets.

Policy Recommendation: Develop rules regulating all truck or trailer delivery times in all districts and construction sites. The town shall develop rules regulating truck or trailer delivery times to all zones or constriction sites during the late evening, early morning, and nighttime hours to reduce the noise generated by freight traffic.

Objective 1.3: Prevent new development from raising noise levels to harmful levels.

Policy Recommendation: New development shall include noise attenuation measures to minimize increases in local ambient noise to acceptable levels. New developments that are considered noise sensitive shall not be located in the proximity to existing noise generating uses where the existing noise levels are considered incompatible with the proposed use.

Objective 1.4: Reduce existing noise pollution sources.

Policy Recommendation: Incorporation of noise abatement design measures in all street and roadway improvement projects. The County public works department shall review all roadway improvement plans within the TCSD boundaries to ensure the incorporation of noise abatement measures. New street layouts and redesign street projects shall be assessed for noise impacts.

Policy Recommendation: All outdoor recreational areas and public facilities in residential neighborhoods shall incorporate noise attenuation barriers such as a row of dense vegetation if day-night noise levels exceed 60 dba.

Chapter 11:
OPEN SPACE, CONSERVATION, & SAFETY ELEMENT

INTRODUCTION

The following chapter contains goals, objectives, and policy recommendations for conservation, open space, and safety. Issues addressed by these elements have been combined because of their relationship to the natural environment. Conservation and open space deal primarily with the protection and preservation of natural resources. The element recognizes that development is basically irreversible, and that long-range planning is imperative in keeping valuable natural resources available for future generations. Open space and conservation are viewed as having the common goal of retaining valuable resources in the community while providing recreational opportunities.

Safety issues deal primarily with protecting the community from natural occurrences such as flooding, landslides, and seismic activity. By acknowledging and determining where there are high risks of natural disasters, Templeton can effectively assess dangerous areas for future development.

ISSUES

A major concern in Templeton is westward development onto prime agriculture land. Restricting growth from occurring outside the Templeton Urban Reserve Line (URL) will preserve scenic and valuable agriculture land, space for passive recreational opportunities, and provide physical separation from neighboring cities. If the cities of Paso Robles and Atascadero expand closer to Templeton, distinction between these communities will be in jeopardy so it is critical that this issue is addressed now.

There currently is no designated open space land in Templeton. At the visioning workshop in December, many community residents identified agricultural land as open space. An open space land use designation provides a community with areas to remain unimproved and open for public enjoyment. For example, integrating land adjacent to riparian corridors with a system of passive trails could buffer the corridor from more intense development and provide the community with scenic walking paths.

There are a few areas of Templeton subject to seasonal flooding. Many unpaved street corners and parcels without adequate swales or gutters overflow with rainwater.

Earthquakes are the most serious threat to safety in the community. In the past

two years, two large earthquakes have occurred within close proximity. Numerous structures in neighboring Paso Robles incurred substantial damages during an earthquake in December 2003. Templeton currently has several buildings in its Old Town may not be equipped to withstand a severe earthquake.

GOALS, OBJECTIVES, AND POLICY RECOMMENDATIONS

GOAL 1: PRESERVE RURAL CHARACTER

Objective 1.1: Create a greenbelt surrounding Templeton to focus development within the URL.

Policy Recommendation: Incorporate existing agricultural contracts around Templeton's URL and CSD into the greenbelt and encourage the County to increase the number of agricultural preservation contracts (Figure 11-1). Because the greenbelt will be outside the community's URL, Templeton will have to work with the County of San Luis Obispo to obtain and renew agricultural contracts and continue to preserve these areas for agriculture.
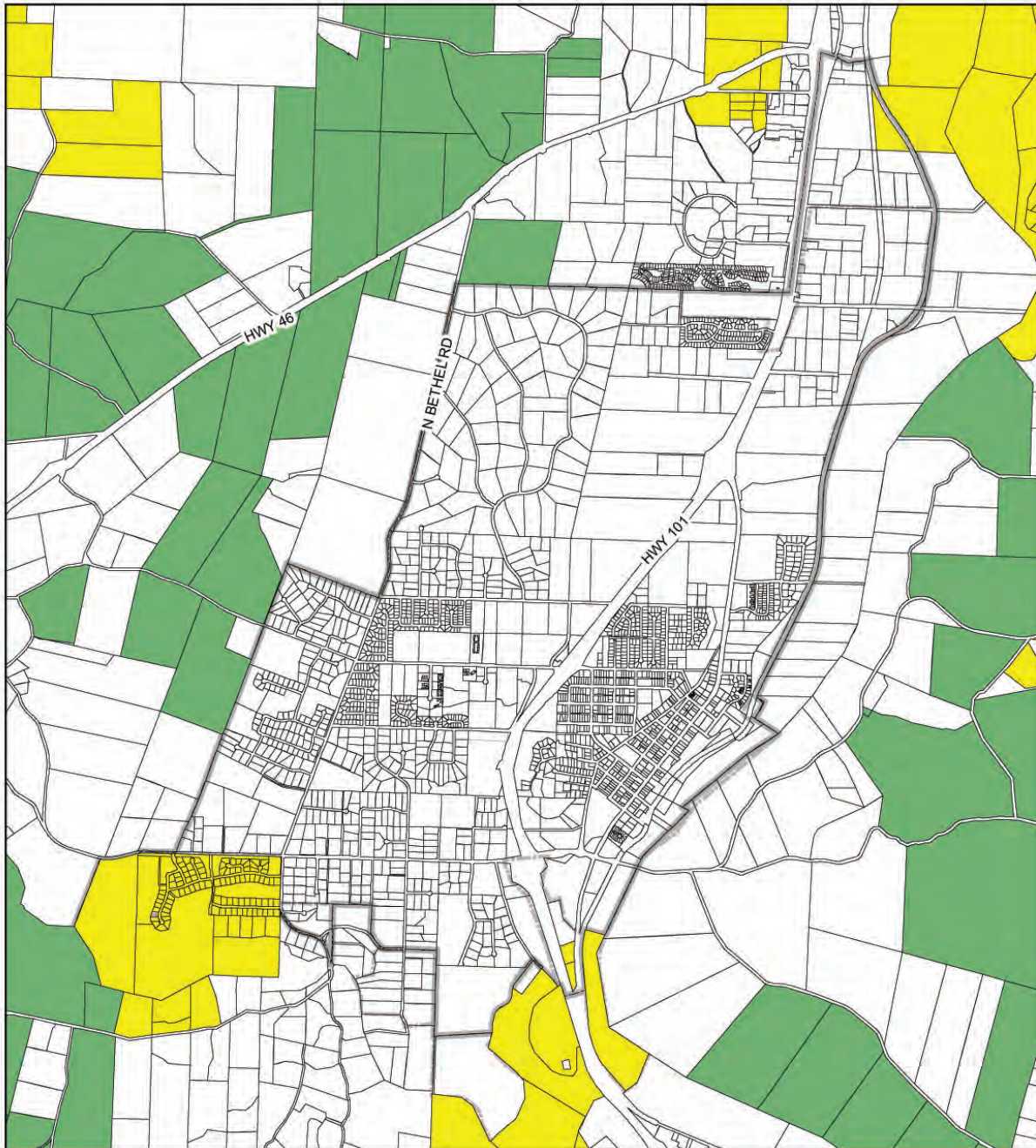
Policy Recommendation: Allow non-intrusive recreational uses and open space within the greenbelt to create a mix of uses. This avoids monotony within the greenbelt and allows for some public use of the land. Some of the parcels preserved in the greenbelt will offer equestrian, bike, and pedestrian trails while others could offer passive parks with only minor alterations to the land (Figure 11-2, Figure 12-3).

Objective 1.2: Restrict development to avoid steep hillsides, floodplains, riparian habitat (Figure 11-4).

Policy Recommendation: All development affecting riparian areas will require a 50-foot setback from the water resource and the dedication of an easement which may be used for public paths. Development will also be restricted from any slope greater than 20 percent. These measures will help protect Templeton's natural features from negative impacts of development.

GOAL 2: PRESERVE AND ENHANCE THE QUALITY OF LIFE FOR PRESENT AND FUTURE GENERATIONS OF TEMPLETON RESIDENTS

Figure 11-1: Existing Agriculture Preserves

Source: SLO County Planning Department, 2004.

N
W — E
S

0   0.25   0.5   1
                              Miles
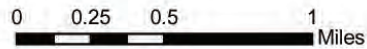
Templeton URL

Templeton CSD

Land in NonRenewal

Land in Agricultural Preserve

Land in Williamson Act Contract

Figure
11-2 (left):
Agricultural
Uses in a
Greenbelt

Figure 11-3
(right):
Equestrian
Path in a
Greenbelt

Figure 11-4:
Develop-
ment Con-
straints

Figure 11-4: Templeton Constraints

Source: SLO County Planning Department, 2004.

	Templeton URL
	Templeton CSD
	Flood Hazard
	50' stream buffer
	Steep Slopes > 20%

Objective 2.1: Designate open space areas within the community.

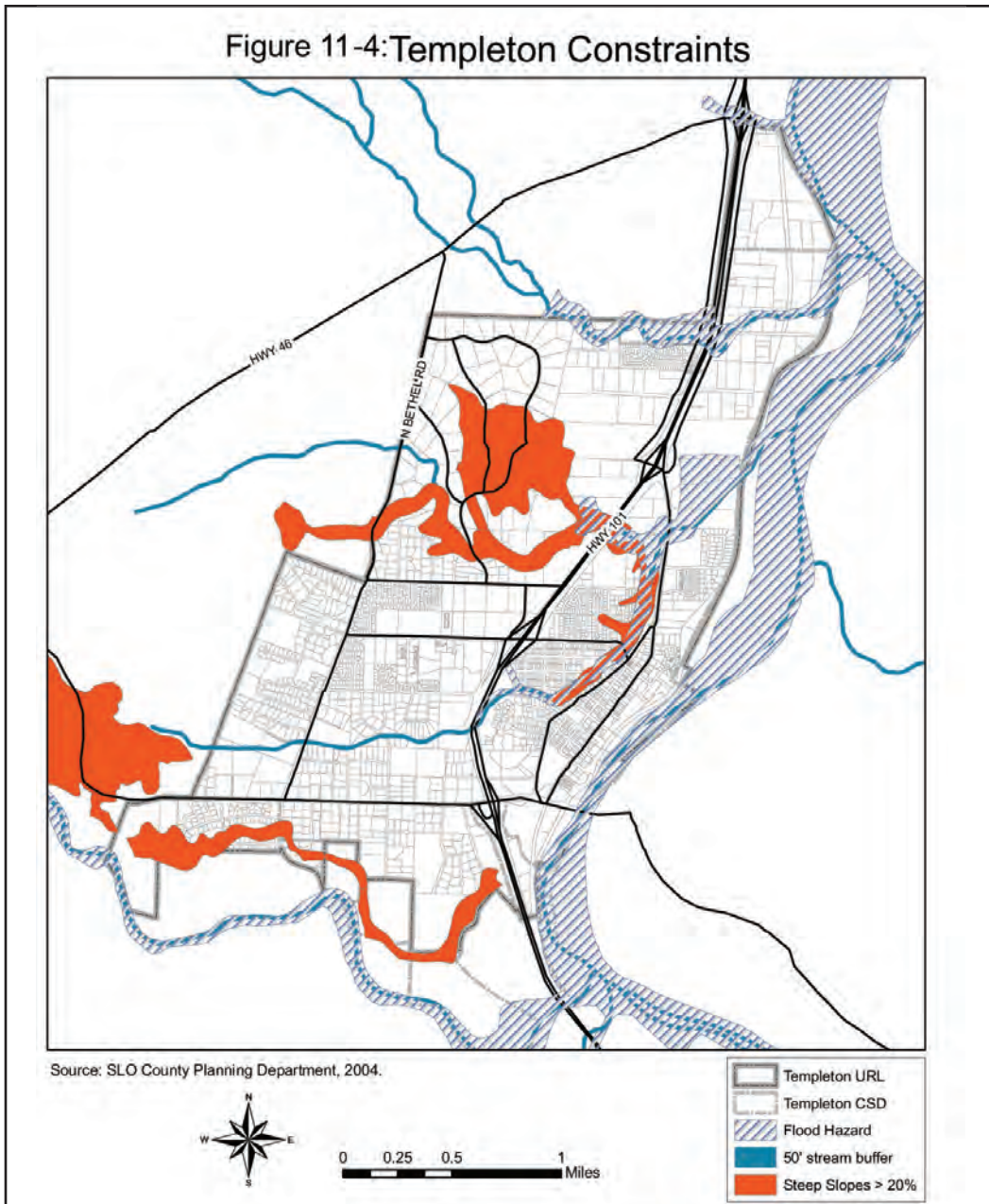Policy Recommendation: Dedicate approximately 344 acres of land for open space, including the proposed greenbelt (Ch 4 Application of Smart Growth Principles to Templeton 2030, Ch 5 Land Use Element).

Objective 2.2: Encourage the preservation of limited resources.

Policy Recommendation: Continue tradition of educating the community about conservation strategies for limited resources, especially water. Non-renewable and limited resources need to be preserved in order for future generations to provide for future generations. The Templeton Community Services District maintains a website (located at http://www.templetoncsd.org/water.html) which contains facts and tips about water use and conservation methods. This informative tool and environmental awareness in the Templeton Unified School District curriculum will help keep the community informed about important resource issues.

Policy Recommendation: Utilize the Environmental Protection Agency's "Best Management Practices for Storm Water Discharge and Water Reuse" to conserve and recycle water. Retention ponds, planted medians, water reuse programs, and storm water ponds conserve and manage storm water and runoff.

GOAL 3: PROMOTE THE HEALTH AND SAFETY OF ALL TEMPLETON RESIDENTS

Objective 3.1: Reduce the potential for damages related to a natural disaster.

Policy Recommendation: Increase public awareness of natural disaster preparedness. An important and proactive way to improve public safety is through education about what to do in the event of a natural disaster. Having a community plan of action will improve community preparedness and overall safety. Evacuation routes and "safe places" should be established and relayed to the public.

Policy Recommendation: Retrofit unreinforced buildings to decrease the likelihood of damage to buildings and loss of human life in the event of an earthquake or other land movement (Figure 11-5). Unreinforced buildings, including a couple in Templeton's Old Town, are more likely to suffer structural damage, economic loss, and may pose a serious threat to public safety.

Figure 11-5:
Unrein-
forced
Masonry
Building

Chapter 12:
RECREATION & COMMUNITY SERVICES ELEMENT

INTRODUCTION

The Recreation and Community Services Element focuses on needs for future parks, recreational facilities, and improving community services. The overall goals for recreation and community services in the community of Templeton are to provide an adequate amount and distribution of recreational facilities as well as vital community services. This element describes goals, objectives, and policy recommendations that will guide provision of recreation and community service needs and improvements of existing facilities.

The Recreation and Community Services Element is consistent with the other elements of the Templeton 2030 Community Plan. The element relies on the Land Use Element to provide acreages for community facilities including parks, schools, and emergency services, and on the Population and Housing Element to determine population projections (Ch 5 Land Use Element, Ch 8 Population and Housing Element).

ISSUES

RECREATION

There are 3 primary issues concerning parks and recreation that must be addressed. The first issue deals with the amount of available parkland. Currently, Templeton has 14 acres of combined parkland; there is a need for 45 total acres, a 31 acre deficit. As the population of Templeton grows, the demand on current facilities will increase.

Templeton schools have 14 acres of parkland that are not always available to the public. Without the use of this land, sports programs for youth, teens, and adults throughout the community are forced to share the other 14 available acres within Templeton (Figure 12-1).

Aside from parkland, there is also a need for a multi-use trail system. Trails currently in place do not connect to one another, nor do they lead to recreational, educational, or community services.

Figure 12-1:
Existing Park
Conditions in
Templeton

COMMUNITY SERVICES

In the past, over-enrollment in Templeton schools has led to the placement of students in temporary structures. Enrollment in Templeton schools is beginning to decline in number of students, but with the future population projected to increase, capacity of existing schools will be threatened. If enrollment reaches 2,900 students, the use of temporary structures will no longer be adequate and another school will be necessary.

Templeton is underserved by San Luis Obispo County library services. This growing community of over 7,000 people (CRP Land Use Survey, 2004) only has access to a bookmobile a couple times a month. A permanent public library facility is needed to support educational facilities and will improve the quality of life in Templeton.

Current community services pose some future issues if they are not dealt with and planned for. The most important community services issue is the location of the Templeton Fire Department. The current fire station in Templeton is on the east side of town. This means that the entire west side of Templeton may be cut off from fire service if Highway 101 should collapse. In the future, with population increases and boundaries expanding, there will be a need for a new fire station located on the west side of town to achieve adequate fire services coverage with appropriate response times.

The Medical Node, including the Twin Cities Community Hospital in Templeton, provides health services to the entire North County region. It is important that the hospital and other medical industries in the area remain there.

GOALS, OBJECTIVES, AND POLICY RECOMMENDATIONS

GOAL 1: PROMOTE RECREATIONAL OPPORTUNITIES FOR ALL AGE GROUPS.

Objective 1.1: Provide recreational facilities accessible and suitable for the needs of the growing population.

Policy Recommendation: Obtain greater funding to increase recreational facilities and programs. Collaborate with local and state governments to obtain funding which can be used to supplement the creation of additional park and recreation facilities. Focus groups and workshops could be created to discern exactly which facilities are the most desired and how much residents would be willing to donate or pay for the facility.

Policy Recommendation: The County of San Luis Obispo should apply for state, federal, and private grants to be used towards recreation facilities and programs in Templeton. Should a grant writing or appropriate technical writing course be offered at Cal Poly or Cuesta College, a partnership between the TCSD and students could result in additional funding opportunities for the TCSD.

Policy Recommendation: Set aside a portion of development fees collected for projects within the town and acquire a percentage of San Luis Obispo County's General Fund to form a Templeton Parks fund. This will allow for the expansion of current facilities and future construction of new facilities.

Objective 1.2: Maximize the use of existing facilities and establish additional facilities appropriate for all age groups.

Policy Recommendation: Provide lighting in existing and future park facilities to alleviate scheduling conflicts for community sports at public fields. Limit lighting to specific hours and design standards in order to preserve the night sky (Figure 12-2).

Figure 12-2:
Evers Sports
Park

Policy Recommendation: Make park facilities on school grounds more available to community recreation programs. Regulate times of use in order to increase usable hours, or establish a deposit or usage fee to prevent deterioration of fields.

Policy Recommendation: Provide additional park acreage to meet NRPA standards for neighborhood and community parks (Table 12-1). Designate parkland in the areas which have the most need and ensure equal distribution throughout the entire community (Figure 4-2, p. 57).

Table 12-1 Templeton's Immediate Park Needs					
Type of Park	NRPA Standard[1]	Existing Pop	Calculated Need	Existing Acreage (2005)	Deficiency (in acres)
Neighborhood Park	1 acre	7,859	8	2.5	5.5
Community Park	5 acres	7,859	40	11.5	28.5
Total	6 acres	7,859	48	14	34

1) *National Recreation and Park Association standards are in acres/1000 population*

Policy Recommendation: Create a multi-use trail system that links recreational, educational, and commercial cores throughout the community. This will create safer pedestrian routes throughout the community while providing needed recreational trail space.

<u>Policy Recommendation</u>: Construct the Templeton segment of the Juan Bautista de Anza Trail, connecting to the local trail system as well as the "Old Town Walk" (Figure 12-3, Ch 4 Application of Smart Growth to Templeton 2030, and Ch 6 Urban Design Element).

<u>Policy Recommendation</u>: Provide additional recreation opportunities such as Frisbee golf, tennis courts, or an outdoor bicycle recreation area (Figure 12-4). This will provide more after school and weekend activities for the whole family.

Figure 12-3: Old Town Walk

GOAL 2: PROVIDE ADEQUATE EDUCATIONAL FACILITIES TO ACCOMMODATE THE GROWING POPULATION OF SCHOOL-AGE CHILDREN.

Figure 12-4: Outdoor Bicycle Recreation Area (Source: Peach Tree City, Georgia)

Objective 2.1: Increase the amount of classroom space, as well as the number of schools as needed in the future.

<u>Policy Recommendation</u>: When appropriate, construct a new high school on North Main Street (Figure 12-6). This location may successfully handle the increased traffic volume and is located in close proximity to other nodes of the community.

<u>Policy Recommendation</u>: Replace temporary structures with permanent classroom buildings. This will ensure more permanent classroom space as the school population grows until eventually a new high school may be built to accommodate the future student population of 5,250 (Figure 12-6, and Ch 9 Population and Housing).

Objective 2.2: Increase funding for public schools.

<u>Policy Recommendation</u>: The Templeton Unified School District should apply for additional state, federal, and private grants to be used towards school facilities and programs.

<u>Policy Recommendation</u>: The County of San Luis Obispo should review school impact fees and consider allocating more money from development fees into the Templeton Schools fund.

Objective 2.3: Establish a public library.

<u>Policy Recommendation</u>: Establish a public library at the intersection of Vineyard and Main Streets (Figure 12-5, 12-6). This location is adjacent to three out of the four existing schools and will be an extremely valuable resource for education and personal enrichment within the community.

GOAL 3: PRESERVE EXISTING HEALTH SERVICES AND ENSURE ADEQUATE FIRE SERVICES TO SERVE THE COMMUNITY.

Objective 3.1: Support and preserve existing medical facilities.

<u>Policy Recommendation</u>: Development in the Medical Node shall preserve professional medical uses within the district. Ancillary uses will be allowed in order to make the Medical Node a more dynamic place and provide employees in the area with shopping and living space opportunities (Ch 5 Land Use Element).
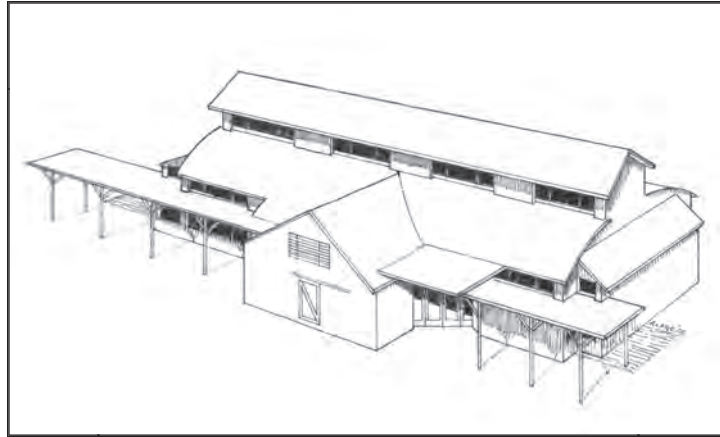
Figure 12-5: Proposed Templeton Community Library (Source: Robert Louis McCormick, M.Arch)

Figure 12-6: Community Services

1 Vineyard Elementary
2 Templeton High
3 Templeton Middle School
4 Templeton Elementary
5 New School
6 Existing Fire Station
7 Sheriff Station
8 New Fire Station
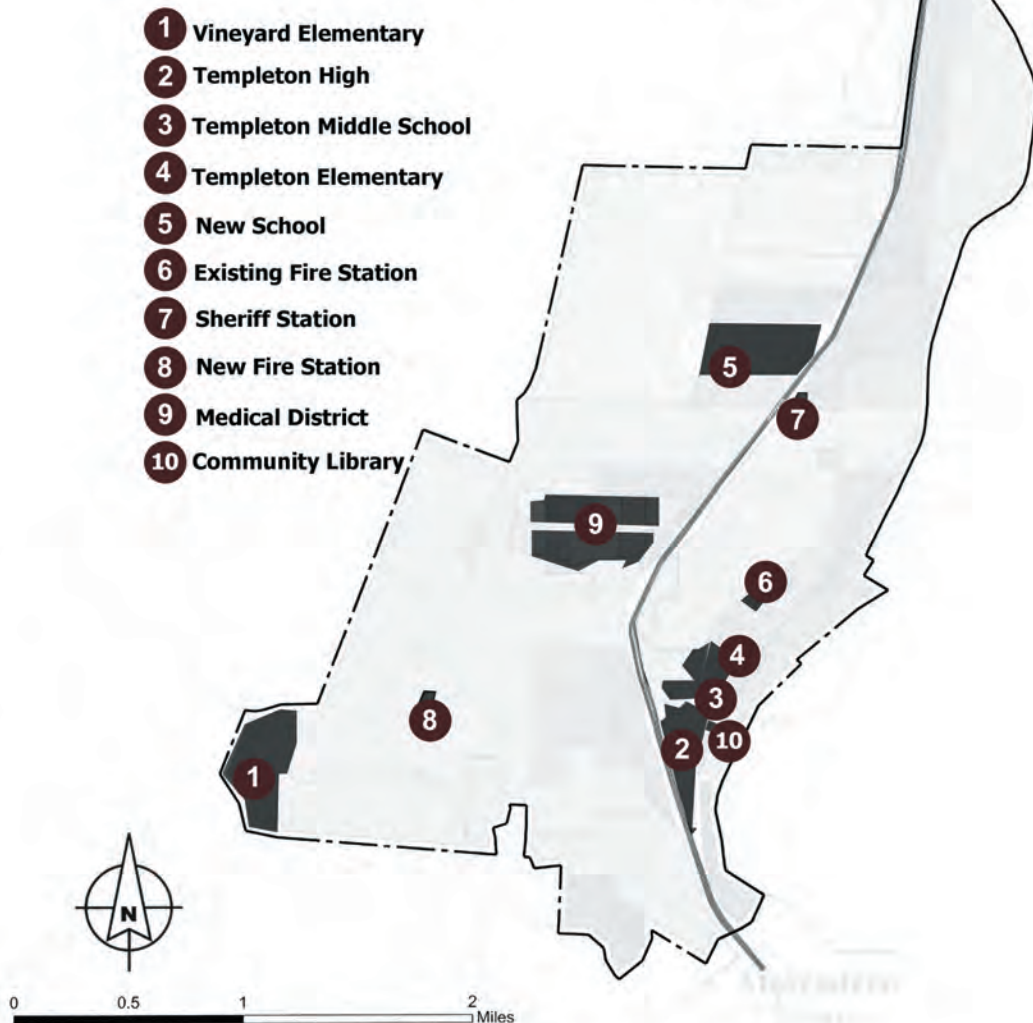9 Medical District
10 Community Library

Figure 12-5: Proposed Templeton Community Library (Source:

Objective 3.2: Establish a new fire station.

<u>Policy Recommendation</u>: Establish a new fire station at the intersection of Vineyard Drive and Bethel Road (Figure 12-6). A strategically placed station location means improving community safety as emergency response times will be reduced and both sides of the community would be able to receive fire protection should Highway 101 collapse.

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APPENDICES

APPENDIX 2-1: COMMUNITY WORKSHOP POSTER

APPENDIX 2-2: COMMUNITY WORKSHOP AGENDA

Templeton Community Visioning Workshop
Monday December 6, 2004; 7:00PM
Templeton Community Center

Presentation by
Fourth Year Community Planning Lab
City and Regional Planning Department
Cal Poly, San Luis Obispo

AGENDA

Project Introduction	Zeljka Howard

7:00 Presentation of Findings

• Introduction, Historic Resources	Albert Gonzalez
• Natural Environment	David Duda
• Population, Housing, Land Use	Brian Glodney
• Economic and Fiscal Development	Leah Price
• Circulation, Noise, Public Facilities and Services	Karlo Felix

7:45 Questions and Comments	Albert Gonzalez

8:00 Templeton Visioning Workshop

• Workshop Overview	Corinne Rosenblum
• Visioning Exercise (Vision Statement, Key Issues)	
• Consideration of Development Types	

Table Facilitators:

Aaron Brownwood	Lisa Jabuka
David Davenport	John Kearns
Matt Diaz	Michelle McCready
Jane-Marie Fajardo	Steve Rosen
Jose Herrera	Paul Sittig

8:50 Table Presentations

9:15 Concluding Remarks	Zeljka Howard

The City and Regional Planning Community Planning class has spent 3 months studying the past trends, present characteristics and future prospects of Templeton. Tonight's presentation will cover these findings followed by an interactive visioning workshop. Your input and feedback will help in the next phase of planning.

APPENDIX 2-3: IMAGE SURVEY

CAL POLY

City and Regional Planning Department

Visual Preference Study

Interviewer: _Azcarr_   Location: _____   Interview # _1_

This is a class assignment required for Cal Poly's Community Planning Laboratory (CRP 411) in the City and Regional Planning Department. There are no "right" or "wrong" answers to these questions as our study is looking for an overall understanding of your aesthetic preferences for future development in Templeton.

We appreciate your help and time in responding to this interview. Thank you!

Please, take a minute to evaluate each of the images below. Then make a circle around the value that best expresses your preference for new development in Templeton. Please comment on the features you like, and those you dislike.

Less appropriate   -3   -2   -1   1   ②   3   More appropriate

Features you like: _the trees._

Features you dislike: _White fence is not large enough._

Less appropriate   -3   -2   -1   1   ②   3   More appropriate

Features you like: _Height of second story, + double car garage._

Features you dislike: _not enough large trees._

Less appropriate   -3   -2   ⊖1   1   2   3   More appropriate

Features you like: _NONE_

Features you dislike: _Looks like Irvine, not Templeton, to close together._

The survey continues on the reverse side of this page.

Less appropriate   -3   -2   -1   1   ②   3   More appropriate

Features you like: _Very active_

Features you dislike: _____

Less appropriate   -3   -2   ⊖1   1   ②   3   More appropriate

Features you like: _the parking_

Features you dislike: _looks like a ghost town_

Less appropriate   -3   -2   -1   1   ②   3   More appropriate

Features you like: _windows_

Features you dislike: _No trees_

Less appropriate   -3   ⊖2   -1   1   2   3   More appropriate

Features you like: _all the windows_

Features you dislike: _looks like Irvine._

195

APPENDIX 2-4: COMMUNITY WORKSHOP II INVITATION

February 4, 2005

Todd Fawley
495 Foothill Blvd
San Luis Obispo, CA 93407

Dear Todd Fawley,

Please join us in a community visioning workshop hosted by the Templeton Community Services District and students of the City and Regional Planning Department at Cal Poly State University. The workshop will be held on February 16th to discuss future growth and development options for Templeton. At this workshop students in the Community Planning Laboratory of the City and Regional Planning Department will present two growth scenarios and conduct a workshop to obtain comments and suggestions from the participants. These scenarios were guided by research about Templeton's past growth and future potential as well as comments received from participants of the Visioning Workshop conducted in December 2004

The students are in the final stages of a five month long project to develop a community plan for Templeton which will outline different avenues that the community may take to accommodate new growth, enhance the quality of life, and bring increased vitality to the community. The class is working in cooperation with the San Luis Obispo County Planning and Building Department, the Templeton Community Services District, and the Templeton Area Advisory Group.

As a member of the local community, your views are particularly valuable. We greatly appreciate your participation and comments regarding our findings. Please join us at 7:00 pm on Wednesday February 16, 2005 in the Templeton Community Center at 601 Main Street. Should you have questions about this meeting, please, call me at 756-1507 or e-mail me at zhoward@calpoly.edu.

We look forward to seeing you at the meeting.

Sincerely,

Zeljka Howard, Faculty Advisor
City and Regional Planning Department