



# Templeton 2004

## Community Profile

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



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# **TEMPLETON 2004: COMMUNITY PROFILE**

Prepared by

CRP 410: Community Planning Laboratory  
City and Regional Planning Department  
College of Architecture and Environmental Design  
California Polytechnic State University, San Luis Obispo

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## **PREFACE**

The Templeton 2004: Community Profile was prepared as a class project by the fourth year Community Planning Laboratory of the City and Regional Planning Department at California Polytechnic State University, San Luis Obispo. This document is the product of the first phase of the class project, representing 10 weeks of research about the existing conditions and future possibilities of the community of Templeton, California. The students will use this study during the second phase of the class project in preparation of a community plan. The final class product will be a community plan to guide development in Templeton for the next twenty-five years.

This document was prepared in cooperation with the San Luis Obispo County Planning and Building Department, Templeton Community Service District, and members of the Templeton Area Advisory Group.



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## **EXECUTIVE SUMMARY**

### **HISTORY**

Templeton was founded in 1886, the same year in which the Southern Pacific Railroad established the end of the line in the community. The community evolved as a typical railroad boomtown with a core downtown district featuring bustling commercial activity. Growth in the community slowed after the railroad expanded south. Many structures of historic significance remain and exemplify the character of Templeton in its early years. Templeton residents are concerned about future preservation of the community's historic resources.

### **LAND USE**

The Templeton Urban Reserve Line includes 2,911 acres, with approximately 2,240 of those acres served by the Templeton Community Service District (TCSD). Based on the City and Regional Planning class Land Use Survey conducted for this project, residential uses dominate the community. Approximately sixty-nine percent of the total land has been developed with residential uses. An additional 316 acres have been developed with commercial retail and industrial uses, 175 acres with public facility uses, and 16 with recreational uses.

Potential partial community growth over the next thirty years was projected by applying Templeton's current land use categories and midrange density to vacant parcels. Full buildout projections take into consideration replacement potential of all parcels and the addition of secondary residential units. According to the projections, the total population in Templeton could reach 15,709 within the next thirty years. Additional water resources and other public facilities will be necessary to accommodate the projected population.

### **POPULATION AND HOUSING**

Templeton has 7 percent less workforce residents, and 10 percent more school-aged residents than the countywide average. However, a recent study commissioned by The Tribune indicates that thousands of wealthy retirees from more urbanized parts of California may pour into the County in the near future.

The Templeton median household income is \$53,438. In October 2004, the median home price in Templeton was \$520,000. Approximately only 12 percent of County households earn the \$126,000 annual income required to afford a median priced home

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in Templeton.

There are currently 2,705 residential units in Templeton. Should residential projects currently in the development review process be constructed by 2010, Templeton's population of 7,859 could increase to approximately 11,104.

Due to water constraints, the growth rate in Templeton is expected to decrease to about 2.3 percent after 2010. At this growth rate, Templeton will reach full buildout in the year 2036, with a population of about 15,709. At full buildout, there could be 5,046 dwelling units in Templeton.

## ECONOMIC DEVELOPMENT

Templeton is located between two incorporated market and employment centers, Paso Robles and Atascadero. The variety of commerce in these cities results in leakage from Templeton businesses.

Currently there are only 1.03 jobs per housing unit and only 17 percent of Templeton residents work in the community. Anchored by the Twin Cities Community Hospital, health-related facilities are the largest employers in Templeton. The second largest employer is the agriculture sector.

Seventeen percent of all land in Templeton allows for commercial development. The amount of commercial land per capita is similar to Paso Robles, and is greater than any other unincorporated community in the County. If current trends continue all of the vacant commercial parcels may be absorbed by the year 2014.

Constraints to economic development include lack of additional water resources, jobs housing imbalance, and competition from neighboring cities. Opportunities in Templeton include its immediate highway access, viticulture industry, strong community purchasing power, active Main Street and Old Town, and 564 acres of undeveloped land.

## COMMUNITY SERVICES

The community has 14 acres of parks as well as 14 acres of recreation facilities. The national standards require 46.5 acres of parkland for a population of Templeton's size, leaving the town 18.5 acres short. Even with this shortage of parkland, Templeton offers a wide variety of recreation and community services ranging from public concerts to

youth sports programs. Deficiency in facilities increasingly causes scheduling conflicts.

The Templeton Unified School District has 2,672 students enrolled, while its capacity is approximately 2,220 students. This over enrollment forces the schools to use modular buildings as classrooms. However, current enrollment is down from last year and if this trend continues additional permanent classrooms may not be needed.

Health and public safety services are adequate due to the proximity of the San Luis Obispo County Sheriff’s North Station, ambulance staging grounds, and the range of health services readily available in the Medical District.

## CIRCULATION AND NOISE

US Highway 101 bisects Templeton. State Highway 46 runs west, just north of the community. There are a few major interchanges and intersections that are nearing unacceptable levels of traffic.

Transit services, including regional bus and ridesharing programs, are fairly limited. Some specialty transit services are available for senior citizens, and disabled persons. Demand for public transit services is anticipated to increase as Templeton approaches build-out.

Existing pedestrian amenities and bike lanes are not connected to each other. San Luis Obispo County has proposed pedestrian pathways and bikeways in Templeton. The implementation of these plans would greatly increase the multi-modal accessibility in the community.

In Templeton some areas of potential noise issues include the Highway 101 and the Union Pacific Railroad corridors. With the anticipated future increase in population, noise conditions in Templeton are expected to change and increase.

## PUBLIC FACILITIES AND UTILITIES

The TCSD provides water services to residential, commercial, and recreational land uses within an approximately 3.5 square mile service area. The TCSD Water System Master Plan is currently being updated by the Wallace Group.

Anticipated water resources include participation in the Nacimiento Project, which

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will provide water for approximately 250 dwelling units, and 125 acre-feet of water per year for storage. Additional water storage tanks are in various stages of the design and approval process.

Typically older areas of the community, without curb and gutters, experience stagnant water after storm events. The development review process of proposed projects and expansion of curb and gutters will determine the impacts of future runoff.

Presently the Templeton Fire Department's one fire station is staffed by a fire chief, a deputy chief, and served by 25 volunteers. A second fire station, to better serve the west side of the community, will be built in the next 2 to 3 years.

Templeton has curbside refuse and exceptional recycling programs in place. The nearby Chicago Grade Landfill is adequate for the time being, but future capacity will rely on permits that allow for expansion of the facility.

## CONSERVATION, OPEN SPACE, AND SAFETY

Although only 3 percent of the land within the TCSD boundary is used for agriculture, many farms, vineyards, and pastures surround the community. A minority of agricultural parcels surrounding Templeton are under agriculture preserves, such as Williamson Act contracts.

Open space is a vital component of any town, not only for aesthetic purposes, but for recreation and natural habitat as well. Open space can include land used for protection of natural resources, managed production of resources, outdoor recreation, and for the protection of public health and safety.

Current air quality meets state and county standards. The recent trash-burning ban may modestly improve the air quality.

In Templeton some of the major safety issues are flooding, fire, and geologic hazards. Earthquakes and related geologic hazards may pose a significant threat to structural integrity and safety within the community. Through the development review process, proposed development in Templeton should meet necessary safety standards. Historic structures may consider retrofitting in order to ensure their future preservation.







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# INTRODUCTION

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## **PURPOSE AND SCOPE**

This background report is a summary of existing characteristics and future prospects of the community of Templeton, California. The purpose of this background report is to provide an informative basis for the preparation of a community plan, a significant expression of community values and goals that will influence development in Templeton over the next 25 years.

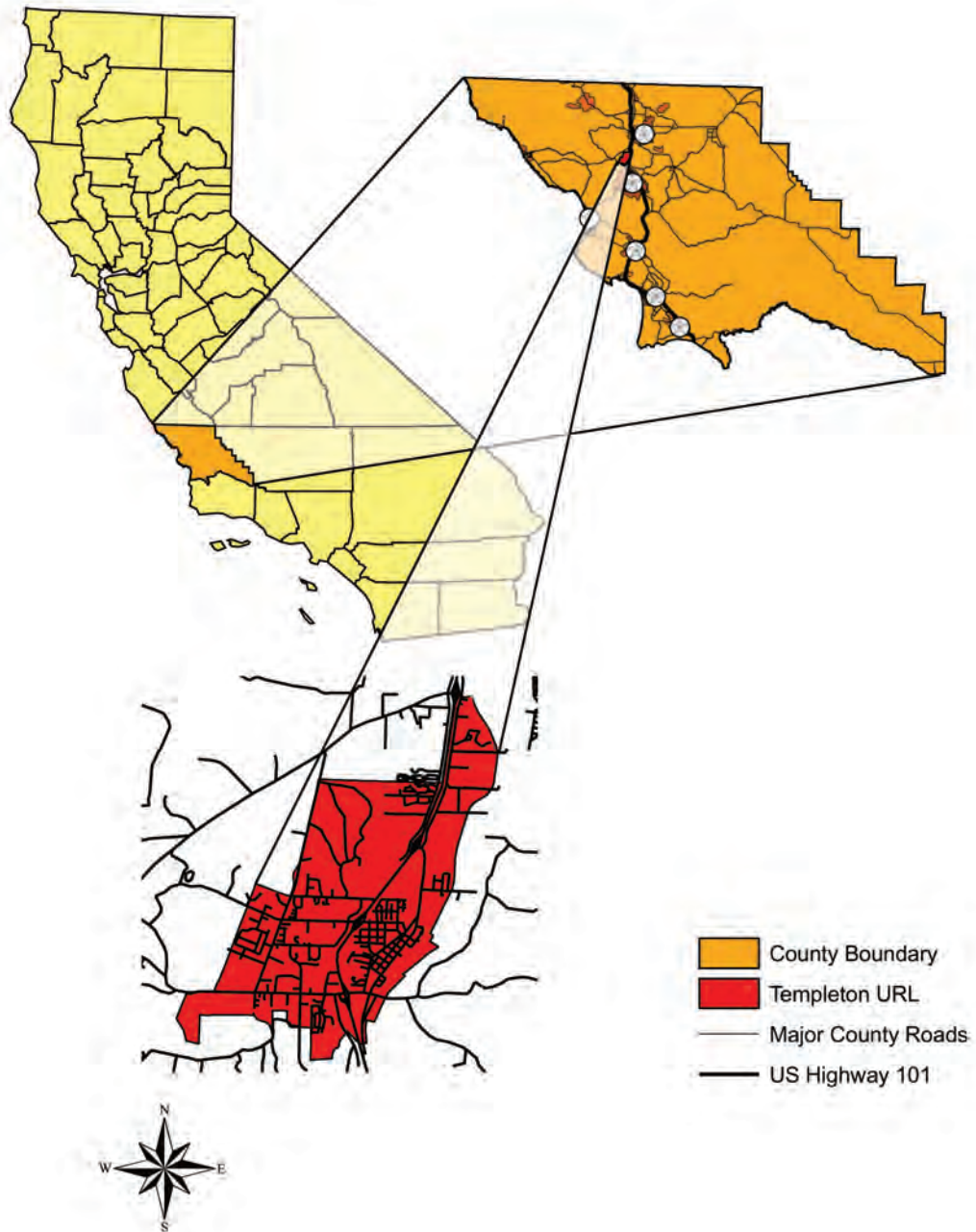
As an unincorporated community, Templeton is subject to the San Luis Obispo County General Plan. The adoption of a Community Plan for Templeton would require an amendment to the Salinas River Area Plan and possibly an amendment to the Templeton Community Design Plan. The Salinas River Area Plan and the Design Plan are the sections of the San Luis Obispo County General Plan Land Use Element that pertain specifically to the community of Templeton. The information provided in this report would assist the County in updating the General Plan. This background report was prepared in accordance with the State of California Office of Planning and Research General Plan Guidelines and is organized into the following chapters: History; Land Use; Population and Housing; Economic and Fiscal Development; Community Services, Circulation and Noise, Public Facilities and Utilities; Conservation, and Open Space and Safety.

## **LOCATION**

The community of Templeton is located in northern San Luis Obispo County within the Central Coast region of California. This community of 7,859 residents spans approximately 4.7 square miles between the cities of Paso Robles and Atascadero. Paso Robles, with approximately 27,000 residents, includes a strip of 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 22 miles south. All of these communities are located along the U.S. Highway 101 corridor.

Geographically, Templeton is defined by the Salinas River to the east, agricultural lands to the west, Paso Robles and CA State Highway 46 West to the north, and Santa Rita Creek to the south. U.S. Highway 101 bisects the community and is the primary coastal route between San Francisco and Los Angeles.

*Figure I-1: Location Map*



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## **REGULATORY FRAMEWORK**

### **COUNTY JURISDICTION**

Templeton is an unincorporated community governed by San Luis Obispo County. The County is governed by the San Luis Obispo Board of Supervisors, a panel of five elected representatives. Each member represents a particular district of the County.

The County's General Plan, including the Salinas River Area Plan and the Templeton Community Design Plan, is the official policy document that guides all future development within the unincorporated areas. All County policies and implementation measures must be consistent with the General Plan. The County is responsible for a variety of services in Templeton, including police, surface street maintenance, issuance of all building permits, and inspection of projects corresponding to those building permits. The County offers many special programs including tenant/landlord disputes, neighborhood preservation, abandoned vehicle abatement, community cleanups, and hazardous tree removal.

### **TEMPLETON AREA ADVISORY GROUP**

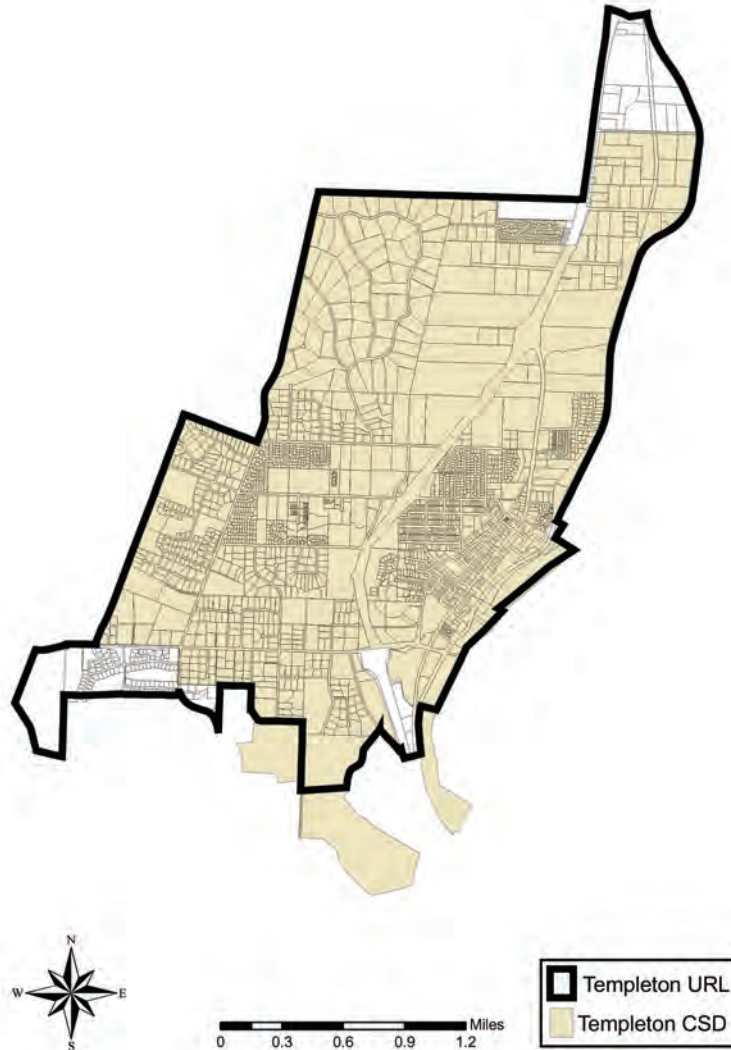
The Templeton Area Advisory Group (TAAG) was established in 1993. TAAG is a volunteer board comprised of residents within the TCSD service area and/or the Templeton Unified School District (TUSD) boundary. TAAG's purpose is to solicit input from the public and provide recommendations to the San Luis Obispo County Building and Planning Department for projects undergoing development review. TAAG meets on the third Thursday of every month at 7:00p.m. in the TCSD boardroom, (206 Fifth Street in Templeton), located at the corner of Fifth and Crocker Streets.

### **TEMPLETON COMMUNITY SERVICE DISTRICT**

In 1976 the Templeton Community Service District (TCSD) was created under the Community Service District Law, California Government Code §61000 et. seq. The 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 refuse collection.

A five-member Board of Directors is the legislative body of the TCSD. Elections are held every two years to elect members to serve four-year terms. The TCSD has eleven full-time employees. The TCSD also employs four or more part-time and temporary workers. Engineering work is contracted to the Wallace Group, an engineering and planning firm in San Luis Obispo.

*Figure I-2:  
Urban Reserve Line and  
Community Service District Boundary*

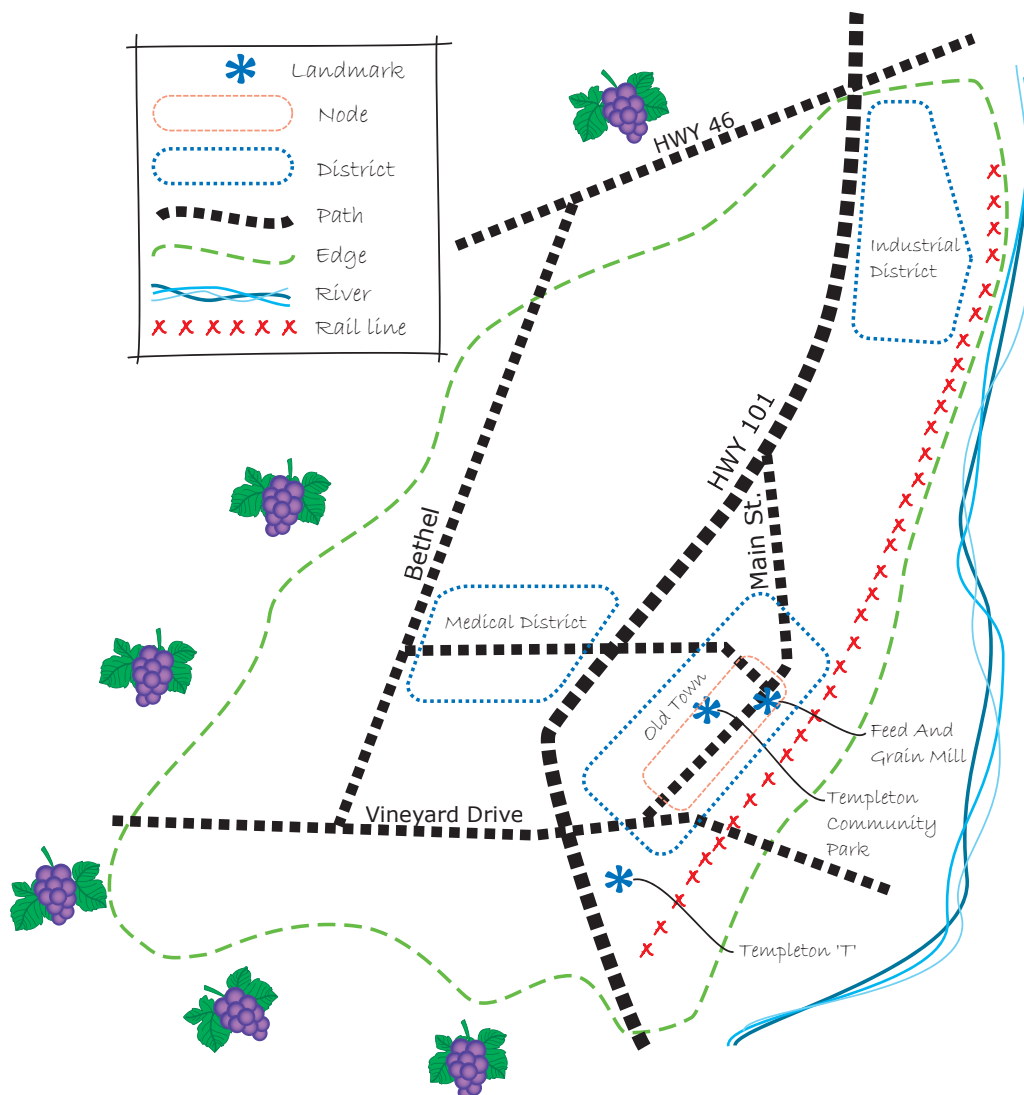




## COMMUNITY CHARACTERISTICS

Templeton is located in one of California's premier wine producing regions and is surrounded by valuable farmland. Vineyards were established in the area long before Templeton's founding in 1886. In that same year the Southern Pacific Railroad established the end of the line in the new community. Typical of railroad boomtowns, Main Street runs parallel to the train tracks, and blocks are formed in rectangular grids. This original area of town flourished with the railroad. In the late 1890's however, the tracks extended south and trains ceased stopping in the town. For decades growth remained slow.

Figure i-3 : Defining Features



Present day Templeton is a growing community with a rich historic identity and proud agricultural tradition. Over the last decade Templeton has experienced tremendous growth pressures. One factor contributing to growth is the attractiveness of the community's unique character. Templeton's independent businesses, historic architecture, natural beauty, and community events, foster a sense of membership and quality of life that is far too uncommon these days. As demand for housing in San Luis Obispo County rises, Templeton is on the verge of major change.

Templeton's defining characteristics can be organized using the five basic elements described in Kevin Lynch's *The Image of the City*: paths, edges, districts, nodes, and landmarks. Paths are the routes along which people are moved. Edges are boundaries or barriers that divide spaces into separate areas. Districts are significant sections of the city with character that is identifiable while within the district or outside of it. Nodes are important junctions that attract people. Many nodes exist within districts and are considered to be the core of the district. Landmarks are physical reference points used for orientation and can have a significant impact on sense of place.

The following is a description of the physical structure of Templeton.

*Paths* –Main Street is a primary path leading to schools, residential neighborhoods, and most of the Old Town businesses. The historic town site, known today as the "Old Town," developed in a grid pattern. The grid is divided into "named streets" (including Main Street), parallel to the tracks, and "lettered streets," perpendicular to the tracks. U.S. Highway 101 bisects the community and provides access to nearby cities as well as the rest of the state. The main collector roads that connect Templeton's west side to U.S. Highway 101 and to the east side of town are Vineyard Drive and Las Tablas Road.



Figure I-4a & b:  
U.S. Highway  
101 at Main  
Street, Las Tablas  
Road west of the  
101

*Edges* – California State Highway 46 West, U.S. Highway 101, the Union Pacific railroad tracks, Salinas River, Santa Rita Creek, and vineyards all serve as edges in Templeton (Figure i-5). These edges influence circulation and development patterns in the community.



Figure I-5a & b:  
the Salinas River,  
Vineyards

*Districts* – There are three identifiable districts in Templeton: Old Town, North Industrial, and Medical. The Old Town, between Main Street and Old County Road and 1st and 8th Streets, is the historic commercial core, characterized by older structures, a variety of businesses, and public gathering places. The most northern area of Templeton is characterized by industrial and commercial development, including mineral extraction operations. The Medical District has developed around the Twin Cities Community Hospital on Las Tablas Road. This district is characterized by health services.



Figure I-6a & b:  
Medical District,  
North Industrial  
District

*Nodes* – Templeton’s Old Town is still the primary node of community activity. Numerous social clubs are located along Main Street, including the Women’s Civic Club, Templeton Community Center, Templeton Youth Center, and Templeton Legion Hall. Popular social events, including a weekly Farmers Market and an annual Cowboy Christmas celebration, are held at the Templeton Community Park at 5th and Crocker Streets.

Figure I-7a & b: Templeton Community Center, Templeton Community Park



*Landmarks* – Upon entering Templeton from the south, visitors and residents alike are greeted by the “T” on the hill. However, the most noticeable landmark in town is the Templeton Feed and Grain, built in the 1930’s at Main Street near 5th Street. The mill is still in use today and is the tallest building in San Luis Obispo County. Other landmarks include the Templeton Community Park and the Salinas River.

Figure I-8a & b: The “T” on the hill, Templeton Feed and Grain



## COMMUNITY INVOLVEMENT

Public participation in preparation of this report has occurred in a variety of ways. Members of the Templeton community were given several opportunities to share their opinions on current and future planning-related issues. Students attended a meeting of the Templeton Area Advisory Group (October 21, 2004), interviewed planning staff at San Luis Obispo County Building and Planning Department, as well as employees of the Templeton Community Service District, Templeton Unified School District, Chamber of Commerce, local businesses, and informally surveyed both residents and visitors.

# Templeton Community Visioning Workshop



**What will Templeton be like in 30 years?  
Can you imagine Templeton tripling  
in size someday?  
Will Templeton of the future reflect  
the Templeton of the past?**

Please join us for an interactive  
community event

*Hosted by Cal Poly's Award Winning  
Community Planning Lab  
and the  
Templeton Community Services District*

**Monday, December 6<sup>th</sup>, 7 pm  
Templeton Community Center - 601 Main**

For additional information  
please contact:  
Zeljka Howard  
zhoward@calpoly.edu



Figure I-9  
Templeton  
Community  
Visioning  
Workshop  
poster

On November 10, 2004, students presented preliminary findings to County and TCSD staff. A community wide visioning workshop was held in Templeton on December 6th, 2004 (Figure I-10). The workshop was advertised on local television stations, radio stations, posters in Templeton businesses, and the TCSD sent flyers with every November water bill (Figure I-9). At this workshop students presented their findings and facilitated group discussions to allow community members to describe their vision of future development in Templeton.



Figure I-10a & b: Templeton Community Visioning Workshop, December 6, 2004

As the community planning process moves forward, additional surveys will be performed to gather more input from the public. Information from this report, the workshop, and additional surveys will be used in formulating alternative concept plans of future development in Templeton. These scenarios will be presentations to the County and TCSD, then refined. Another visioning workshop will be held to receive public comments and preferences for the alternative concept plans. A final presentation will conclude the process in early March 2005. At this meeting the features of the Templeton 2030 Community Plan will be unveiled.







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Chapter 1:  
**HISTORY**

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## **EXECUTIVE SUMMARY**

Templeton was founded in 1886, the same year in which the Southern Pacific Railroad established the end of the line in the community. The community evolved as a typical western railroad town with a core downtown district and bustling commercial activity. When the railroad expanded further south Templeton was no longer a major destination. Development continued, although some historic structures were lost during a fire in 1897. Several structures of historic significance remain and exemplify the character of Templeton in its boom days.

Currently, many Templeton residents are concerned about future preservation of the community's historic resources. There are several historic preservation measures that could be taken to protect the charm and character of the historic structures that are integral to the community's identity. Historic designations can be made at county, state and national levels. Locally, the County could designate historic structures with a combining designation, as well as create a historic preservation ordinance. Statewide and nationally, there is potential for Templeton to list structures on historic registers. All of these programs help protect historic structures and sites from significant alteration.



## INTRODUCTION

The area of the Central Coast of California where present-day Templeton exists was originally inhabited by the Salinian Indians. In the 1760s, Spaniards made their way up the California coast, establishing missions along the way. 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 spaced out so that the distance between each was a two day journey. The area was under Mexican control by 1822 and was then divided into ranchos. Rancho Paso de Robles was endowed to Pedro Narvaez in 1844. In 1857 land from numerous ranchos, including Rancho Paso de Robles, was sold to Daniel and James Blackburn and their partner Lazarus Godchaux. They sold some of the land to the Southern Pacific Railroad.

The railroad established the end of the line in Templeton in 1886. The West Coast Land Company formed in 1886 and bought rancho land near the end of the line. In this area the community began to grow into a bustling railroad hub.

The community was originally named “Crocker” after Colonel Charles Frederick Crocker, the son of one of the “big four” railroad developers (Leland Stanford,

| <b>Table 1-1: Templeton Through the Years</b> |  |
|---|--|
| 1857  | Rancho Paso de Robles sold to Lazarus Godchaux and Daniel and James Blackburn          |
| 1876  | Inland train route connecting Los Angeles and San Francisco completed                  |
| 1886  | Templeton Community Park established   |
|   | West Coast Land Company founded to buy property along coastal railroad line (March 27) |
|   | SLO Tribune publishes first reports of a town called “Crocker” (August 15)             |
|   | First subdivided map of Templeton appears (August)                                     |
|   | First Building erected; northwest corner of 6 <sup>th</sup> and Main (October)         |
|   | Southern Pacific Railroad reaches Templeton (October 20)                               |
| 1887  | Presbyterian Church established  |
|   | Bethel Evangelical Lutheran Church established   |
|   | Train Depot Built (April)  |
| 1891  | Railroad continued south; Templeton reduced to a flag-stop                             |
| 1894  | Track reaches San Luis Obispo (May 5)  |
| 1909  | Templeton Fire Department created (April 12)   |
| 1913  | Chevy and tractor dealership established (where Templeton Feed and Grain is today)     |
|   | Templeton Board of Trade established   |
| 1919  | Elementary School location established   |
| 1925  | American Legion Hall established   |
| 1930  | Templeton Feed and Grain established   |
| 1976  | Templeton CSD created (December 29)  |
| 1979  | Templeton Chamber of Commerce established (adapted from the Board of Trade)            |
| 1980  | Twin Cities Hospital opened  |
| 1993  | Templeton Area Advisory Group established  |

Source: *The End of The Line, Templeton Historical Museum*

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 railroad. According to the Templeton Historic Society an article stated that over 25 buildings were established within the first 90 days after the town's founding. Some of the first businesses included hotels, saloons, merchandise stores, a public hall and 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. By 1891 the railroad has expanded and Templeton's once bustling depot was reduced to a flag-stop. In 1897 a fire destroyed many of the buildings in the Old Town area. Present-day Old Town includes original buildings, those rebuilt after the fire, and modern buildings designed to maintain the western look of the original structures.

## **METHODOLOGY**

Primary resources for the study of Templeton's history include interviews with County staff, members of the Templeton Historical Museum Society, and the Templeton Historical Walking Tour, a self-guided tour through the Old Town district.

The Templeton Historical Museum Society provided many important materials. This nonprofit organization has been cataloging and documenting historic buildings and sites in Templeton since 1989. The primary repository for the Society's collection is the Templeton Historical Museum located at 309 Main Street. Site visits to the museum and an analysis of its contents were essential resources for a thorough exploration of the community's history. Al Willhoit of the Templeton Historical Museum Society recorded the community's history in *The End of the Line*. This non-fiction text offers many insights into historic structures and important events that helped shape the town.

## **FINDINGS**

### **SPATIAL GROWTH OF TEMPLETON**

The community of Templeton has maintained a grid pattern from its inception in 1886 to today. The original town was designed as a tight grid of blocks along Main Street between First and Eighth Streets. Commercial buildings were concentrated

along Main Street, while Crocker Street and the perpendicular numbered streets served as an adjacent residential corridor. This small grid of thirty-three blocks was laid out east of and parallel to the Salinas River and the Southern Pacific Railroad. The town was anchored by a school at the southern end, and the Templeton Community Park between fifth and sixth streets.

Residential development in the community later expanded into another small grid just west of the original. This area is presently bound by US Highway 101 to the west and Old County Road to the east. After the mid-century, when the highway was diverted around Templeton and the population of the county began to swell, the town significantly spread outward beyond these earlier boundaries. The community consistently avoided growing on the other side of the Salinas River, instead business and industrial land uses have expanded northward in a linear fashion and residential growth continued westward. From the 1960s on, Templeton has had significant residential growth in this direction and today residential development continues to occur on the western edges of the community.

The current spatial layout of Templeton is a product of these growth stages. Although a majority of structures in the community are not historic, the historic Old Town area of Templeton remains the social and cultural heart of the community. The activities located in the Old Town and along Main Street continue to be a unifying force in this growing community.

## OLD TOWN

When Templeton was founded, Main Street became the business center of the town. Its original boundaries extended from First through Eighth Streets and from Blackburn Street to the railroad tracks. The area surrounding Main Street, now known as Old Town, has been the center of activity since the early years of Templeton.

The architectural style in the Old Town area is typical of many western boom towns. Street front commercial buildings line Main Street with covered arcades. These walkways create an intimate space for pedestrians to walk, shop and interact in the community. The facades are characterized by traditional materials including shingles, wood paneling, brick, stone and stucco. In addition, big windows and detailed doors create visual interest at a pedestrian scale. Low hanging eaves also create a sense of security as one walks past the historic structures on Main Street. These architectural details add to the charm and cohesive style of Old Town.



Figure 1-1:  
Pedestrian  
Arcade

*The Templeton Community Design Plan* specifically outlines various architectural details that are desirable in Old Town. Building mass is to be at a pedestrian friendly scale with connected buildings and only a short 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 including corner details, dormers, archways, roof pitches, eaves and fences are emphasized. Such details help create an architectural vernacular that readily communicates the western character of Old Town.

## NOTABLE HISTORICAL STRUCTURES

In 1903 Templeton's first building (see Figure 1-2) was moved from 6th Street to its current location at 416 Main Street. It was originally a meeting hall, later a general merchandise store, and currently McPhee's Grill restaurant.

In 1886, the C.H. Phillips house (see Figure 1-3) was built for the founder and manager of the West Coast Land Company who moved to Templeton from San Luis Obispo. This stately home is currently a Bed and Breakfast Inn.

The Presbyterian Church (see Figure 1-4) was chartered on May 5, 1887. The original building, including the bell tower, is still in use. The front section of the building was dedicated on November 11, 1888.

Templeton's Bethel Evangelical Lutheran Church (see Figure 1-5) was originally





Figure 1-2:  
Templeton's First  
building (Source:  
The End of the  
Line)



Figure 1-3  
(Right): C.H.  
Phillips Home  
(Source: The End  
of the Line)



Figure 1-4:  
Presbyterian  
Church (Source:  
The End of the  
Line)



Figure 1-5:  
Lutheran Church  
(Source: The End  
of the Line)



chartered in 1887 as the Swedish Lutheran Church. The building was completed in 1881. The church is believed to be the oldest original Californian Lutheran Church building still in use.

The original school in Templeton was held in a tent but moved into the building at 215 8th Street (see Figure 1-6) when it was built in 1919.



Figure 1-6:  
Templeton  
Elementary  
School

The Templeton Feed and Grain (see Figure 1-7) building was built by Fred Schutte as a garage and dealership of Chevy cars and Illinois tractors in 1913. In the 1930s, H. Ruth, Sr. started the grain mill which was built out of 2" x 6" lumber laid flat and tons of nails. It is currently the largest grain mill in use within 100 miles.



Figure 1-7:  
Templeton Feed  
and Grain

## ARCHEOLOGICAL SITES

Humans have occupied San Luis Obispo County for at least 9,000 years. Over those years, Native peoples have left behind significant artifacts and remains that illustrate diverse cultural histories. Templeton, situated among gently rolling hills near the coast, and along the Salinas River, is more likely than many other communities to contain artifacts and remains. Typically archaeological sites remain confidential to protect the heritage, religion and culture of Native American peoples. In the event of discovery, archaeological sites and remains are subject to various laws and regulations. Paramount among sensitivity, are findings of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, strict guidelines for any further site disturbance must be followed. These guidelines are outlined by the San Luis Obispo County Land Use Ordinance, California Public Resources Code, as well as the Health and Safety Code.

## FUTURE PROSPECTS

### DESIGNATION POSSIBILITIES

A proven way to maintain the integrity of a community's history is to protect specific properties and structures. Budget constraints and government decision-making limitations could make an official historic district designation difficult to achieve and implement. There are a few established historic designations that might provide possible means of protecting historic structures. These include the National Park Services Local Historic District designation and the San Luis Obispo County Historic Site designation.

As stated in the Secretary of the Interior's Standards for the Treatment of Historic Properties, it is required that the preservation ordinance include the following elements: statement of public purpose, creation of a local preservation commission, designation of historic districts and landmarks, creation of design criteria, establishment of design review implementation measures, and formation of an appeal process for owners who are denied a "certificate of appropriateness" (1995).

### Local Historic Districts – National Park Services (Department of the Interior)

Determining a designation of a local historic district involves several requirements. Essentially, the designation requires 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” (Standards for the Treatment of Historic Properties, 1995).

## 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 prohibited. The County’s review of these land use permit applications must include certain findings and mitigation measures before granting approval (San Luis Obispo County Building and Planning Department, 2004).

## CONCLUSIONS

The history of Templeton has certainly influenced the community’s current characteristics. A strong sense of community pride and stewardship has led many Templeton residents to demand historic preservation efforts. As an unincorporated community, the lack of political power is a constraint on these efforts. However, there is a collective willingness to document the history of Templeton. Also, the *Templeton Community Design Plan* guides context-sensitive new buildings into the historic fabric of Old Town.

In many ways, the community of Templeton still embodies the image of a western frontier town. This image is reinforced by the abundance of historic structures and active participation in the Templeton Historic Museum Society. As the community grows, historic structures and character are likely to continue to influence the physical environment in Templeton.



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Chapter 2:  
**LAND USE**

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## **EXECUTIVE SUMMARY**

The Templeton community covers an area of 2,911 acres within the Urban Reserve Line with approximately 2,240 of those acres served by the Templeton Community Service District. Based on the Templeton Land Use Survey conducted for this study, residential uses dominate the community. Approximately sixty-three percent of the land (1,827 acres) is designated for residential uses. An additional 491 acres are designated for commercial and industrial uses, 186 acres for public facility uses, and 16 acres for recreational uses. Approximately 564 acres are undeveloped. The existing population is estimated to be 7,859 persons occupying a total of 2,705 dwelling units. These estimates are based on the household size and dwelling unit occupancy rate from the 2000 U.S. Census.

The partial buildout potential is projected based on a seventy-five percent development rate at medium allowable densities on parcels that are currently vacant, and also includes projects currently in the development review process. This analysis resulted in 1,146 new dwelling units and 52 potentially developable acres for new commercial, office professional and industrial uses. The total dwelling units in this projection could accommodate a total of 11,104 persons (approximately 3,145 new residents) based on an occupancy rate of ninety-five percent and an average household size of 2.98.

The partial buildout projections demonstrate that more public facilities and recreation development will be needed to support the increasing population in the near future.

To estimate possible community growth over the next thirty years, the full buildout projections were based on Templeton's allowable land use categories and midrange density regulations. The full buildout projections take into consideration replacement potential of all parcels and the addition of secondary residential units. According to the projections, the total population in Templeton could reach 15,709 within the next thirty years. Additional water resources and other public facilities will be necessary to accommodate the projected population.

## INTRODUCTION

The purpose of this chapter is to assess the type, intensity and distribution of existing land uses in the community of Templeton. Execution of a parcel-by-parcel land use survey establishes a thorough understanding of the existing land use characteristics. Analysis of the inventory of existing uses reveals development trends and unique attributes of the built environment. This process provides the information basis for needs assessment, buildout projections, and the identification of opportunities and constraints for future development. It also facilitates the exploration of future Templeton alternative development scenarios.

## KEY DEFINITIONS

*Allowable Land Use:* Uses that are permitted within specific Land Use Category Designations determined in Table O of the San Luis Obispo County Framework for Planning.

*Buildout:* According to the Salinas River Planning Area Standards (2003), buildout is the “potential for population and economic growth... which is an estimate of the development that can be expected as a result of the (current) land use categories and standards.”

*Existing Land Use:* The use that currently exists on a specific parcel regardless of its Land Use Category Designation.

*Rate of Maximum Expected Development:* This rate is set at seventy five percent by the Salinas River Planning Area Standards and used as a multiplier in all buildout calculations to account for probable limiting factors to development and redevelopment.

*Urban Reserve Line (URL):* The URL serves as a boundary to separate urban and rural uses; it is set for a twenty year period coinciding with the twenty year term of the Land Use Element.



## **METHODOLOGY**

### **RESOURCES**

#### **Salinas River Area Plan**

This plan encompasses specified areas of San Luis Obispo County that are geographically linked by their proximity to the Salinas River. The plan outlines certain issues that create unique constraints and requirements in order to maintain the natural features while allowing for development. Areas in northern San Luis Obispo County that are covered by the Salinas River Area Plan include Santa Margarita, Templeton, and San Miguel.

#### **San Luis Obispo County Framework for Planning: Land Use Element (LUE)**

The LUE contains information about Land Use patterns and definitions outlined by the County. Table N defines appropriate population densities, building intensities, and parcel size ranges that are characteristic of and apply to San Luis Obispo County (Appendix 2-1). Table O of the LUE outlines all allowed and compatible uses for each zoning designation in San Luis Obispo County, including Templeton (Appendix 2-2).

#### **San Luis Obispo County General Plan Housing Element**

This document provides an outline for all existing and potential new units in unincorporated areas within the County. It also includes the Regional Housing Needs Assessment (RHNA) for Templeton which establishes the existing housing need based on current population and addresses future housing needs based on the current growth rate. RHNA calculates each community's "fair share" of the total affordable housing units needed in the County. This element introduces a housing program for all affordability levels, and distributes the housing needs throughout all of the unincorporated communities. The average occupancy rate of ninety-five percent established in this document was used to help determine buildout populations for Templeton.

#### **Office of Planning and Research (OPR) - General Plan Guidelines**

This report outlines all of the issues that land use elements should address in order to create a complete and legal document. It is the state of California's criteria for creating sound land use elements for both city and county entities.

## LAND USE SURVEY

To establish a comprehensive database of the existing land uses in Templeton, the class was divided into small teams and each team was assigned to survey a specific area. This parcel-by-parcel survey was guided by assessors parcel maps, aerial photographs, and data sheets containing assessors parcel numbers, parcel sizes (square footage), street addresses, and land use categories. The information gathered during the survey for every parcel includes the following:

- Vacant Determination (No Structures on Parcel)
- Total Number of Structures
- Number of Existing Dwelling Units
- Number of Stories
- Building Condition (0- No Building; 1- Under Construction; 2- Good Condition; 3- Improvable; 4- Underutilized; 5- Vacant)
- Estimated square footage of commercial buildings
- Existing Land Use Category, as defined in the County General Plan
- Notes

## EXCEL AND GIS DATABASES

A collective Excel database was compiled to produce cumulative land use tables of the results from the land use survey. The database is organized by parcel number and reflects the exact use found on each parcel and the applicable land use category (Appendix 2-2). The Excel tables were then imported into Geographic Information Systems (GIS) so that each assessor parcel number was linked to land use maps supplied by the County. This information could then be queried to create maps illustrating the distribution of existing uses within the Templeton URL. The GIS database could also be queried to identify the information needed to create buildout projections, estimate population changes, project housing and commercial development and create various maps of Templeton.

## FINDINGS

### EXISTING CHARACTERISTICS

#### Land Use Distribution

The community of Templeton includes an area of 2,911 acres within the Urban Reserve Line. Based on the City and Regional Planning (CRP) Templeton Land Use Survey residential land uses dominate the community. Approximately sixty-nine percent of the land (1,636 acres) has been developed with residential uses. An additional 316 acres have been developed with commercial retail and industrial uses, 175 acres with public facility uses, and 16 acres with recreational uses. There are 564 acres of undeveloped land. The existing population is estimated to be 7,859 persons occupying a total of 2,705 dwelling units.

As determined by the CRP Templeton Land Use Survey, residential development is the dominant land use (see Figure 2-1). However, there are some residential units allowed in almost all of the land use categories.

**Table 2-1: Existing Land Use Distribution Breakdowns of Developed Land and Vacant Land for Each Land Use Category**

| Existing Land Use         | Acreage <sup>1</sup> | % of total Acres | Developed Acres <sup>2</sup> | % Acres Dev. | Vacant Acres <sup>4</sup> | % Acres Vacant |
|---------------------------|----------------------|------------------|------------------------------|--------------|---------------------------|----------------|
| <b>Residential</b>        | <b>1,827</b>         | <b>63%</b>       | <b>1,636</b>                 | <b>90%</b>   | <b>191</b>                | <b>10%</b>     |
| 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%            |
| <b>Commercial</b>         | <b>491</b>           | <b>17%</b>       | <b>316</b>                   | <b>64%</b>   | <b>175</b>                | <b>36%</b>     |
| 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%             |
| <b>Other</b>              | <b>532</b>           | <b>18%</b>       | <b>334</b>                   | <b>63%</b>   | <b>198</b>                | <b>37%</b>     |
| 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%            |
| <b>R.O.W.<sup>3</sup></b> | <b>61</b>            | <b>2%</b>        | <b>61</b>                    | <b>100%</b>  | <b>0</b>                  | <b>0%</b>      |
| <b>Total</b>              | <b>2,911</b>         | <b>100%</b>      | <b>2,347</b>                 | <b>81%</b>   | <b>564</b>                | <b>19%</b>     |

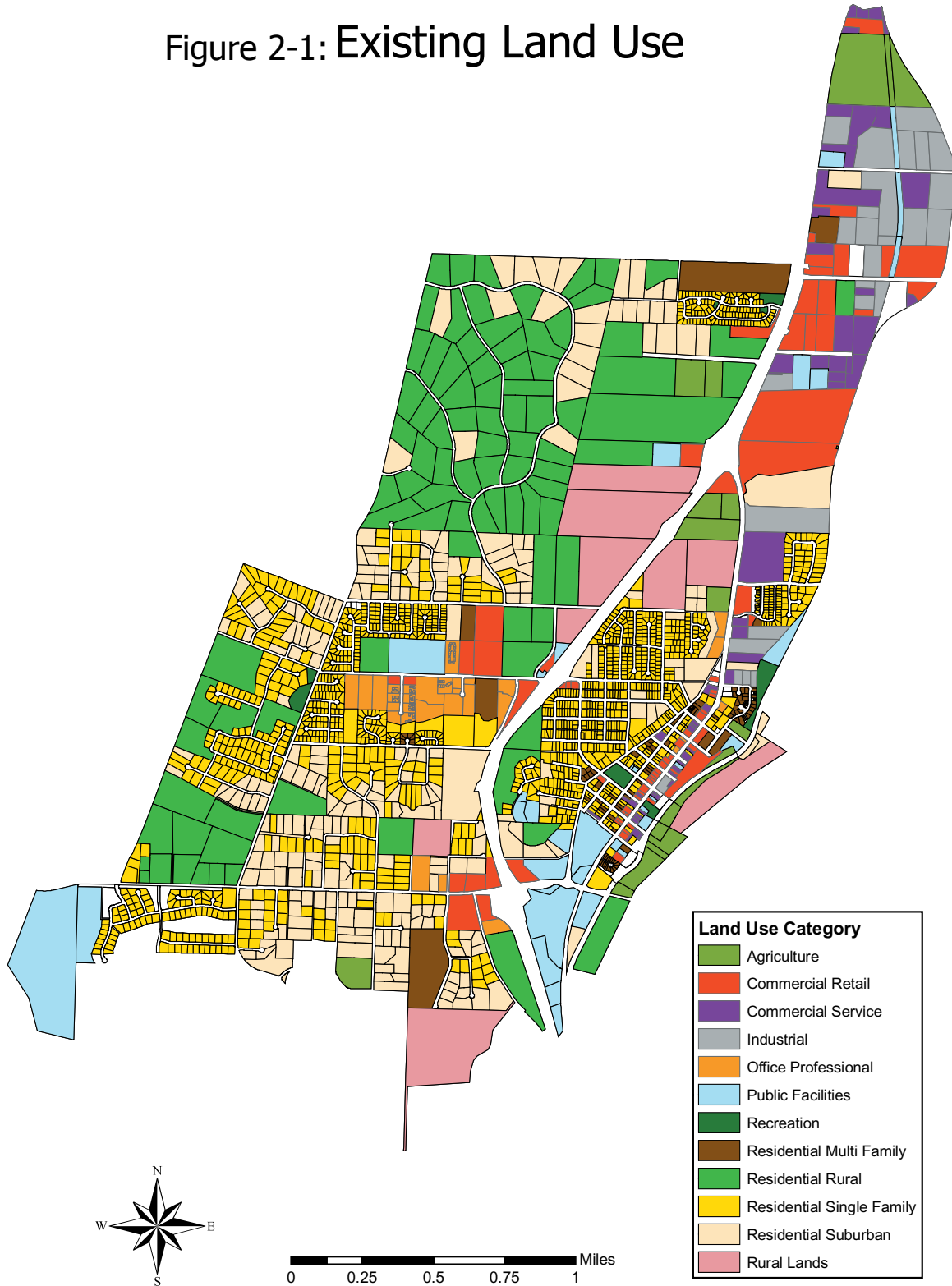
<sup>1)</sup> All acreages were totaled using parcel boundaries; acreages by existing use result from the land use survey

<sup>2)</sup> Parcels with one or more buildings were considered developed

<sup>3)</sup> Designates R.O.W. with assigned parcel numbers ONLY; these are NOT included in the total acreage value

<sup>4)</sup> Total Vacant Acres, 564, excludes R.O.W. acreage because R.O.W. is not potential developable land

Figure 2-1: Existing Land Use



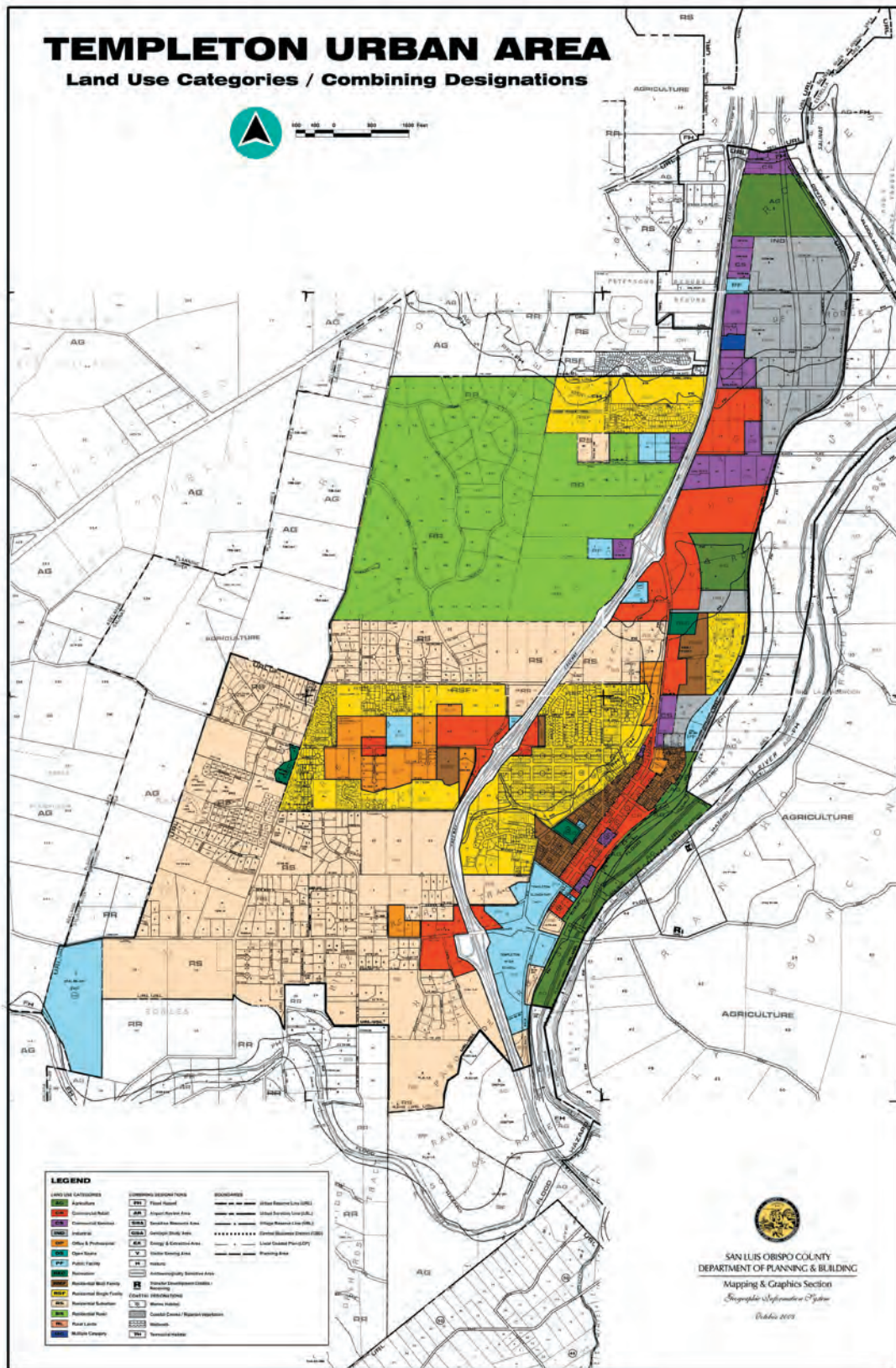


Figure 2-2

Figure 2-2 exhibits the allowed land uses as designated by the County. For each land use category there are many use groups that are deemed allowable (Appendix 2-2). When comparing Figure 2-1 and Figure 2-2, it is apparent that many residences exist within the Commercial Retail, Commercial Services, and Office Professional land use categories. The Salinas River Area Plan allows for residential development in a variety of land use categories.

Based on results from the land use survey performed for this study, Table 2-1 shows the existing land use distribution as a breakdown of developed versus vacant acres for each land use category. Approximately 1,827 acres have been developed for residential uses, totaling 69 percent of total land acreage. Commercial land uses only comprise 13 percent of all acres. The “Other” uses category which includes public facilities, recreation, agriculture and rural lands makes up 18 percent of all acreage in Templeton.

| <b>Table 2-2: Allowable Residential Densities</b> |                              |
|---|------------------------------|
| Land Use Category                                 | Dwelling Units/Acre          |
| Residential Rural                                 | 1 dwelling unit/5-20 acres   |
| Residential Suburban                              | 1 dwelling unit/1-5 acres    |
| Residential Single Family                         | 1-7 dwelling units/acre      |
| Residential Multi-Family                          | 1-38 dwelling units/acre     |
| Office and Professional                           | 8-38 dwelling units/acre     |
| Commercial Retail and Commercial Services         | 1-38 dwelling units/acre     |
| Industrial  | 1 caretaker unit per parcel  |
| Public Facilities                                 | None allowed                 |
| Agriculture                                       | 1 dwelling unit/10-160 acres |
| Rural Lands                                       | 1 dwelling unit/10-160 acres |

Source: Table O, Salinas River Area Plan (2001)

The majority of industrial uses, including machine shops and mineral extraction, are located along the Salinas River and the railroad corridor in the northeastern section of town.

Public and recreational facilities are highly valued in Templeton. The majority of public facilities and recreational facilities are located in or near Old Town, including the Templeton Skate Park and the Templeton Community Center.

Table 2-3 provides the number of existing dwelling units in each land use category, the approximate population based on number of dwelling units, and commercial square footages throughout Templeton. The existing population, as of 2004, is estimated to be 7,859 persons occupying a total of 2,705 dwelling units.

**Table 2-3: Existing Dwelling Units, Population, and Commercial Square Footage for each Existing Land Use Category**

| Existing Land Use Category | Existing Dwelling Units <sup>1</sup> | Existing Population <sup>2</sup> | Existing Commercial sq. ft. <sup>1</sup> | Existing Downtown District Commercial sq. ft. <sup>3</sup> | Existing Non-Downtown District Commercial sq. ft. <sup>3</sup> |
|----------------------------|--------------------------------------|----------------------------------|--|--|--|
| <b>Residential</b>         | <b>2514</b>                          | <b>7304</b>                      | <b>3,328</b>                             | <b>2,128</b>   | <b>1,200</b>   |
| RMF                        | 716                                  | 2080                             | 2,128                                    | 2,128  | 0  |
| RSF                        | 1446                                 | 4201                             | 0  | 0  | 0  |
| RS                         | 258                                  | 750                              | 1,200                                    | 0  | 1,200  |
| RR                         | 94                                   | 273                              | 0  | 0  | 0  |
| <b>Commercial</b>          | <b>189</b>                           | <b>549</b>                       | <b>986,545</b>                           | <b>126,404</b>   | <b>860,141</b>   |
| CR                         | 7                                    | 20                               | 155,996                                  | 64,204   | 91,792   |
| CS                         | 119                                  | 346                              | 332,999                                  | 23,200   | 309,799  |
| OP                         | 63                                   | 183                              | 201,823                                  | 10,400   | 191,423  |
| IND                        | 0                                    | 0                                | 295,727                                  | 28,600   | 267,127  |
| <b>Other</b>               | <b>2</b>                             | <b>6</b>                         | <b>55,872</b>                            | <b>2,500</b>   | <b>53,372</b>  |
| PF                         | 0                                    | 0                                | 55,872                                   | 2,500  | 53,372   |
| REC                        | 0                                    | 0                                | 0  | 0  | 0  |
| AG                         | 2                                    | 6                                | 0  | 0  | 0  |
| RL                         | 0                                    | 0                                | 0  | 0  | 0  |
| <b>Rights-of-Way</b>       | <b>0</b>                             | <b>0</b>                         | <b>0</b>                                 | <b>0</b>   | <b>0</b>   |
| <b>Total</b>               | <b>2705</b>                          | <b>7859</b>                      | <b>1,045,745</b>                         | <b>131,032</b>   | <b>914,713</b>   |

<sup>1)</sup> Number of Dwelling Units and Commercial Square Footages are based on existing conditions found through the Land Use Survey

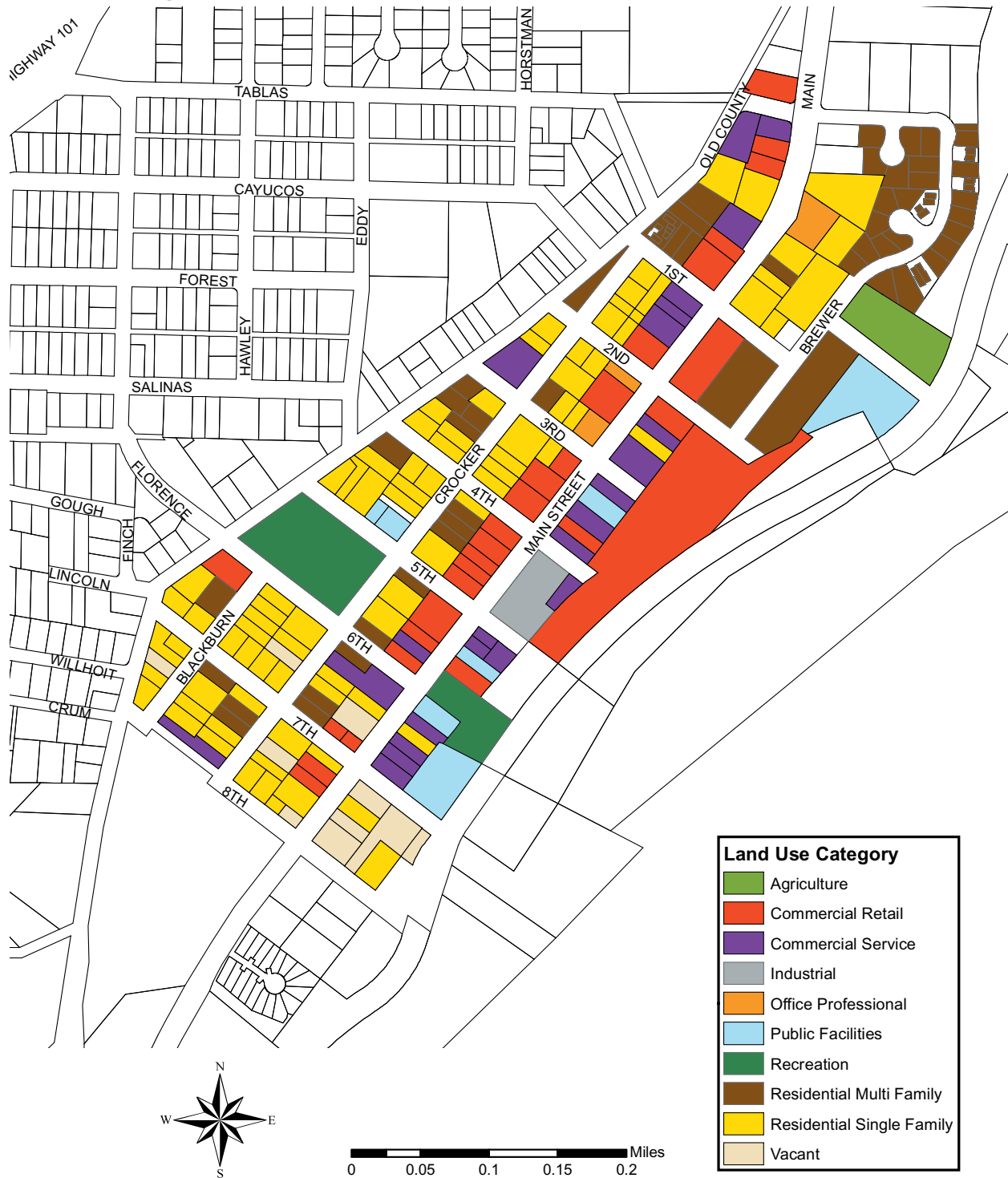
<sup>2)</sup> Existing Population is based on an Average Household Size of 2.98 (Census 2000), and a 97.5% occupancy rate, calculated as % of occupied units out of total units (Census 2000)

<sup>3)</sup> Downtown District is identified as the area between the Old County Highway to the west, Union Pacific Railroad tracks to the east, 8th street to the south, and Gibson Road to the north. This area is characterized by compact development and a concentration of historic buildings and commercial land uses.

## Downtown District

In this analysis, the Downtown District is identified as all areas between Old County Road to the west, Union Pacific railroad tracks to the east, 8th street to the south, and Gibson Road to the north, and includes Old Town Templeton. This centralized area which is characterized by office professional, commercial service, and retail land uses, as well as many historic structures. Figure 2-3 shows the defined Downtown District and the existing land uses as found in the land use survey. The Old Town area is well-known for distinct businesses including popular restaurants. Basic commercial necessities are served by a small general store, pharmacy, and spirits shop.

Figure 2-3: Templeton Downtown Core

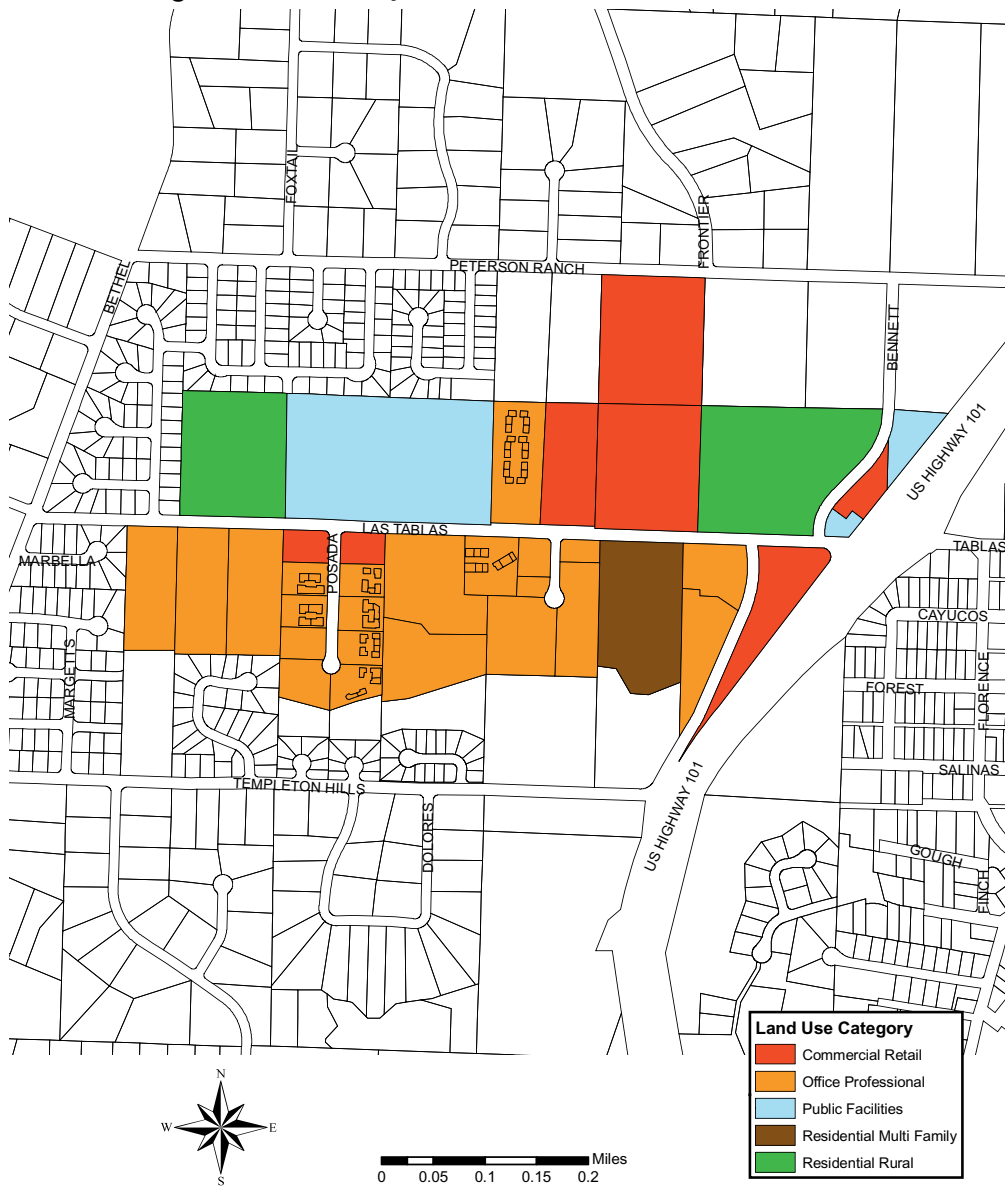




## Medical District

For this study, the Medical District is identified as all areas fronting Las Tablas Road to the west of Highway 101 and to the east of the compact residential subdivisions. Figure 2-4 illustrates the area defined as the Medical District and its existing land uses as found in the land use survey. This area is characterized by office professional, commercial service, and retail allowable uses. The Medical District hosts Twin Cities Hospital and numerous other medical facilities; it serves as the medical center for the entire North County.

Figure 2-4: Templeton Medical District



## **FUTURE PROSPECTS**

### **BUILDOUT CAPACITY**

Buildout capacity is an estimate of the development that can be expected as a result of the current land use categories and standards (Salinas River Planning Area Standards, 2001). This takes into account the specific acreage of each residential land use category and the possible number of allowed dwelling units and average persons per household. As indicated in the Salinas River Planning Area Standards, a seventy-five percent rate of maximum expected development is applied to all development calculations due to probable limiting factors.

#### **Partial Buildout**

##### *Methodology*

A partial buildout analysis was calculated on a parcel-by-parcel level using acreage from vacant and underutilized parcels found in the Land Use Survey. Only parcels designated with a building condition of “5” (vacant) in the land use survey were used in these calculations. Through GIS queries, total acreage of vacant parcels was found for each Land Use Category.

Templeton was then divided into three areas: the Medical District, the Old Town District, and the remainder of the town (see Figures 2-3, 2-4a and 2-4b, 2-5a and 2-5b, and 2-6a and 2-6b). For each district, the assigned densities from the San Luis Obispo County Framework for Planning Land Use Element were applied for each land use category. Table N in the San Luis Obispo County Framework for Planning Land Use Element defines a low and high range of density; from these options, a middle range was created. The assumed densities are expressed as dwelling units per acre for residential and agriculture uses and as percent of lot coverage for all commercial retail, commercial service, office professional, and industrial uses.

For this partial buildout, projects in the “pipeline” (defined as projects that are currently in the planning approval process) were obtained from the San Luis Obispo County Planning and Building Department and incorporated into the residential unit, commercial acreage, and estimated population totals (see Table 2-7). Second units, currently allowed under existing regulations but not feasible based on the unavailability of water rights, are not taken into account for this partial buildout analysis.

| <b>Table 2-4a: Residential - Partial Buildout for Vacant Parcels NOT within the Downtown or Medical Districts <sup>1</sup></b> |                           |                   |   |                                 |
|--|---------------------------|-------------------|---|---------------------------------|
| Allowed Land Use   | Vacant Acres <sup>2</sup> | Lot Coverage (.5) | Percent of Use and Density <sup>3</sup> | Resulting Buildout <sup>4</sup> |
| <b>Residential</b>   |                           |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| RMF <sup>5</sup>   | 0                         |                   | 24.00                                   | 0.00                            |
| RSF  | 27                        |                   | 5.00                                    | 135.00                          |
| RS   | 57                        |                   | 0.60                                    | 34.20                           |
| RR   | 151                       |                   | 0.15                                    | 22.65                           |
| <b>Other</b>   |                           |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| AG   | 34                        |                   | 0.10                                    | 3.40                            |
| OP <sup>3</sup>  | 8                         | 4.00              | 40% at 24                               | 38.40                           |
| CR <sup>3</sup>  | 89                        | 44.50             | 40% at 24                               | 427.20                          |
| CS <sup>3</sup>  | 15                        | 7.50              | 40% at 24                               | 72.00                           |
| <b>Allowed Residential Units <sup>6</sup></b>  |                           |                   |   | <b>733</b>                      |

| <b>Table 2-4b: Commercial - Partial Buildout for Vacant Parcels NOT within the Downtown or Medical Districts <sup>1</sup></b> |                           |                   |                             |                                 |
|---|---------------------------|-------------------|-----------------------------|---------------------------------|
| Allowed Land Use  | Vacant Acres <sup>2</sup> | Lot Coverage (.5) | Percent of Use <sup>3</sup> | Resulting Buildout <sup>4</sup> |
| <b>Commercial</b>   |                           |                   |                             | Developable Acres               |
| CR <sup>3</sup>   | 89                        | 44.50             | 60%                         | 26.70                           |
| CS <sup>3</sup>   | 15                        | 7.50              | 60%                         | 4.50                            |
| OP <sup>3</sup>   | 8                         | 4.00              | 60%                         | 2.40                            |
| IND   | 6                         | 3.00              | 60%                         | 1.80                            |
| PF  | 9                         |                   |                             |                                 |
| REC   | 0                         |                   |                             |                                 |
| <b>Developable Commercial Acres</b>   |                           |                   |                             | <b>35</b>                       |

<sup>1</sup> Parcels with projects in "pipeline" have been discounted from this projection. Projects in "pipeline" defined as projects that are currently at any stage of the planning approval process, (San Luis Obispo Co., Planning and Bldg. Dept.)

<sup>2</sup> Only Parcels that were vacant or had a building condition of "4" for underutilized were used in calculations, (Land Use Survey)

<sup>3</sup> For OP, CR, and CS land uses a lot coverage of (.5) was applied to designate half of each acre for its given use and the remaining half unbuilt; for the developed portion of each lot 40% will be used for residential at 24 du/per acre and 60% of the lot is applied to the specified use; for the commercial portion 60% lot coverage was applied (Table N, Salinas River Planning Area Standards)

<sup>4</sup> Resulting Buildout is given as Total New Dwelling Units for all Residential and Other Category Land Uses and as Developable Acres for Commercial Land Uses

<sup>5</sup> RMF density outside of DD assumed at 24 du/acre which is a lower density than what is allowed by the Salinas River Planning Area Standards

<sup>6</sup> Totals do not include additional dwelling units or population from possible secondary dwelling units based on the current unavailability of water rights

| <b>Table 2-5a: Residential - Partial Buildout for Vacant or Dilapidated Parcels within the Medical District <sup>1</sup></b> |                           |                   |   |                                 |
|--|---------------------------|-------------------|---|---------------------------------|
| Allowed Land Use   | Vacant Acres <sup>2</sup> | Lot Coverage (.5) | Percent of Use and Density <sup>3</sup> | Resulting Buildout <sup>4</sup> |
| <b>Residential</b>   |                           |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| RMF <sup>5</sup>   | 0                         |                   | 24.00                                   | 0.00                            |
| RSF  | 0                         |                   | 5.00                                    | 0.00                            |
| RS   | 0                         |                   | 0.60                                    | 0.00                            |
| RR   | 0                         |                   | 0.15                                    | 0.00                            |
| <b>Other</b>   |                           |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| AG   | 0                         |                   | 0.10                                    | 0.00                            |
| OP <sup>3</sup>  | 22                        | 11.00             | 40% at 24                               | 105.60                          |
| CR <sup>3</sup>  | 25                        | 12.50             | 40% at 24                               | 120.00                          |
| CS <sup>3</sup>  | 0                         | 0.00              | 40% at 24                               | 0.00                            |
| <b>Allowed Residential Units <sup>6</sup></b>  |                           |                   |   | <b>226</b>                      |

| <b>Table 2-5b: Commercial - Partial Buildout for Vacant or Dilapidated Parcels within the Medical District <sup>1</sup></b> |                           |                   |                             |                                 |
|---|---------------------------|-------------------|-----------------------------|---------------------------------|
| Allowed Land Use  | Vacant Acres <sup>2</sup> | Lot Coverage (.5) | Percent of Use <sup>3</sup> | Resulting Buildout <sup>4</sup> |
| <b>Commercial</b>   |                           | FAR (.5)          | Percent of Building Space   | Developable Acres               |
| CR <sup>3</sup>   | 25                        | 12.50             | 60%                         | 7.50                            |
| CS <sup>3</sup>   | 0                         | 0.00              | 60%                         | 0.00                            |
| OP <sup>3</sup>   | 22                        | 11.00             | 60%                         | 6.60                            |
| IND   | 0                         | 0.00              | 60%                         | 0.00                            |
| PF  | 0                         |                   |                             |                                 |
| REC   | 0                         |                   |                             |                                 |
| <b>Developable Commercial Acres</b>   |                           |                   |                             | <b>14</b>                       |

<sup>1</sup> Parcels with projects in "pipeline" have been discounted from this projection. Projects in "pipeline" defined as projects that are currently at any stage of the planning approval process, (San Luis Obispo Co., Planning and Bldg. Dept.)

<sup>2</sup> Only Parcels that were vacant or had a building condition of "4" for underutilized were used in calculations, (Land Use Survey)

<sup>3</sup> For OP, CR, and CS land uses a lot coverage of (.5) was applied to designate half of each acre for its given use and the remaining half unbuilt; for the developed portion of each lot 40% will be used for residential at 24 du/acre and 60% of the lot is applied to the specified use; for the commercial portion 60% lot coverage was applied (Table N, Salinas River Planning Area Standards)

<sup>4</sup> Resulting Buildout is given as Total New Dwelling Units for all Residential and Other Category Land Uses and as Developable Acres for Commercial Land Uses

<sup>5</sup> RMF density outside of DD assumed at 24 du/acre which is a lower density than what is allowed in the Salinas River Planning Area Standards

<sup>6</sup> Totals do not include additional dwelling units or population from possible secondary dwelling units based on the current unavailability of water rights

| <b>Table 2-6a: Residential - Partial Buildout for Vacant or Dilapidated Parcels within the Downtown District <sup>1</sup></b> |                           |                   |   |                                 |
|---|---------------------------|-------------------|---|---------------------------------|
| Allowed Land Use  | Vacant Acres <sup>2</sup> | Lot Coverage (.5) | Percent of Use and Density <sup>3</sup> | Resulting Buildout <sup>4</sup> |
| <b>Residential</b>  |                           |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| RMF <sup>5</sup>  | 0                         |                   | 8.00                                    | 0.00                            |
| RSF   | 1                         |                   | 5.00                                    | 5.00                            |
| RS  | 0                         |                   | 0.60                                    | 0.00                            |
| RR  | 0                         |                   | 0.15                                    | 0.00                            |
| <b>Other</b>  |                           |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| AG  | 2                         |                   | 0.10                                    | 0.20                            |
| OP <sup>3</sup>   | 0                         | 0.00              | 40% at 8                                | 0.00                            |
| CR <sup>3</sup>   | 8                         | 4.00              | 40% at 8                                | 12.80                           |
| CS <sup>3</sup>   | 1                         | 0.50              | 40% at 8                                | 1.60                            |
| <b>Allowed Residential Units <sup>6</sup></b>   |                           |                   |   | <b>20</b>                       |

| <b>Table 2-6b: Commercial - Partial Buildout for Vacant or Dilapidated Parcels within the Downtown District <sup>1</sup></b> |                           |                   |                             |                                 |
|--|---------------------------|-------------------|-----------------------------|---------------------------------|
| Allowed Land Use   | Vacant Acres <sup>2</sup> | Lot Coverage (.5) | Percent of Use <sup>3</sup> | Resulting Buildout <sup>4</sup> |
| <b>Commercial</b>  |                           | FAR (.5)          | Percent of Building Space   | Developable Acres               |
| CR <sup>3</sup>  | 8                         | 4.00              | 60%                         | 2.40                            |
| CS <sup>3</sup>  | 1                         | 0.50              | 60%                         | 0.30                            |
| OP <sup>3</sup>  | 0                         | 0.00              | 60%                         | 0.00                            |
| IND  | 0                         | 0.00              | 60%                         | 0.00                            |
| PF   | 2                         |                   |                             |                                 |
| REC  | 0                         |                   |                             |                                 |
| <b>Developable Commercial Acres</b>  |                           |                   |                             | <b>3</b>                        |

<sup>1)</sup> Parcels with projects in "pipeline" have been discounted from this projection. Projects in "pipeline" defined as projects that are currently at any stage of the planning approval process, (San Luis Obispo Co., Planning and Bldg. Dept.)

<sup>2)</sup> Only Parcels that were vacant or had a building condition of "4" for underutilized were used in calculations, (Land Use Survey)

<sup>3)</sup> For OP, CR, and CS land uses a lot coverage of (.5) was applied to designate half of each acre for its given use and the remaining half unbuilt; for the developed portion of each lot 40% will be used for residential at 24 du/per acre and 60% of the lot is applied to the specified use; for the commercial portion 60% lot coverage was applied (Table N, Salinas River Planning Area Standards)

<sup>4)</sup> Resulting Buildout is given as Total New Dwelling Units for all Residential and Other Category Land Uses and as Developable Acres for Commercial Land Uses

<sup>5)</sup> RMF density of 8 du/acre used within the Downtown District, (Salinas River Planning Area Standards)

<sup>6)</sup> Totals do not include additional dwelling units or population from possible secondary dwelling units based on the current unavailability of water rights

| <b>Table 2-7: Partial Buildout Results</b>                           |               |
|--|---------------|
| <b>Residential Overall Unit Buildout:</b>                            |               |
| <b>Total Allowed New Dwelling Units</b>                              | <b>979.00</b> |
| Expected Development Rate of 75% <sup>1</sup>                        | 734.25        |
| <b>Additional Population</b> <sup>2</sup>                            | <b>2,079</b>  |
| <b>Commercial Overall Buildout:</b>                                  |               |
| <b>Allowed New Commercial Acreage</b>                                | <b>52.00</b>  |
| <b>Projects in "Pipeline" <sup>3</sup></b>                           |               |
| Residential Units  | 412           |
| Commercial Acreage   | 91.8          |
| <b>Population resulting from projects in "pipeline" <sup>2</sup></b> | <b>1,166</b>  |
| <b>Population Totals</b>   |               |
| Total Additional Population  | 3,245         |
| Current Estimated Population   | 7,859         |
| <b>Short-Range Total Estimated Population</b>                        | <b>11,104</b> |

<sup>1)</sup> *Expected Development is estimated to be 75% of maximum projections due to limiting factors, (Salinas River Planning Area Standards, p. 4-8)*

<sup>2)</sup> *Occupancy Rate of 95%, (SLO County Housing Element) and Average Household Size of 2.98, (2000 Census)*

<sup>3)</sup> *Projects in "pipeline" defined as projects that are currently at any stage of the planning approval process, (San Luis Obispo Co., Planning and Bldg. Dept.)*

<sup>4)</sup> *Totals do not include additional dwelling units or population from possible secondary dwelling units based on current unavailability of water rights*

<sup>5)</sup> *Sum of additional population from new dwelling units and population from projects in "pipeline"*

### *Findings*

This analysis resulted in 1,146 total new dwelling units and 52 acres for commercial, office professional and industrial uses in addition to the existing developed acres. Based on the total projected dwelling units the occupancy rate of ninety-five percent and the average household size of 2.98, the total estimated population is projected to be 11,104 persons (Census 2000, 2004 SLO County Housing Element). These calculations are shown in Table 2-7.

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## Full Buildout

### *Methodology*

A second buildout analysis, full buildout, was also conducted. This analysis differs from partial buildout because it uses the total acreage for each land use category regardless of vacant or underutilized parcels and takes the possible development of secondary units into account. Secondary units were applied to each parcel over 7,000 square feet with less than two existing buildings, with the assumption that water will not be a development constraint.

### *Findings*

Total acreage was applied to the assumed density, the middle range of high and low densities given for each land use category (Table N, San Luis Obispo County Framework for Planning Land Use Element), to determine resulting buildout (see Table 2-7). The assumed densities are expressed as dwelling units per acre for residential and agriculture uses and as percent of lot coverage for all commercial retail, commercial service, office professional, and industrial uses.

As shown in Table 2-8a and 2-8b, the full buildout calculations resulted in 2,341 likely new residential units and 140 potentially developable commercial and industrial acres. Total potential population is estimated at 15,709 persons.

A resulting loss of current residential units in Downtown and Medical Districts is shown because it is assumed that uses in these two districts will be built according to the allowed land use category. Residential Multi-Family units are the only exception to this; these are assumed to remain as RMF uses.

Although there are many parcels within the Urban Reserve Line that are currently used for agriculture, many of these parcels are not zoned for agricultural uses. Such parcels are likely to be developed to their allowed land use designation if land values and water availability continue to increase.

| <b>Table 2-8a: Residential - Full Buildout for All Parcels</b> |                          |                   |   |                                 |
|--|--------------------------|-------------------|---|---------------------------------|
| Allowed Land Use   | Total Acres <sup>1</sup> | Lot Coverage (.5) | Percent of Use and Density <sup>4</sup> | Resulting Buildout <sup>3</sup> |
| <b>Residential</b>   |                          |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| RMF in DD <sup>2</sup>   | 28.20                    |                   | 8.00                                    | 225.60                          |
| RMF outside DD <sup>2</sup>                                    | 17.90                    |                   | 24.00                                   | 429.60                          |
| RSF  | 355.83                   |                   | 5.00                                    | 1779.15                         |
| RS   | 1013.09                  |                   | 0.60                                    | 607.85                          |
| RR   | 591.25                   |                   | 0.15                                    | 88.69                           |
| <b>Other</b>   |                          |                   | Dwelling Unit Per Acre                  | Total New Dwelling Units        |
| AG   | 164.37                   |                   | 0.10                                    | 16.44                           |
| RL   | 0.00                     |                   | 0.10                                    | 0.00                            |
| OP <sup>4</sup>  | 84.43                    | 42.22             | 40% at 24                               | 405.26                          |
| CR <sup>4</sup>  | 201.42                   | 100.71            | 40% at 24                               | 966.82                          |
| CS <sup>4</sup>  | 109.68                   | 54.84             | 40% at 24                               | 526.46                          |
| <b>Total Allowed Residential Units</b>                         |                          |                   |   | <b>5,046</b>                    |

| <b>Table 2-8b: Commercial - Full Buildout for All Parcels</b>    |                          |                   |                             |                                 |
|--|--------------------------|-------------------|-----------------------------|---------------------------------|
| Allowed Land Use   | Total Acres <sup>1</sup> | Lot Coverage (.5) | Percent of Use <sup>4</sup> | Resulting Buildout <sup>3</sup> |
| <b>Commercial</b>  |                          |                   |                             | Developable Acres               |
| CR <sup>4</sup>  | 201.42                   | 100.71            | 60%                         | 60.43                           |
| CS <sup>4</sup>  | 109.68                   | 54.84             | 60%                         | 32.90                           |
| OP <sup>4</sup>  | 84.43                    | 42.215            | 60%                         | 25.33                           |
| IND  | 152.73                   | 76.365            | 60%                         | 45.82                           |
| PF   | 167.09                   |                   |                             |                                 |
| REC  | 23.93                    |                   |                             |                                 |
| <b>Total Developable Commercial and Industrial Acreage</b>       |                          |                   |                             | <b>164.48</b>                   |
| Existing Commercial and Industrial Acreage                       |                          |                   |                             | 24.07                           |
| <b>Potentially Developable Commercial and Industrial Acreage</b> |                          |                   |                             | <b>140.41</b>                   |

<sup>1)</sup> Total acres supplied by the County of San Luis Obispo

<sup>2)</sup> RMF density of 8 du/acre used within the Downtown District, (Salinas River Planning Area Standards); RMF density outside of DD assumed at 24 du/acre which is a lower density than what is allowed in the Salinas River Planning Area Standards

<sup>3)</sup> Resulting Buildout is given as Total New Dwelling Units for all Residential and Other Category Land Uses and as Developable Acres for Commercial Land Uses

<sup>4)</sup> For OP, CR, and CS land uses a lot coverage of (.5) was applied to designate half of each acre for its given use and the remaining half unbuilt; for the developed portion of each lot 40% will be used for residential at 24 du/per acre and 60% of the lot is applied to the specified use; for the commercial portion 60% lot coverage was applied (Table N, Salinas River Planning Area Standards)



| <b>Table 2-9: Full Buildout Results - Summary</b>                |               |
|--|---------------|
| <b>Residential Overall Unit Buildout:</b>                        |               |
| Total Allowed Dwelling Units <sup>1</sup>                        | 5,046         |
| Existing Units <sup>2</sup>                                      | 2,726         |
| Lost Units in DD and MD <sup>3</sup>                             | 88            |
| Potential Additional Units <sup>4</sup>                          | 2,232         |
| <b>75% Replacement Potential <sup>5</sup></b>                    | <b>1,674</b>  |
| Potential Secondary Units <sup>6</sup>                           | 1,466         |
| <b>75% Development Potential of Secondary Units <sup>5</sup></b> | <b>1,100</b>  |
| <b>Likely New Residential Units</b>                              | <b>2,773</b>  |
| <b>Commercial Overall Buildout:</b>                              |               |
| Total Developable Commercial and Industrial Acreage              | 164           |
| Existing Commercial and Industrial Acreage                       | 24            |
| <b>Potentially Developable Commercial and Industrial Acreage</b> | <b>140</b>    |
| <b>Population Totals</b>   |               |
| Likely New Residential Units                                     | 2,773         |
| Additional Population <sup>7</sup>                               | 7,850         |
| Current Estimated Population <sup>2</sup>                        | 7,859         |
| <b>Total Potential Population</b>                                | <b>15,709</b> |

<sup>1)</sup> Results from Table 2.7a

<sup>2)</sup> Results from Table 2.2

<sup>3)</sup> The loss of current residential units in Downtown and Medical Districts results from the assumption that uses in the DD and MD will be built according to the allowed land use category; with the exception of RMF units which will be assumed to remain a RMF use.

<sup>4)</sup> Potential Additional Units are the sum existing and lost units subtracted from total allowed units

<sup>5)</sup> Expected Development is estimated to be 75% of maximum projections due to limiting factors, (Salinas River Planning Area Standards)

<sup>6)</sup> Secondary units were applied to each parcel over 7,000 square feet with less than two existing buildings, (Land Use Survey); with the assumption that water will not be a development constraint

<sup>7)</sup> Occupancy Rate of 95%, (SLO County Housing Element) and Average Household size of 2.98, (2000 Census)

## CONCLUSIONS

It is necessary to recognize the fact that due to existing growth pressures and expected pressures in the future, the community of Templeton will have an increase in population, commercial space, and possibly acreage. While water and other constraints to development may prevent Templeton from reaching the allowable buildout capacity, it is important to understand various possible buildout situations.

Both buildout possibilities presented here assume that underutilized and agricultural parcels within the Urban Reserve Line will be redeveloped. Templeton is a bedroom community, and according to buildout calculations it will stay that way. However, in order to support a growing population there must be a lot of redevelopment and development of residential and commercial uses. Another source of housing that will likely expand in the future is secondary dwelling units. These units may be added to existing residential lots that are in compliance with specific county standards. Our survey did not include a detailed look at parcels which could accommodate second units.

In other areas of the community, commercial or specialized district growth is a possibility. Two key areas, the Downtown District and the Medical District, have potential to become more active employment and commercial centers of the community.

Templeton has many opportunities for residential and commercial infill development. In both the partial and full buildout projections, these development types were the most prevalent. Overall, the community has the land resources necessary for meaningful growth, however, exactly what density and what growth rate is yet to be determined.





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Chapter 3:  
**POPULATION  
& HOUSING**

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## **EXECUTIVE SUMMARY**

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 recent study commissioned by The (San Luis Obispo) Tribune indicates that thousands of wealthy retirees from more urbanized parts of the state may pour into the County in the near future.

The Templeton median household income is \$53,438. In October 2004, the median home price in Templeton was \$520,000. Approximately 12 percent of County households and only seven percent of Templeton households earn the \$126,000 annual income required to afford a median priced home in Templeton.

There are currently 2,705 residential units in Templeton. The majority of these units are on lots designated for residential uses. Owner-occupied single-family detached homes are the most common housing type.

Templeton is the second fastest growing community in San Luis Obispo County. Should residential projects currently in the development review process be constructed by 2010, Templeton’s population of 7,859 could increase to approximately 11,104 in the near future.

Due to water constraints, the growth rate in Templeton is expected to decrease to about 2.3 percent after 2010. At this growth rate, Templeton will reach full buildout in the year 2036, with a population of about 15,709. However, the community cannot reach buildout without finding water resources in addition to the anticipated Nacimiento Project.

At full buildout, there could be 5,478 (see Tables 2-3 and 2-9) dwelling units in Templeton. The majority of new units will be in areas designated as Residential Single Family and Commercial Retail land use categories. Eleven hundred new residential units will be secondary dwellings. Eighty-eight existing residential units in the Downtown District and Medical District will likely be lost to commercial and office development.

## INTRODUCTION

This chapter provides an overview of housing and population characteristics of the Templeton community. The chapter evaluates demographics, housing supply and affordability, and considers the impact of water availability on population projections. A thorough understanding of the existing and anticipated population and housing characteristics is vital in understanding current growth pressures and constraints that the community may continue to face in the future.

## KEY DEFINITIONS

*Housing Affordability:* The relationship of the housing prices to the median income in a specified area. Affordability is expressed as the percentage of an area's residents that can afford the median home price in that area, while assuming that a family cannot afford to pay more than 30 percent of their income for rent or mortgage payment.

*Housing Conditions:* Parcels designated for residential uses are categorized as follows: A lot is vacant when no building is present; A parcel is under construction when residential development appears to be in progress; Good condition describes a structure with no visible defects; Deteriorating describes a structure with defects that are correctable through maintenance (e.g. rotting windows, severely peeling paint, etc.); Dilapidated describes a structure with critical defects in need of major repair (e.g. cracked foundations, sagging roof, falling chimney, etc.).

*Housing Tenure:* The relationship between a resident and the dwelling unit in which they reside; there are owner-occupied units and renter-occupied units.

*Income Levels:* Income levels are divided into four categories: very low, low, moderate, and above moderate. Very low income represents no more than 50 percent of the area's median income; Low income is in between 50 percent and 80 percent of the area's median income; Moderate income ranges from 80 percent to 120 percent of the area's median income; above moderate income is calculated as 120 percent or more of the area's median income.

*Projects in the Pipeline:* Projects within the Templeton community that are in various stages of the San Luis Obispo County development review process.



## **METHODOLOGY**

Existing housing and population data contained in this chapter was derived from both primary and secondary sources. Primary data was collected from the CRP Templeton Land Use Survey, multiple visual surveys, as well as interviews with staff of the Templeton Community Service District (TCSD), and the County of San Luis Obispo Department of Planning and Building. Secondary sources include: 1990 and 2000 U.S. Census datasets, the San Luis Obispo County 2004 Housing Element, the San Luis Obispo County General Plan, and various articles published in The Tribune.

The land use survey performed for this study provided the basis for analyzing the existing housing characteristics by determining the location, type, and structural condition of all residential units in Templeton. Additionally, this information was used to estimate the existing population, and to project buildout population and future residential unit potential.

U.S. Census data was used to collect pertinent housing and population data such as: historical population growth, housing tenure, average household size, age breakdowns, ethnicity breakdowns, household income levels, and employment statistics.

## **FINDINGS**

### **EXISTING CHARACTERISTICS**

#### **San Luis Obispo County Population**

Since 1950 population growth in the County has occurred at a steady rate. In the decade between 1990 and 2000 the County's total population increased from 217,800 to 247,700 residents. This represents an increase of 30,100 new residents, or 13.8 percent of the County's 1990 population. The majority of this growth occurred in the County's seven incorporated cities.

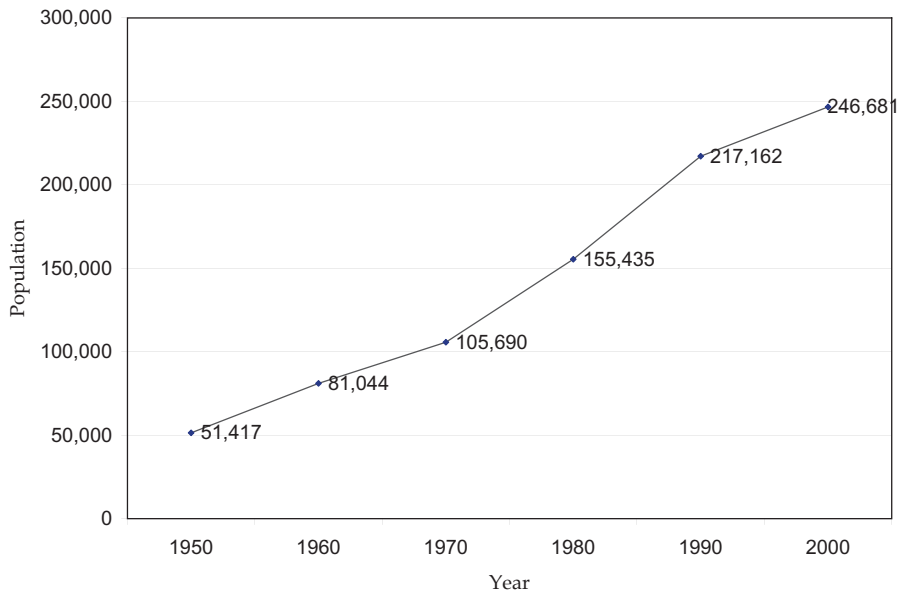


Figure 3-1:  
County of San  
Luis Obispo  
Population  
Growth, 1950-  
2000 (Source: US  
Census Bureau)

### Templeton Population

Population growth in Templeton was slow between 1950 and 1970. Around 1980, the community population began to rapidly increase and still is today. According to Census 2000 data Templeton is home to approximately 4,687 people. However, a lot of people do not participate in the census, and an employee of the TCSD pointed out some Templeton neighborhoods that were not included in the census at all. In addition, numerous residential units have been constructed during the last 4 years. An estimate of the current population was determined by multiplying the number of residential units (2,705) from the parcel-by-parcel land use survey conducted for

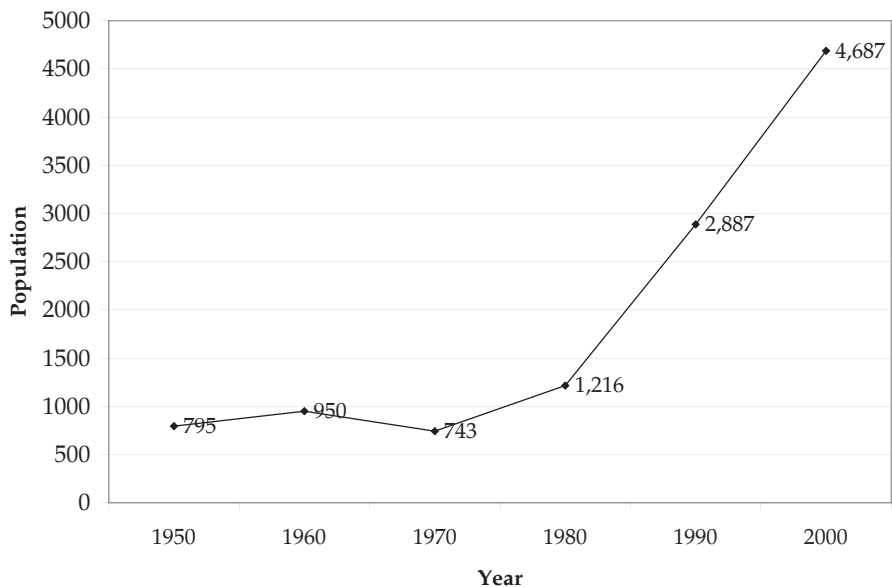


Figure 3-2:  
Templeton  
Population  
Growth, 1950-  
2000 (Source: US  
Census Bureau)

| Table 3-1: Templeton Population % Change |            |          |
|--|------------|----------|
| Year                                     | Population | % Change |
| 1950                                     | 795        | *        |
| 1960                                     | 950        | 19.5     |
| 1970                                     | 743        | -2.2     |
| 1980                                     | 1,216      | 63.7     |
| 1990                                     | 2,887      | 137.4    |
| 2000                                     | 4,687      | 62.3     |
| 2002                                     | 5,314      | 13.4     |
| 2004                                     | 7,859      | 46.1     |

Source: U.S. Census Bureau, CRP Templeton Land Use Survey

this study by the occupancy rate (97.5 percent, as established by the 2000 Census) and then multiplied by the average household size (2.98 persons per household, 2000 Census). The current Templeton population is estimated to be 7,859 (see Table 3-1).

**Age Groups**

The population can be organized into three ranges: School-aged (19 years and under), Workforce (ages 20-64), and Retired (65 years and over). The total population in each group helps describe the particular housing needs in the community. Templeton has 10 percent more School-age residents than the countywide breakdown, and 7 percent less Workforce residents than the countywide breakdown. According to

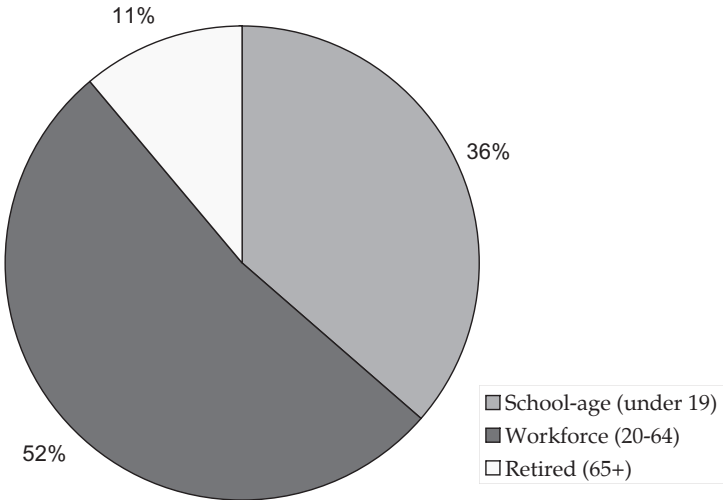


Figure 3-3: Age Group Break-down (Source: 2000 US Census Bureau)

the 2000 Census, Templeton has 6 percent more residents in the labor force than the County. So, at least 13 percent of Templeton workers are less than 20 years old and/or older than 65 years old. According to the TCSD, the higher percentage of school-aged residents may partially be attributed to families choosing to live in Templeton because of the desirability of the Templeton School District.

### Employment and Income

According to the 2000 Census, Templeton’s employed population total was 2,295, or 64.3 percent of the population. Note that this is approximately 13 percent higher than the workforce age cohort of Templeton residents. The unemployment rate in Templeton was 2.2 percent, as compared to San Luis Obispo County’s 3.4 percent.

| Table 3-2: Templeton Employment Status |              |             |                |             |
|--|--------------|-------------|----------------|-------------|
| Status                                 | Templeton    |             | SLO County     |             |
| Total in Labor Force                   | 2,295        | 64.30%      | 116,868        | 58.30%      |
| Employed Civilian                      | 2,216        | 62.10%      | 116,580        | 58.10%      |
| Armed Forces                           | 0            | 0           | 288            | 0.10%       |
| Unemployed                             | 79           | 2.20%       | 6,911          | 3.40%       |
| Not in Labor Force                     | 1,272        | 35.70%      | 83,704         | 41.70%      |
| <b>TOTAL</b>                           | <b>3,567</b> | <b>100%</b> | <b>200,572</b> | <b>100%</b> |

Source: U.S. Census Bureau (2000)

The Templeton median household income of \$53,438 is \$11,010 higher than the County median income, \$14,221 higher than the Paso Robles median income, and \$4,731 higher than the Atascadero median income, and \$5,945 higher than the California median income.

### Ethnicity

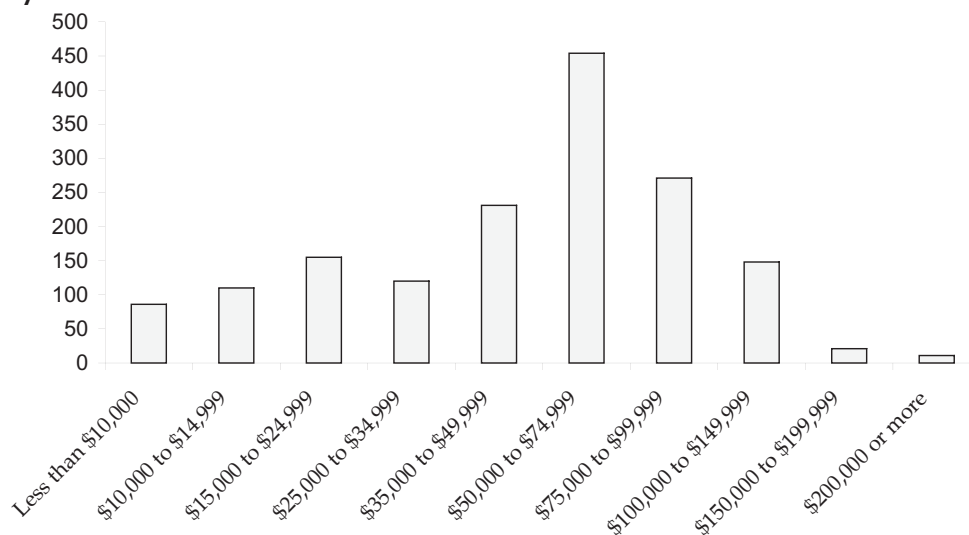


Figure 3-4: Templeton Median Income (Source: 2000 US Census Bureau)

The ethnic breakdown of Templeton is similar to that of the County; however both Templeton and the County are significantly less diverse than the state of California, which is less than 60 percent “White.” According to the 1990 Census, 95 percent of Templeton residents were white. In the 2000 Census, 90.4 percent of Templeton residents identified themselves as white. Of all residents surveyed in the 2000 Census, 11.8 percent identified themselves as “Hispanic or Latino.” In the 2000 Census all “Hispanic or Latino” respondents were required to additionally select another ethnic category. More than 32 percent of Californians identified themselves as “Hispanic or Latino.”

| <b>Table 3-3: Ethnicity, 2000 U.S. Census Information</b> |           |         |            |         |            |         |
|---|-----------|---------|------------|---------|------------|---------|
| Ethnicity   | Templeton |         | SLO County |         | California |         |
|   | Number    | Percent | Number     | Percent | Number     | Percent |
| One Race  | 4,540     | 96.9    | 238,202    | 96.6    | 32,264,002 | 95.3    |
| White   | 4,235     | 90.4    | 208,699    | 84.6    | 20,170,059 | 59.5    |
| Black   | 55        | 1.2     | 5,002      | 2.0     | 2,263,882  | 6.7     |
| American Indian   | 33        | 0.7     | 2,335      | 0.9     | 333,346    | 1.0     |
| Asian   | 43        | 0.9     | 6,568      | 2.7     | 3,697,513  | 10.9    |
| Native Hawaiian   | 4         | 0.1     | 286        | 0.1     | 116,961    | 0.3     |
| Some Other Race   | 170       | 3.6     | 15,312     | 6.2     | 5,682,241  | 16.8    |
| Two or More Races   | 147       | 3.1     | 8,479      | 3.4     | 1,607,646  | 4.7     |
| Hispanic or Latino  | 554       | 11.8    | 40,196     | 16.3    | 10,966,556 | 32.4    |

Source: U.S. Department of Commerce, Census Bureau, Census 2000

| <b>Table 3-4: Ethnicity, 1990 U.S. Census Information</b> |           |         |            |         |            |         |
|---|-----------|---------|------------|---------|------------|---------|
| Ethnicity   | Templeton |         | SLO County |         | California |         |
|   | Number    | Percent | Number     | Percent | Number     | Percent |
| White   | 2753      | 58.7%   | 193,619    | 78.5%   | 20,524,327 | 60.6%   |
| Black   | 11        | 0.2%    | 5,727      | 2.3%    | 2,208,801  | 6.5%    |
| American Indian   | 27        | 0.6%    | 2,203      | 0.9%    | 242,164    | 0.7%    |
| Asian/Pacific   | 26        | 0.6%    | 6,195      | 2.5%    | 2,645,659  | 7.8%    |
| Other   | 68        | 1.5%    | 9,418      | 3.8%    | 3,939,070  | 11.6%   |

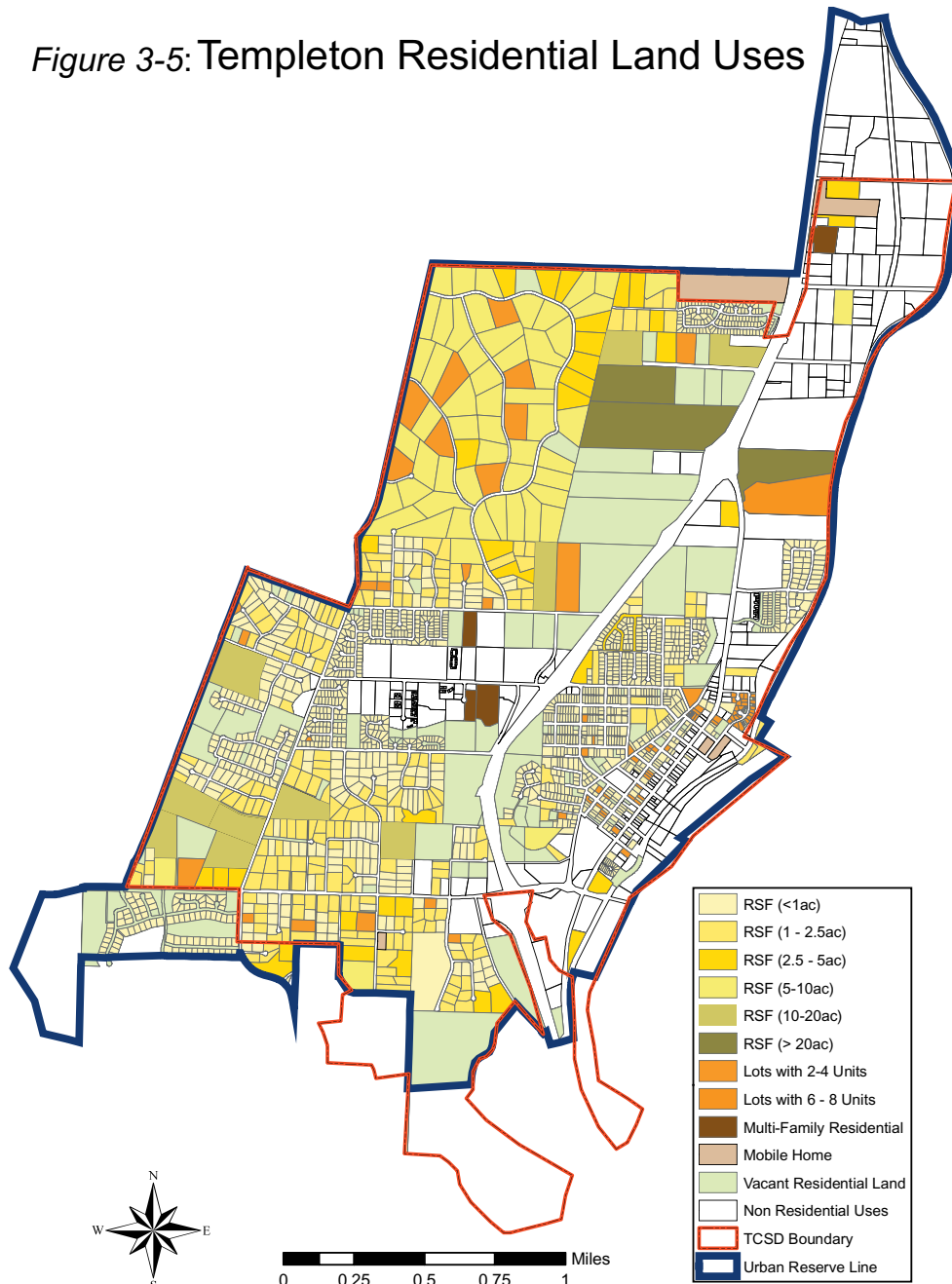
Source: U.S. Department of Commerce, Census Bureau, Census 2000

## Housing Supply

According to the land use survey performed for this study, sixty-nine percent of the land in Templeton is currently used for residential purposes (see Table 2-3). A comparison between residential dwelling units counted in the 2000 Census to those counted in the CRP Templeton Land Use Survey reveals almost a 60 percent increase in residential dwelling units between 2000 and 2004. Much of this growth could be attributed to households not participating in the census and the completion of several housing developments during the last few years.

There are 716 units on land categorized as Residential Multi Family, 1,446 on Residential Single Family, 258 on Residential Suburban, and 94 on Residential Rural. Although 93 percent of the existing residential units are located in the four residential land use categories, 191 units are located in non-residential land use categories: 119 units in Commercial Services (CS), 63 units in Office Professional, 7 units in Commercial Retail (CR), and 2 units in Agriculture (AG).

Figure 3-5: Templeton Residential Land Uses



Source: CRP  
 Templeton Land  
 Use Survey  
 Fall 2004

Of the 1,588 housing units in 2000, 1,548 were occupied and 40 were considered vacant. However, of those 40 units 10 were available to rent, 7 were for sale, 6 had been rented or sold but not yet occupied, 8 were used seasonally, and so there were really only 9 completely vacant units.

### Housing Units by Type

Sixty-seven percent of all residential units in Templeton are single-family detached homes; 16 percent are attached homes, such as apartments and triplex units; 17 percent of units are mobile homes.



Figure 3-6a & 3-6b: Examples of Single Family Detached Housing

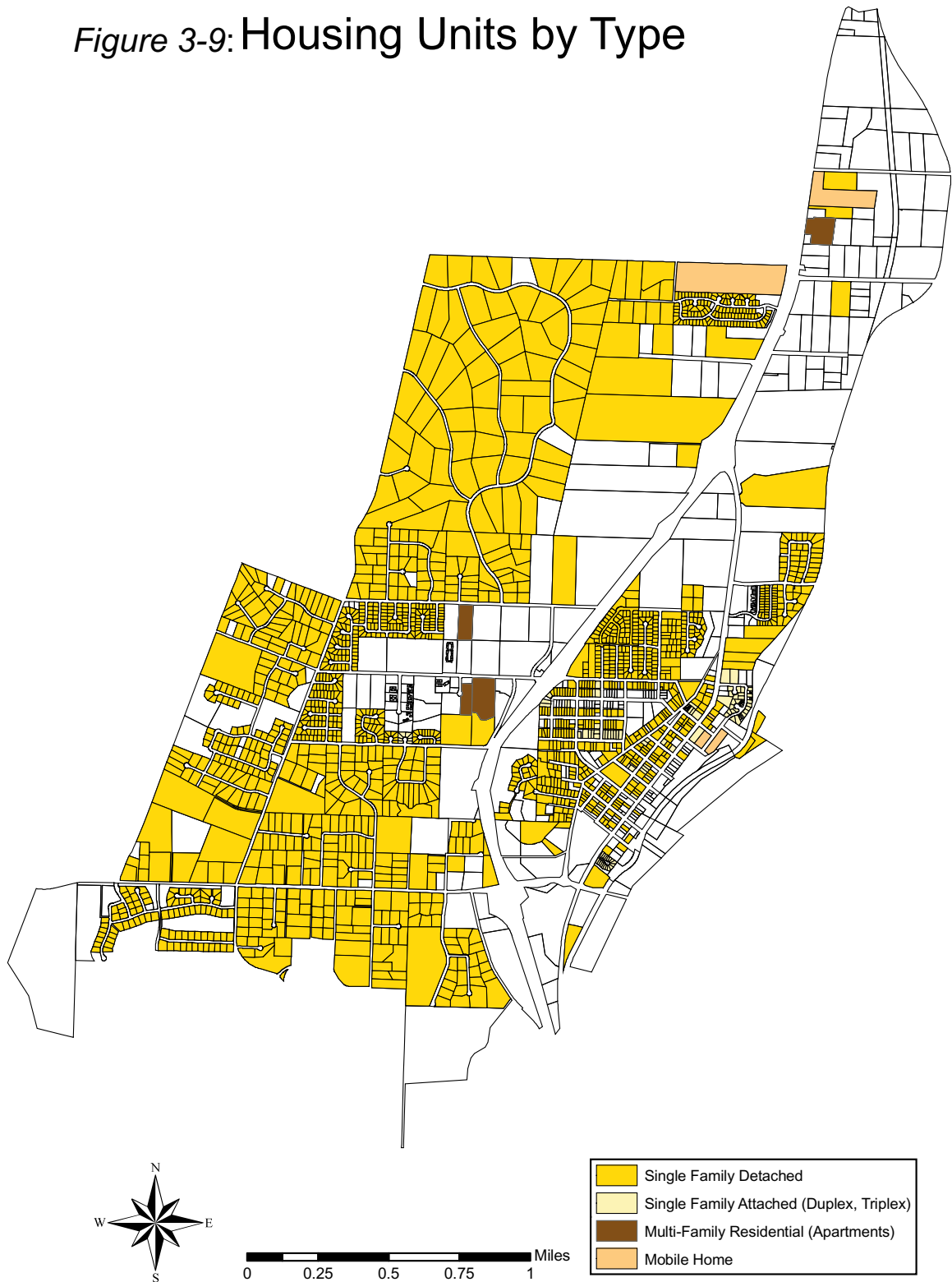


Figure 3-7a & 3-7b: Examples of Multi Family Attached Housing



Figure 3-8a & 3-8b: Examples of Mobile Homes

Figure 3-9: Housing Units by Type



Source: CRP  
Templeton Land  
Use Survey  
Fall 2004



## Housing Conditions

According to the 2004 County Housing Element, in 2002 there were 2 dilapidated housing units in Templeton. According to the land use survey conducted for this study, 5 units are dilapidated and 76 units appear to be deteriorating. All other units in Templeton are in good condition. The good condition of the majority of units may be a reflection of Templeton’s high occupancy rates and home ownership.

## Housing Affordability

Federal standards define housing to be “affordable” when a family pays no more than 30 percent of their income on mortgage or rent. Households paying more than 30 percent are considered unable to live comfortably when making housing payments and paying for other necessities, such as food, healthcare, and utilities.

According to the Central Coast Regional Multiple Listing Services, as of October 2004 the median home price in Templeton is \$520,000; a 174 percent increase since 1990. 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 enough to afford a home in Templeton. In comparison, approximately 17 percent of County households can afford the County’s median house price.

| <b>Table 3-5: Templeton Median Home Price by Year</b> |              |
|---|--------------|
| <b>Year</b>   | <b>Price</b> |
| 1990  | 190,000      |
| 2000  | 219,500      |
| 2003  | 380,000      |
| 2004  | 520,000      |

*Source: U.S. Census and Central Coast Regional Multiple Listing Service*

County home prices significantly vary depending on the community. For example, the median home prices in Oceano can be purchased for \$410,000, while the median home in Pismo is nearly \$800,000. Templeton’s relative affordability is best revealed when compared to neighboring communities. On average, Atascadero and Paso Robles homes are very similarly priced at \$415,000 and \$418,700 respectively. Templeton is situated between these two cities, and stands out as a more affluent community with a median home price approximately 20 percent higher than that of its closest neighbors.

## Housing and Income

A community should provide a balance of housing that reflects the income levels of all residents. The State of California Health and Safety Code defines income levels as follows: “Very Low Income” is 50 percent below the median household income; “Lower Income” is 80 percent of the median household income; and “Moderate Income” is 120 percent of the median household income.

| <b>Table 3-6: San Luis Obispo County Income Definitions</b> |                        |                     |                      |                        |
|---|------------------------|---------------------|----------------------|------------------------|
| <b>Persons in Family</b>                                    | <b>Very Low Income</b> | <b>Lower Income</b> | <b>Median Income</b> | <b>Moderate Income</b> |
| 1   | \$20,200               | \$32,300            | \$40,400             | \$48,500               |
| 2   | \$23,100               | \$36,950            | \$46,150             | \$55,400               |
| 3   | \$25,950               | \$41,550            | \$51,950             | \$62,350               |
| 4   | \$28,850               | \$46,150            | \$57,700             | \$69,250               |
| 5   | \$31,150               | \$49,850            | \$62,300             | \$74,800               |
| 6   | \$33,450               | \$53,550            | \$66,950             | \$80,350               |
| 7   | \$35,750               | \$57,250            | \$71,550             | \$85,850               |
| 8   | \$38,100               | \$60,950            | \$76,150             | \$91,400               |

*2004 San Luis Obispo County Housing Element, based on median income from 2000 U.S. Census.*

The median household income in Templeton is \$53,438, which places them in the Moderate Income category for a three-person family (recall that the average household size in Templeton is 2.98). With a median household income of \$42,428, the County places in the Lower Income category for a three-person household. The median household income in the neighboring city of Paso Robles is \$39,217, which places them in the Very Low Income category for a three-person family. However, when adjusted for a smaller (2.69) average household size, Paso Robles could be elevated to the Lower Income category. To the south of Templeton, Atascadero has a median household income of \$48,725, which is higher than the County’s median income, but still places in the Lower Income category for a family of three.

The County of San Luis Obispo offers incentives for developers to construct affordable units. To implement these incentives, standards must be established to identify unit affordability at each income level group (Table 3-7). According to the affordability standards, a family with a moderate income (120 percent of the median) can afford to pay \$294,679 for a three-bedroom home. However, the median priced home in Templeton is 76 percent more expensive than the affordable price. A lower income family (80 percent of the median) can afford to pay \$190,015 for a three-bedroom home, which is 174 percent less than the median priced home in Templeton.

| <b>Table 3-7: Affordability Standards</b> |                            |                         |                            |
|---|----------------------------|-------------------------|----------------------------|
| <b>Initial Sales Price</b>                |                            |                         |                            |
| <b>Unit Size<br/>(Bedrooms)</b>           | <b>Very Low<br/>Income</b> | <b>Lower<br/>Income</b> | <b>Moderate<br/>Income</b> |
| Studio                                    | \$80,396                   | \$123,220               | \$191,092                  |
| 1   | \$91,839                   | \$140,758               | \$218,290                  |
| 2   | \$103,381                  | \$158,448               | \$245,724                  |
| 3   | \$123,977                  | \$190,015               | \$294,679                  |
| 4   | \$133,231                  | \$204,198               | \$316,674                  |

It is assumed that current occupancy rates are relatively equivalent to conditions reported by the 2000 Census. Templeton’s occupancy rate (i.e., the percent of residential units occupied) is estimated to be 97.5 percent. This occupancy rate was used to calculate Templeton’s existing population.

As reported by the 2000 U.S. Census, 1,150 (74.3 percent) of the 1,548 occupied housing units were owner-occupied and 398 (25.7 percent) were renter-occupied. This high percentage of owner-occupied units is typical in areas dominated by single-family detached units. Moreover, in Templeton only 9 percent of units are apartment units, which tend to be renter-occupied. The high percentage of owner-occupied units reflects Templeton’s affluence when compared to neighboring communities and the larger region. This characteristic also implies that much of Templeton’s housing capacity is unaffordable for the majority of County residents.

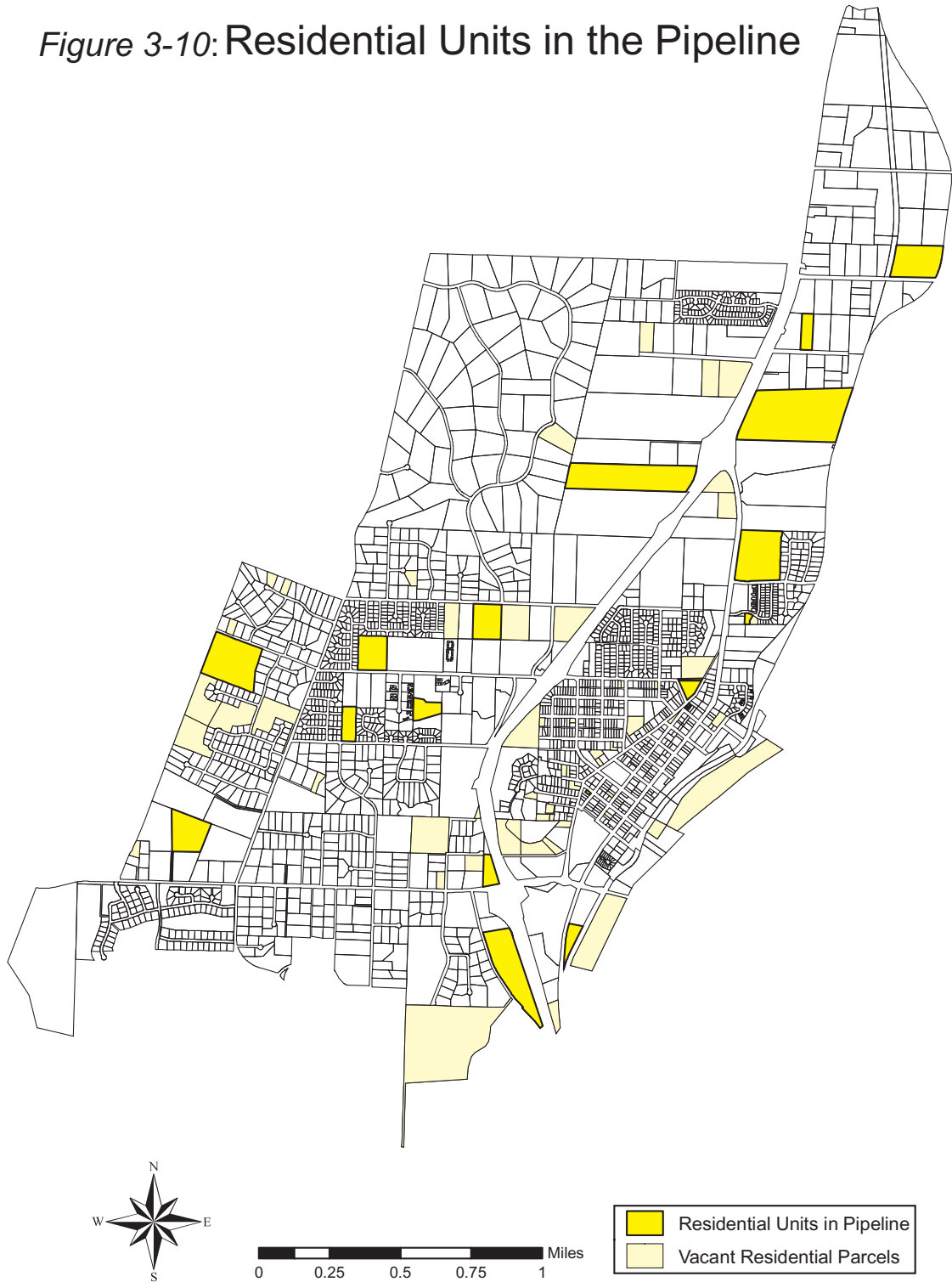
**FUTURE PROSPECTS**

**Housing Projects in the “Pipeline”**

There are currently 18 projects in various stages of the development process (referred to as the “pipeline”) that will likely result in 411 new residential units for Templeton (see Appendix 3-1). Twenty percent of the new residential units will be multi-family residences and 80 percent will be single-family homes. There are five major projects in the pipeline including 67 housing units in Commercial Services (CS), 206 units proposed in Commercial Retail (CR), 42 units proposed for Office Professional (OP), and 22 proposed for Residential Single Family (RSF) zones.

As of November 2004, projects resulting in 116 new units have been approved, and projects representing 295 new units are likely to be approved before the year 2010. The largest project in the pipeline is a proposed mixed use development on Ramada Drive, which would result in 139 new units ranging in size and affordability.

Figure 3-10: Residential Units in the Pipeline



Source: San Luis  
Obispo County  
Department of  
Planning and  
Building, October  
2004

## The Nacimiento Project

One new water resource is expected to be available in about approximately 6-8 years. The Nacimiento Project is a pipeline that will bring water from the Nacimiento Reservoir to Paso Robles, Templeton, Atascadero, and San Luis Obispo. Templeton will receive 250 acre-feet of water (500 water units). Half of the water will go to applicants on the waiting list, and the other half will be stored. One acre-foot of water can serve about two dwelling units; therefore the project will provide enough water for approximately 250 dwelling units.

If projects currently in the pipeline and the Nacimiento Project are completed by 2010, there will be water available for 464 new residential units. These particular assumptions result in a total population of about 10,240 residents in 2010. Assuming the 2.3 percent annual average growth rate and continues after 2016, Templeton's projected population at partial buildout (11,104 residents) will occur in 2021, and Templeton's projected population at full buildout (15,709 residents) will occur in 2036.

## Possible Growth Rate

Assuming that any residential development that is not currently in the pipeline will not be constructed until after 2010, the population of Templeton in 2010 may reach 8,929. After construction of projects in the pipeline, the TCSD will have approximately 214 outstanding water commitments remaining (625 total – 411 in pipeline). Without additional water resources, growth after 2010 cannot exceed the TCSD's 214 water commitments. Based on the County's growth ordinance, and recent growth trends in Templeton, it is assumed that the population will continue to increase by approximately 2.3 percent annually. Using this growth rate assumption, by 2016 the population in Templeton will be approximately 10,240, and the TCSD will have exhausted its existing water commitments.

| <b>Table 3-8: Templeton Future Population Growth</b> |                             |             |
|--|-----------------------------|-------------|
| <b>Growth Stage</b>                                  | <b>Estimated Population</b> | <b>Year</b> |
| Growth from Pipeline Projects                        | 8,929                       | 2010        |
| Exhaustion of Water Commitments and Nacimiento Water | 10,240                      | 2016        |
| Partial Buildout                                     | 11,104                      | 2021        |
| Complete Buildout                                    | 15,709                      | 2036        |

## Units Lost To Conversion

The full buildout analysis for Templeton assumes that seventy-five percent of parcels will be redeveloped to their allowed land use category. Of the 2,705 existing residential units identified by the land use survey performed for this study, 191 (7 percent of the total) are located in typically non-residential land use categories. The buildout analysis assumes that 88 of these 191 units will be lost to conversion.

## The Graying of SLO County

According to Census 2000 data, only 11.5 percent of Templetonians are age 65 and up. However, "Our County's Next 100,000," a report of a population study commissioned by The Tribune and conducted by Solimar Research Group, reveals an influx of adults predicted to occur in the next 15 years. The anticipated county population growth is attributed to the allure of coastal and country living, skyrocketing costs of single-family homes in urbanized areas such as Los Angeles and San Francisco, and current local city policies that limit residential growth within their boundaries. The incoming population is projected to increase the number of forty to fifty-nine year old residents by 68 percent, sixty year olds and up by 40 percent. As one of the most desirable communities in the county, it is likely that Templeton will be a destination for many wealthy adults.

## WATER AVAILABILITY

Since 1989, the Templeton Community Service District has had a waiting list for new water connections. Currently the TCSD anticipates one new water resource, the Nacimiento Water Project, to become available within the next 6 years. Half of Templeton's requested 250 acre-feet of water will be allocated to applicants on the TCSD waiting list and the rest of the water will be stored.

Although the Nacimiento Water Project will relieve some water availability problems, it poses a new economic constraint to future growth. Total cost of the water project is estimated at \$150 million. Templeton's share of the cost will be approximately \$3.9 million. One million dollars will be paid with district reserves. According to The Tribune to cover the remaining \$2.9 million, the TCSD must triple new water connection fees from \$3,642 to \$13,453 (2004). This steep increase in development costs will likely be passed down to renters and purchasers of new homes.

## AFFORDABLE HOUSING

Affluent residents deposit much needed money into the local economy, but at the same time, they may inflate housing prices to unprecedented levels. The County is challenged to provide a supply of housing that meets the needs of all income levels.

All cities and communities in San Luis Obispo County suffer from a lack of affordable housing. In Templeton, large lot sizes, low densities, and the projected cost of water connections create a dismal view of future affordability. Smaller lot sizes and higher density residential development would provide a more balanced housing stock. Such housing types are more attainable for the average county family, which can afford to pay a maximum of \$300,000 for a new home, or \$1,000 per month of rent.

Templeton has the potential to more than double its housing supply; however, this may not necessarily result in affordability. According to The Tribune series, "Our County's Next 100,000" the majority of anticipated new residents to San Luis Obispo County will be wealthy adults from urban areas (2003). This type of population is likely to be more inclined to purchase expensive single family homes. This trend may result in fewer affordable and compact residential developments in Templeton.

## **CONCLUSIONS**

San Luis Obispo County is experiencing intense growth pressures. Communities in the County, including Templeton, may struggle to accommodate an influx of new residents, while simultaneously trying to conserve resources and rural identities. The most significant housing and population constraints in Templeton can be divided into growth (quantity) constraints, and equity (quality) constraints. The predominant growth constraint is the availability of water, and the principal equity constraint is the lack of affordable housing.





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Chapter 4:  
**ECONOMIC  
DEVELOPMENT**

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**EXECUTIVE SUMMARY**

“The structure of a city’s or county’s economy plays an important role in the physical development of the planning area and the stability of the local tax base. The purpose of adopting an economic/fiscal development element varies by jurisdiction. However, most are based upon a desire to maintain and enhance the economic character of the community while providing for a stable annual budget.”  
– Office of Planning and Research’s General Plan Guidelines Introduction pertaining to Economic/Fiscal Development

Templeton’s fastest growing population segment is the 50-59 years old age group. Primarily transplants from Northern and Southern California, these people are typically already financially established and will require senior citizen services in the future. Households in Templeton have higher median income than the County median, yet Templeton is underserved by many types of businesses. As a result, potential sales tax revenues are leaking into neighboring communities. Templeton’s proximity to two incorporated market and employment centers, Paso Robles and Atascadero, is an important factor in assessing economic conditions.

Templeton’s housing stock is growing faster than its job base. There are only 1.03 jobs per housing unit. According to the California Department of Finance, a 1.5 jobs per housing unit is considered to be the minimum requirement for a job housing balance. Additionally, only 17 percent of Templeton residents work in Templeton. This means that Templeton acts as both a bedroom community and an employment center, but lacks a jobs housing balance.

Templeton has three distinct areas in which economic activity is concentrated. Templeton’s Central Business District (Downtown) remains its economic core. The Health Services District is the largest industry in Templeton and is anchored by the Twin Cities Community Hospital on Las Tablas Road. The second largest employer is the agriculture sector which in the past has traditionally been Templeton’s largest industry.

The Templeton Community Service District (TCSD) generates nearly 60 percent of its revenues from user fees and service charges, and nearly 16 percent from property tax. Almost 75 percent of its expenditures go toward providing water, sewer, recreation, and fire protection services. Improvements to the water distribution system compose most of the TCSD’s capital improvement program projects.

Land on which commercial uses are located accounts for 17 percent (see Table 2-1



in Chapter 2), of all land in Templeton. The amount of land per capita is similar to Paso Robles, and greater than any other North County city or unincorporated community in the County. There are 203.7 acres of underutilized land on which commercial use is allowed. All vacant commercial land is estimated to be absorbed by the year 2018 if current trends continue.

Currently Templeton has the population base to support a neighborhood shopping center, and if current growth trends continue Templeton could potentially support another neighborhood center or community center by the year 2030. In fact, the Templeton Area Advisory Group has recently approved a small shopping center project on a parcel near the freeway at Rossi Rd. and Vineyard Dr. (APN 039-381-048). Plans for the shopping center consist of three buildings that are approximately 12,770 sq. ft., 6,200 sq. ft., and 6882 sq. ft.

Constraints on Economic Development include constraints on the water supply, a jobs housing imbalance, commercial competition from neighboring North County communities, and uncertainty regarding future zoning. Opportunities in Templeton are its accessible location, natural beauty and tourism industry, strong community purchasing power, an active downtown, and undeveloped land.

## INTRODUCTION

County wide residential growth is impacting Templeton and leads to demand for commercial services, retail and jobs within the town. The Economic Development section investigates Templeton's economic and fiscal situation. The chapter will analyze the quantity and distribution of existing commercial land use, along with the balance of community housing and employment.

The following chapter depicts Templeton's community characteristics based on past trends, current conditions and future ability to support and retain economic growth. It provides and analyzes the economic data which leads to informed conclusions on the current strengths and needs of Templeton. This information is taken into consideration in assessing the future economic and fiscal prospects and employment balance of Templeton.

## KEY DEFINITIONS

*Absorption Rate:* The percentage at which total vacant land is being converted for urban uses.

*Capture Rate:* The total expenditures spent within a community by its residents that is expressed as a percentage when compared to total expenditures spent outside of the community by its residents.

*Commercial Land:* Land uses or zoning classifications including commercial retail, commercial service, industrial, and office professional.

*Consumer Expenditures:* How consumers spend their money and how much.

*FAR:* Floor Area Ratio, used to measure amount of building square footage coverage on a parcel to determine its potential for infill.

*Infill Development:* Developing on vacant or under-utilized land in a built area.

*Undeveloped Land:* Land is not yet built upon or used for a specific use. Undeveloped land is also referred to as Vacant land.

## **METHODOLOGY**

Primary information gathered in preparation for this section included the use and interpretation of government documents and sources, correspondence with personnel from informed local agencies, and outside documents and sources. This includes the County of San Luis Obispo Economic Element, the TCSD Final Budget for the fiscal year 2004-2005, information gathered from the 1997 U.S. Economic Census, meetings and e-mails exchanged with the Templeton Community Services District (TCSD), San Luis Obispo Building and Planning Department, and San Luis Obispo Council of Governments (SLOCOG). Also the class as a whole conducted a Land Use Survey which provided all current land use data along with the basis for future growth predictions.

Secondary documents and resources utilized in the study include information from the Economic Strategies Group, Expansion, and Attraction Study-Executive Summary, the 2000 U.S. Census, Market Centers and Retail Location Theory and Application literature, the U.S. Bureau of Labor Statistics (BLS), and accredited private internet sites listed in this chapter's bibliography. Correspondence with agencies such as the Wallace Group, contracted consultants to Templeton, and the Templeton Chamber of Commerce were also used in the determination of Templeton's characteristics, needs, opportunities and fiscal constraints.

Supplemental information was gathered through an independent survey of Templeton residents, attendance of a Templeton Area Advisory Group (TAAG) meeting, an interview with a local realtor, Peabody and Plum Realtors, and input from residents of Templeton from opinion surveys conducted by the Economic and Fiscal Analysis Team.

## **FINDINGS**

### **HISTORICAL BACKGROUND**

Templeton is a community built around the economic core of its downtown, and has been primarily dependent on its agricultural sector. Even today, the Feed and Grain on Main Street holds significant meaning for all generations of Templeton residents. According to visual observations and information collected from sources previously mentioned, Old Town acts as a Central Business District (CBD) and remains the social and economic core of the community. According to the Templeton Chamber of Commerce, the Old Town businesses are a North County tourism draw.

Commercial retail and services have remained primarily within the CBD throughout the years, while industrial development has occurred on the north end of town. Health services have grown on the west side of Templeton to create what is now referred to as the Health Services District. Despite new trends in development, and past growth impacts to date, the historic downtown will probably remain as the predominant economic core based on the community’s continued support.

**EXISTING ECONOMIC AND DEVELOPMENT CHARACTERISTICS**

Town location and demographics are analyzed to determine where applicable economic and development characteristics are present in Templeton, why those characteristics are present, and the impact they have on the current trends.

**LOCATION**

Templeton is economically unique due to its location in between two incorporated market and employment centers, Paso Robles and Atascadero. Paso Robles is particularly important to consider as it structurally borders Templeton to the North. Atascadero is three to five miles south yet still creates direct competition and opportunity for leakage. Throughout the study proximity and access to neighboring market and employment centers is a factor. Templeton is intersected by Highway 101, one of the busiest thoroughfares on the Central Coast. The access created by U.S. Highway 101 allows consumers to travel easily between the communities, both drawing business from and to Templeton. Currently a large portion of commercial development is occurring along the highway corridor.

**POPULATION AND INCOME PROFILE**

According to the 2000 U.S. Census, there are 4,687 Templeton residents, a population growth of almost 300 percent since 1990. According to the land use survey performed for this study, the current population is approximately 7,859, a 60 percent increase in only four years. New members in the community affect the current conditions as well as determine future economic activity. It is important to understand the market characteristics and the amount of residents that fall in each category to adequately assess their demand for services and employment. Age distribution in population suggests an increase in adults as residents age 40-50 have more than doubled in the last decade (Figure 4-1). The largest population group in Templeton is currently the working class ages, 40-59, which is the primary consumer market group in the community. At present, the bulk of Templeton residents are

either under twenty years of age or over forty. Adolescents require entertainment services and non-essential goods such as clothing and electronic accessories. Adults between forty and fifty years tend to demand a wide spectrum of goods, but in lower quantities than would be needed by a young family. Primary services, such as medical services, would be a higher priority for the aging population, as well as more passive forms of entertainment such as movies and golfing.

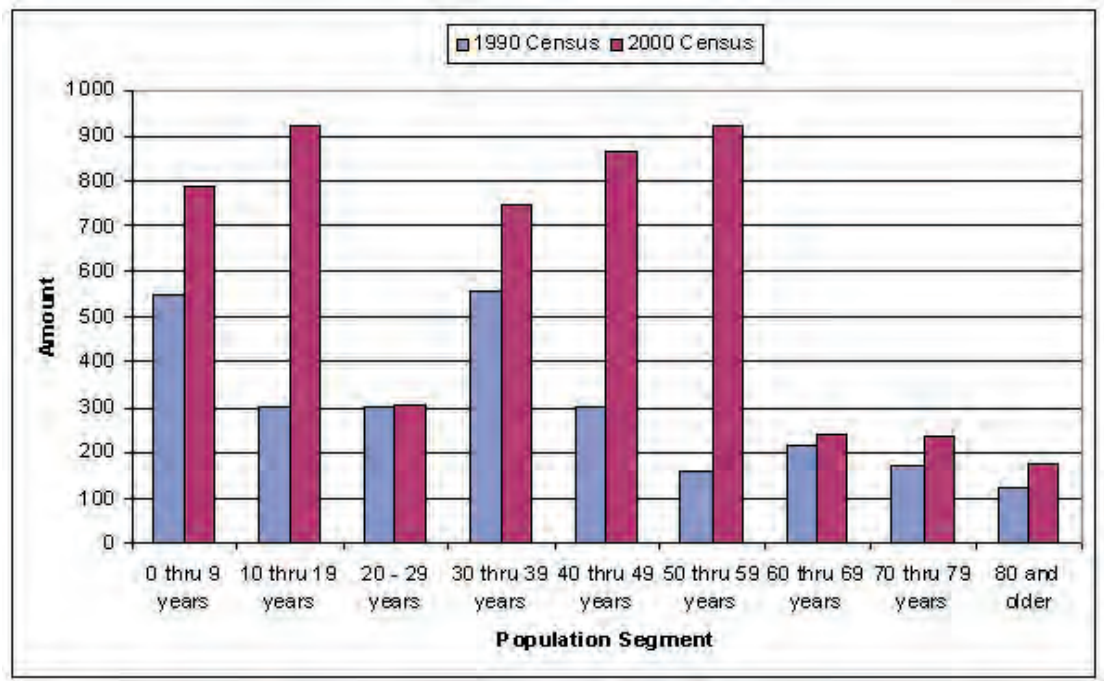


Figure 4-1: Templeton's Population Growth from 1990 to 2000 (Source: 1990 U.S. Census and 2000 U.S. Census)

This adult population will require health and personal services which may further stimulate office professional and service commercial industries. While this population may result in increased job and profit opportunities within Templeton, these adults are more likely to be able to own a home in the community. The presence of many adults and active retirees may drive housing prices up and make the community too expensive for young individuals and families. The majority of children in Templeton today will not be able to afford to buy a home there in the future. If this occurs Templeton may experience a narrowing age distribution, and with that, a narrowing market base and lack of variety in commercial opportunities.

The U.S. Census reported that the median household income in Templeton is \$53,438. The median income, the breakdown of households, and the assessment of household needs are important references. Each household has specific basic needs and a different amount of disposable income (Figure 4-2). The median income in Templeton is about \$5,000 higher than the county median income. There is a lot of potential spending that is not currently captured by businesses in the community. Consumer expenditure numbers, taken from the U.S. Bureau of Labor Statistics, give some insight into market potential in Templeton. The total expenditures



breakdown over a three year period, 2000, 2001 and 2002, is roughly 80 percent of gross household income (Table 4-1). Overall there is an inadequacy of services in Templeton based on BLS survey results. This idea is most clearly illustrated by noting the amount of expenditures on food and the absence of a grocery store.

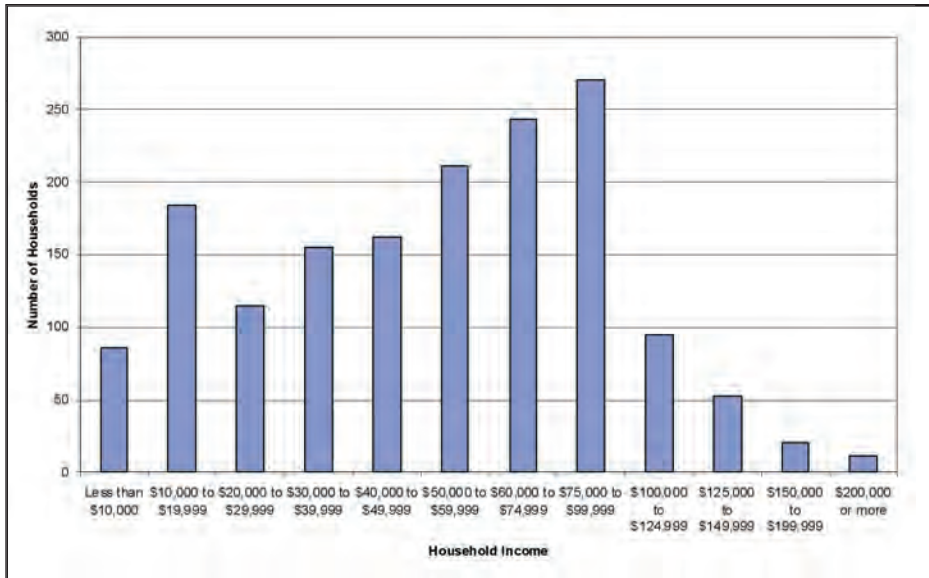


Figure 4-2: Templeton Household Incomes (Source: 2000 U.S. Census)

## JOBS PROFILE

Employment statistics from 2004 were provided by SLOCOG to identify the main employment sectors for those who work in Templeton. Employment totals identify Templeton’s largest employer as the health services industry. The health services industry represents 30 percent of Templeton’s jobs and supports much of the business services sector which accounts for another 5 percent. The health services industry has grown significantly over the past four years considering that it accounted for 18.90 percent of all Templeton jobs in 2000 according to the 2000 U.S. Census. According to SLOCOG employment statistics from 2004, the second largest employer is the agricultural services sector, which accounts for 19 percent of all jobs and has historically been Templeton’s largest industry. Figure 3 gives a more detailed breakdown of major employment sectors in Templeton.

## JOBS HOUSING BALANCE

Over the past four years, housing growth in Templeton has outpaced job growth. The 2000 Census indicated that there were 1.35 jobs for every housing unit in Templeton. The 2004 Census data concluded that there were only 1.03 jobs per housing unit. The California Department of Finance states that a balanced community should

| <b>Table 4-1: Consumer Expenditures</b><br><i>(as relates to Economic &amp; Fiscal Development)</i> | <b>2000</b> |          | <b>2002</b> |
|---|-------------|----------|-------------|
| <b>Age of Reference Person</b>  | 48.20       | 48.10    | 48.10       |
| Number of persons in consumer unit  | 2.50        | 2.50     | 2.50        |
| Number of earners   | 1.40        | 1.40     | 1.40        |
| Number of vehicles  | 1.90        | 1.90     | 2.00        |
| Percent homeowner   | 66.00       | 66.00    | 66.00       |
| <b>Average Annual Expenditures</b>  | 38045.00    | 39518.00 | 40677.00    |
| Food  | 5158.00     | 5321.00  | 5375.00     |
| Food at home  | 3021.00     | 3086.00  | 3099.00     |
| Cereals and bakery products   | 453.00      | 452.00   | 450.00      |
| Meats, poultry, fish and eggs   | 795.00      | 828.00   | 798.00      |
| Dairy products  | 325.00      | 332.00   | 328.00      |
| Fruits and vegetables   | 521.00      | 522.00   | 552.00      |
| Other food at home  | 927.00      | 952.00   | 970.00      |
| Food away from home   | 2137.00     | 2235.00  | 2276.00     |
| Alcoholic beverages   | 372.00      | 349.00   | 376.00      |

Source: <http://www.bls.gov/cex/csxann02.pdf> & U.S. Bureau of Labor Statistics

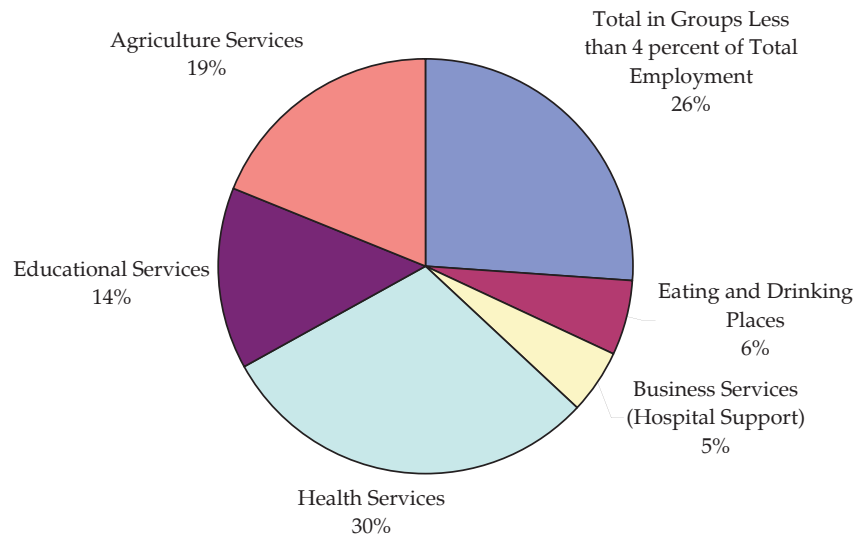


Figure 4-3:  
Employment Sectors  
(Source: SLOCOG, 2004 employment statistics)  
NOTE: Jobs are based on Templeton zip code and not on TCSD boundary.

have at least 1.5 jobs per housing unit. Eighty-three percent of Templeton residents work outside of the community. Since non-residents fill the 2,400 jobs that are not filled by residents, Templeton could be considered both a bedroom community and an employment center. Additionally, 16 percent of Templeton residents who do work in Templeton work from home offices (2000 Census). This data suggests available jobs in Templeton are not appropriate nor meet the needs for most of its residents.

### OLD TOWN DISTRICT

Templeton’s commercial retail businesses exist primarily within the historic Old Town District. These businesses provide a number of basic services. The most basic service deficiency is the absence of a grocery store. Judging from existing uses, which include many public gathering places, Old Town is the node for local business and social activity. Despite increasing development outside of the Old Town, this historic area has remained prominent since it appeals to the sentiment of Templeton residents, the greater North County community, and tourists alike.

### MEDICAL DISTRICT

The Medical District is currently Templeton’s largest employment sector and the largest health services node in San Luis Obispo County. The Medical District employs a total of 965 people and provides 34 percent of Templeton jobs. Of the many medical service providers in the community, Twin Cities Community Hospital is the largest employer. Sixty-six percent of Medical District employees commute to Templeton and may stimulate the local economy by patronizing local businesses. However, the contribution of the Medical District to the local economy is controversial. The TCSD is required to provide services to the hospital, yet this land use does not generate revenue for the TCSD.

### TOURISM PROFILE

Templeton draws tourists from outside and within the region. According to the Templeton Chamber of Commerce, the nine wineries in greater Templeton are important tourist attractions. The Paso Robles Vintners & Growers Association reported the local wine industry alone generates around \$170 million in local revenues. Also noted by the Chamber were the scenic views, and the charming Old Town for its restaurants and festive community park. Secondary attractions consist of five bed & breakfast establishments, and an extremely popular skate park.

## EXISTING COMMERCIAL LAND SUPPLY

Currently, 18 percent of Templeton’s land is zoned commercial and allows mixed use, office professional, industrial, service, or retail development (Table 4-2). The land use survey performed for this study determined that commercial land use is the second largest land use in Templeton.

Of the unincorporated towns in San Luis Obispo County, Templeton has the largest amount of commercial land per capita (Table 4-3). Based on data found in the 1999 Economic Element for the County of San Luis Obispo, Templeton has similar commercial land ratios to Paso Robles. Vacant commercially zoned parcels in Templeton provide many infill opportunities (Appendix 4-2).

| <b>Table 4-2: Existing Commercial Land</b> |                      |                  |                              |              |              |                |
|--|----------------------|------------------|------------------------------|--------------|--------------|----------------|
| Existing Land Use                          | Acreage <sup>1</sup> | % of total Acres | Developed Acres <sup>2</sup> | % Acres Dev. | Vacant Acres | % Acres Vacant |
| 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%             |
| <b>Commercial</b>                          | <b>491</b>           | <b>17%</b>       | <b>316</b>                   | <b>64%</b>   | <b>175</b>   | <b>36%</b>     |

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

Source: CRP Templeton Land Use Survey

| <b>Table 4-3: Per Capita Commercial</b> |            |     |                  |     |                  |     |                  |             |                  |
|---|------------|-----|------------------|-----|------------------|-----|------------------|-------------|------------------|
| City/Planning Area                      | Population | C/R | Acres Per Capita | C/S | Acres Per Capita | O/P | Acres Per Capita | Total Acres | Acres Per Capita |
| 2000 Templeton                          | 4,687      | 216 | 0.041            | 72  | 0.015            | 80  | 0.017            | 368         | 0.079            |
| 2004 Templeton                          | 7,763      | 212 | 0.027            | 99  | 0.013            | 64  | 0.008            | 375         | 0.048            |
| 2000 Paso Robles*                       | 26,856     | 357 | 0.013            | 869 | 0.032            | 50  | 0.002            | 1276        | 0.048            |
| 2000 Atascadero                         | 26,411     | **  |                  | **  |                  | **  |                  | 519.1       | 0.02             |
| 2003 San Miguel                         | 1,682      | 30  | 0.02             | 13  | 0.007            | 5   | 0.036            | 48          | 0.029            |
| 2000 Nipomo                             | 12,626     | 112 | 0.009            | 97  | 0.008            | 58  | 0.004            | 267         | 0.021            |

\*Paso Robles data is for 2003 and does not include industrial land

\*\*Atascadero land use classifications do not specify what types of commercial uses are allowed

Source: San Miguel Area Plan Update 2003 Cal Poly CRP 410, Paso Robles General Plan, Atascadero General Plan, Cal Poly

## SURVEY OF TEMPLETON RESIDENTS

On November 7, 2004, a survey of 22 random Templeton residents was conducted in the Old Town area. Their responses were grouped into three categories: a small number of those who would like to see a variety of additional stores or shops in Templeton, those who would like development of retail to provide basic needs, and those who would disapprove of all new construction for commercial uses.

Currently most residents shop for groceries and other necessities in Atascadero, many doing so on the way home from work in San Luis Obispo. The remainder shop for groceries in Paso Robles. Nearly all respondents did not mind having to drive to San Luis Obispo to shop for apparel.

All respondents felt that Templeton has enough offices; many felt the amount is excessive, and cited examples of vacant office buildings. Another trend was that those who said they wanted more stores of all types in Templeton specified they would like to see the development in the Old Town because it was the social center of the community.

### TCSO REVENUES AND EXPENDITURES

The majority of the Templeton Community Service District’s revenues are collected through user fees and service charges (Table 4-4). The secondary source is a portion of property taxes, which are collected by the County and redistributed back to Templeton. Other means of redistributing revenues include interfund transfers. Interfund transfers are revenues moved from other funds into the general fund primarily to provide funds for administration. In general, the revenues collected by the TCSO are redistributed to various service funds such as water and fire in order to pay for those services. Each fund is used to cover personnel, maintenance, and any other expenses related to that service. Sales tax redistributed from the County is documented under “other” in the chart of revenues. It will play a larger role if Templeton ever incorporates in the future, but currently does not significantly contribute to the TCSO fund.

Templeton’s liabilities, or expenditures, consist primarily of capital improvement projects (CIP), public facilities and utilities, and the general fund (Table 4-5). The TCSO fiscal budget for 2004-2005 indicates that in order to balance assets and liabilities, funds will be drawn from reserves. When expenditures are larger than revenues two immediate options are available, drawing from reserves or reducing liabilities. Neither alternative is ideal; drawing from reserves is not fiscally sustainable, and reducing expenditures means a reduction in services to the community.

### TEMPLETON CAPITAL IMPROVEMENT PLAN

The Templeton Capital Improvement Plan (CIP) is a planning tool which budgets proposed and future TCSO capital improvement projects. Cost estimation of future CIP projects requires the TCSO to establish a schedule to ensure adequate funding

**Table 4-4: Templeton Community Services District, Revenue Summary for Fiscal Year 2004-2005**

| Where It Comes From        | Revenue (\$) | Percent of Total Revenue |
|----------------------------|--------------|--------------------------|
| User Fees & Charges        | 1,940,611    | 57.7                     |
| Interest Income            | 123,740      | 3.7                      |
| Property Tax               | 523,003      | 15.6                     |
| Miscellaneous              | 100,926      | 3                        |
| Interfund Transfers        | 575,564      | 17.1                     |
| Transfers In: Reserves     | 36,455       | 1.1                      |
| Transfers In: Debt Service | 60,434       | 1.8                      |
| Totals:                    | 3,360,733    | 100%                     |

Source: TCSD Final Budget, Fiscal Year 2004-2005

**Table 4-5: Templeton Community Services District, Expenses Summary for Fiscal Year 2004-2005**

| Where It Goes                        | Expense (\$) | Percent of Total Expense |
|--------------------------------------|--------------|--------------------------|
| Water                                | 1,265,740    | 37.7                     |
| Sewer (less debt service)            | 505,553      | 15                       |
| Drainage                             | 4,525        | 0.1                      |
| Refuse                               | 70,645       | 2.1                      |
| General (less debt service)          | 569,924      | 17                       |
| Fire (less debt service)             | 384,437      | 11.4                     |
| Street Lighting                      | 23,800       | 0.7                      |
| Park & Recreation                    | 347,430      | 10.4                     |
| Community Center                     | 12,100       | 0.4                      |
| Debt Service                         | 71,274       | 2.1                      |
| Transfer to Reserves: Designated     | 10,324       | 0.3                      |
| Transfer to Reserves: Non-designated | 94,981       | 2.8                      |
| Totals:                              | 3,360,733    | 100%                     |

Source: TCSD Final Budget, Fiscal Year 2004-2005

for these projects over the necessary time horizon. Most of Templeton’s capital improvement projects are directed toward the improvement of the TCSD water system, and are established on a fiscal year-to-year basis.

**FUTURE PROSPECTS**

**COMMERCIAL LAND USES**

At present, any unmet shopping needs in Templeton are satisfied by a short drive to Paso Robles or Atascadero. The proximity to these communities and easy highway access creates uncertainties in identifying demand for currently inadequate services. One potential unmet need is a grocery store. According to the 2000 U.S. Census, there is a large grocery center (80,000-220,000 square feet) for every 7,500 people north of the Cuesta Grade.

As Templeton’s population continues to increase there will be a greater demand for a local grocery store and other commercial centers. There are various types of commercial center characteristics:

**Neighborhood Centers**

- Provide:* Convenience goods, e.g., foods, drugs, and personal services.
- Major Shops:* Supermarket and/or drug store.
- Number of Shops:* 5 to 15
- Acreage:* 5 to 10 acres
- Approximate Market:* 3,000 people

**Community Centers**

- Provide:* Convenience goods, plus “soft line” items, such as clothing, and “hard line” items, such as hardware and small appliances.
  - Major Shops:* Variety or junior department store.
  - Number of Shops:* 20 to 40.
  - Acreage:* 10 to 30 acres.
  - Approximate Market:* 15,000 people.
- Source: County of Hawaii General Plan

This information indicates that Templeton’s current population of 7,859 could possibly support a “Neighborhood Center.” At buildout, the anticipated Templeton population of 15,709 residents potentially could support what is defined as a “Community Center.” Recently, the San Luis Obispo County Building and Planning

Department has approved a small commercial center in south Templeton that is expected to include a grocery store.

## EMERGING BUSINESSES

The Vice President of the Templeton Chamber of Commerce cited a few emerging business types. Traditional Templeton businesses include farm stores, nurseries, road side stands, and agritourism. Agritourism includes all types of activities that engage people in agriculture for purpose of enjoyment, education, or active involvement in the activities of the farm or operation (UC Davis). Many highly attended agritourism events include festivals, rodeos, and wine tasting. There are many other agritourism opportunities in Templeton such as further development of the wine industry, or full utilization of the Templeton Feed and Grain and other agriculture facilities for tourism. Inclusion of these industries will help Templeton keep its unique identity and further develop a more secure economic base that fits within the existing community character. The largest growing business sector in Templeton is the health services industry. Over the five year period from 1999 to 2004, the jobs in the Medical District increased by 96 percent. Health related businesses employ approximately 900 people in a concentrated area. These employees are potential customers for local food services and daytime shopping facilities.

Economic activities outside the Old Town and Medical District are an assortment of light industrial, commercial service, retail, and agricultural uses. Many businesses are concentrated in the Ramada Drive and North Main Street area, including a lumber yard, machine shop, and livestock center. The agriculture sector employs 19 percent of those who work in Templeton (SLOCOG 2004). According to Peabody and Plum Real Estate, properties in this area have longer turn around rates than those in Old Town, but real estate in this area is still healthy and full of potential.

The recently approved a shopping center project in south Templeton may serve as a litmus test for other emerging businesses (Appendix 4-1). The project will include three commercial buildings that are approximately 12,770 sq. ft., 6,200 sq. ft. and 6,882 sq. ft., and are constructed of slate, concrete, tile, and stucco; there would not be any gas stations, mini-markets, illuminated signs, or negative impacts to oak trees. If this project is successful, other shopping centers may be proposed in the community (Appendix 4-2).

## JOBS HOUSING BALANCE

There are a few factors that should be considered when determining the adequacy

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of employment in Templeton. The median income in Templeton is negatively disproportionate to the median cost of housing. The shortage of high-paying jobs combined with a lack of affordable housing will hinder the ability for new families to move into Templeton. Over the next 30 years jobs and housing imbalance will have important future implications for the economic and social diversity in Templeton.

**ABSORPTION RATES**

The absorption rate is a tool for evaluating when Templeton will exhaust its vacant commercial land. Vacant land acreage data from the 1994 Salinas River Area Plan Update was used for past vacancy. Current vacancy numbers were determined from the CRP Templeton Land Use Survey. Future vacancy was determined by a process of subtracting proposed and approved projects (projects in the development review “pipeline”) from current conditions in Templeton. Table 4-6 identifies the vacant acreage of non-residential land and absorption rates for 1994, 2004, and 2009. Between 1994 and 2004 non-residential land has been absorbed at a rate of 20.3 acres a year (Salinas River Area Plan, 2004). The list of projects currently in the development review pipeline was provided by the SLO County Planning and Building Department. These projects were used in calculating absorption rate, with the assumption that the projects will be constructed or approved by 2009. Based on absorption in the last decade and the pipeline project assumptions, it is predicted vacant commercial land will be absorbed by 2014.

It is important to understand variables unaccounted for in the absorption calculation. Zoning changes and density policies could have major impacts on land uses and the built environment. Land values may also play an important role in shaping development in Templeton. As land values increase, property owners are more likely to develop or sell. Templeton is also subject to the actions of Paso Robles and Atascadero due to their proximity. According to The Tribune, Paso Robles has a variety of commercial projects approved and more on the way. This takes away from Templeton’s commercial service demand, has potential to stunt future growth, and the absorption rate. Water rights will also affect the rate of absorption as Templeton is facing a long list of parcels waiting for water rights

**CONCLUSIONS**

Two well-established and growing cities create fierce competition for economic development in Templeton. Market potential with minimal risk can be achieved by locating region-serving businesses near the northern and southern edges of Templeton, local-serving businesses as close to residential areas as possible, and tourism-oriented businesses in the Old Town CBD.

| <b>Table 4-6: Commercial Land Absorption Trends</b> |                 |                     |                          |   |
|---|-----------------|---------------------|--------------------------|---|
| Year  | Vacant* in 1994 | Vacant** in 2004    | Projected Vacant*** 2009 | Projected Buildout of Vacant Land by 2014 |
| Absorption Rates                                    | –               | 20.3 acres per year | 19.7 acres per year      | trends continue                           |
| Vacant Parcel Acreage                               | 395             | 192                 | 93.3                     | 0   |

\* Numbers based upon Salinas River Area Plan

\*\* CRP Templeton Land Use Survey

\*\*\* Based on Projects in the Pipeline, San Luis Obispo County of Planning and Building

Templeton’s median household income is about \$5,000 higher than the County’s median household income, a solid base upon which to build the retail, service, and entertainment sectors of the economy with careful consideration of leakage to Paso Robles and Atascadero businesses.

A robust economic activity requires workers of all skill and income levels. Templeton has 1.03 jobs per household, but most of those employed in Templeton cannot afford to live there. Currently, only 7 percent of county residents can afford to purchase a home in Templeton. Many of those who live in Templeton make long commutes to more diverse employment centers in the county.

Considering the high demand for affordable, quality homes, residentially zoned land may be in much greater demand than land zoned for commercial uses. There may be pressure to meet this demand by re-zoning commercial and industrial uses to residential use. Based on regional per capita zoning, this may hinder Templeton’s economic sustainability and inhibit it from becoming politically independent 30 to 50 years from now.

Old Town Templeton is a vital economic node, drawing Templeton residents, North County residents, and tourists alike to its restaurants, stores, and public amenities. There is potential to build upon this solid foundation as long as great care is taken to preserve the unique character that sets it apart from other destinations.

The health services industry is the largest employment sector in Templeton. Its employees are potential consumers. While medical businesses generate relatively little sales tax per square foot, the land in this area is very valuable.

Wine tourism is a booming segment of the tourism industry. The Templeton Chamber of Commerce cites a well rounded tourism base consisting of bed and breakfasts, parks, and restaurants. They see opportunities for growth in these areas and others related to agricultural tourism and the Old Town. The Chamber reasons that San Luis Obispo County is already a hot tourist destination, so it will not take a great deal of promotion to entice people to make Templeton the base of their stay.

According to the CRP Templeton Land Use Survey, Templeton has the same amount of acres per capita zoned for economic activity as Paso Robles. Should Templeton eventually decide to incorporate, the community has enough vacant and underdeveloped commercially zoned acres to capture sales tax dollars to support incorporation, assuming similar revenue characteristics as Paso Robles.

Like all growth, economic growth requires water. Commercial and industrial uses such as hotels, manufacturing, and food preparation require the large amounts of water. Water availability may limit future commercial development. Parcels with water rights will be absorbed first and remaining parcels will sit on the TCSD water rights waiting list.



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Chapter 5:  
**COMMUNITY  
SERVICES**

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## **EXECUTIVE SUMMARY**

With Templeton’s current population of 7,859, the current parkland acreage does not meet national standards. The community has 14 acres of parks as well as 14 acres of recreation facilities located on school grounds. The national standards require 46.5 acres of parkland for a population of Templeton’s size, leaving the town 18.5 acres short. Even with this shortage of parkland, Templeton offers a wide variety of recreation and community services ranging from public concerts to youth sports programs. Although these services are greatly utilized by the community, the deficiency in facilities increasingly causes scheduling conflicts.

The Templeton Unified School District has 2,672 students enrolled, while its capacity is approximately 2,220 students. This over enrollment forces the schools to use modular buildings as classrooms. However, current enrollment is down from last year and if this trend continues additional permanent classrooms may not be needed.

Health and public safety services are adequate due to the Sheriff’s North Station, ambulance staging grounds, and the range of health services readily available in the Medical District.

## **INTRODUCTION**

This chapter focuses on the existing conditions, current needs, and future prospects of parks, recreation and community services, education, health, and public safety.

## **KEY DEFINITIONS**

*Community Park:* Land with full public access, with a service area of one to two miles; typically larger than a neighborhood park.

*Interdistrict Transfer:* An exception allowing a student to attend a school outside of his/her attendance area.

*Neighborhood Park:* Land with full public access, with a service area of a quarter- to half- mile radius; typically smaller than a community park.

## **METHODOLOGY**

Primary resources include personal interviews with the Administration and Recreation Supervisor of the Templeton Community Services District, the Superintendent of the Templeton Unified School District, and the Commander of the San Luis Obispo County Sheriff's North Patrol Station.

Additional information was gathered from the Salinas River Area Plan, San Luis Obispo County General Plan, San Luis Obispo County 2003 Annual Resource Summary Report, and the Templeton Parks and Recreation Master Plan.

## **EXISTING CHARACTERISTICS**

### **PARKS**

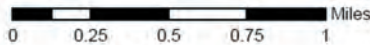
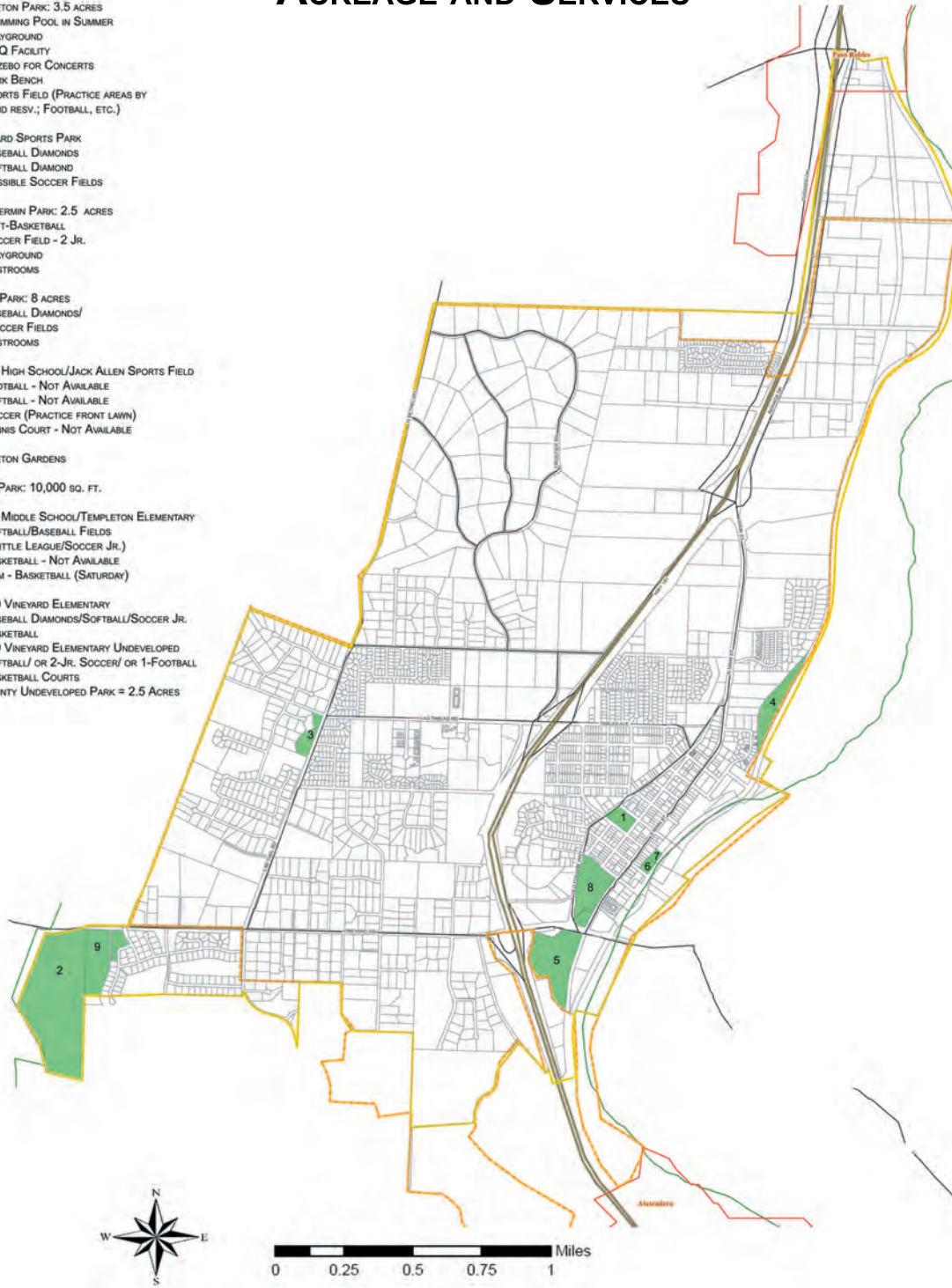
Templeton has roughly 14 acres of dedicated parkland, with another 14 available by joint-use with the school district (Figure 5-1). There are currently three parks dedicated to the community: Tom Jermin, Sr. Community Park, Templeton Community Park, and Evers Sports Park. There are four school facilities that offer joint use with the community. These Templeton Unified School District (TUSD) facilities make up roughly half of the available park acreage in Templeton. These facilities

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**FIGURE 5-1 TEMPLETON PARKS AND SCHOOLS:  
ACREAGE AND SERVICES**

1. TEMPLETON PARK: 3.5 ACRES  
 1-SWIMMING POOL IN SUMMER  
 1-PLAYGROUND  
 1-BBQ FACILITY  
 1-GAZEBO FOR CONCERTS  
 1-PARK BENCH  
 1-SPORTS FIELD (PRACTICE AREAS BY PAID RESV.; FOOTBALL, ETC.)
2. VINEYARD SPORTS PARK  
 2-BASEBALL DIAMONDS  
 1-SOFTBALL DIAMOND  
 3-POSSIBLE SOCCER FIELDS
3. TOM JERMIN PARK: 2.5 ACRES  
 1/2 CT-BASKETBALL  
 1-SOCCER FIELD - 2 JR.  
 1-PLAYGROUND  
 2-RESTROOMS
4. EVERS PARK: 8 ACRES  
 2-BASEBALL DIAMONDS/  
 SOCCER FIELDS  
 2-RESTROOMS
5. TUSD HIGH SCHOOL/JACK ALLEN SPORTS FIELD  
 2-FOOTBALL - NOT AVAILABLE  
 1-SOFTBALL - NOT AVAILABLE  
 1-SOCCER (PRACTICE FRONT LAWN)  
 4-TENNIS COURT - NOT AVAILABLE
6. TEMPLETON GARDENS
7. SKATE PARK: 10,000 SQ. FT.
8. TUSD MIDDLE SCHOOL/TEMPLETON ELEMENTARY  
 2-SOFTBALL/BASEBALL FIELDS  
 (LITTLE LEAGUE/SOCCER JR.)  
 3-BASKETBALL - NOT AVAILABLE  
 1-GYM - BASKETBALL (SATURDAY)
9. TUSD VINEYARD ELEMENTARY  
 2-BASEBALL DIAMONDS/SOFTBALL/SOCCER JR.  
 3-BASKETBALL  
 TUSD VINEYARD ELEMENTARY UNDEVELOPED  
 4-SOFTBALL/ OR 2-JR. SOCCER/ OR 1-FOOTBALL  
 3-BASKETBALL COURTS  
 - COUNTY UNDEVELOPED PARK = 2.5 ACRES



are offered after school hours until sunset, on weekends, or by reservation.

Tom Jermin, Sr.. Community Park is located on the west side of town, at the corner of West Las Tablas Road and Bethel Road. It covers two and a half acres and includes a half basketball court, a playground, restrooms, and a soccer field that serves as a storm water retention basin.



Figure 5-2:  
Tom Jermin, Sr.  
Community Park

Templeton Community Park is located in Old Town at 6th Avenue and Old County Road. A playground, barbecue and picnic facilities, a bandstand, sports field and swimming pool make up the three and a half acres of this park. This park is quite possibly the social heart of the town. The park is home to numerous popular community celebrations including a summer concert series, the Cowboy Christmas celebration, and the weekly Templeton Farmer's Market.



Figure 5-3:  
Templeton  
Community Park

Evers Sports Park is located on Gibson Street off of North Main Street. It includes eight acres containing two baseball diamonds which can be converted to two soccer fields, and restrooms.



Figure 5-4: Evers Sports Park

Vineyard Elementary is located on Vineyard Drive west of Bethel Road. The school offers a wide variety of recreational facilities including multi-use fields for baseball, softball, soccer, and football. There are also basketball courts and a playground.

Vineyard Athletic Park is located behind Vineyard Elementary and houses two baseball diamonds, one softball field, and possibly three soccer fields (Figure 5-4). The school district has primary use over these facilities.



Figure 5-5: Vineyard Athletic Park

Templeton Middle and Elementary schools share their facilities, which include two softball fields that are also used for baseball, little league, and junior soccer fields. There is also a gymnasium that is available on Saturday for basketball.

Templeton High School is home to the Jack Allen Sports Field, however they only offer their large lawn area to the community by reservation.

### Current Park Needs

Based on the current population of 7,859, Templeton needs approximately 46.5 acres of parkland to meet National Recreation and Park Association Standards for Parks (NRPA). With the three dedicated parks, Templeton currently has roughly 14 acres of park facilities (Table 5-1).

| <b>Table 5-1 Templeton's Current Park* Needs</b> |                                     |              |                            |                         |                       |
|--|-------------------------------------|--------------|----------------------------|-------------------------|-----------------------|
| Type of Park                                     | 1983 NRPA Standard (acres/1000 pop) | 2004 Pop     | Calculated Need (in acres) | Existing Acreage (2004) | Deficiency (in acres) |
| Neighborhood Park                                | 1 acres                             | 7,859        | 8                          | 2.5                     | 5.5                   |
| Community Park                                   | 5 acres                             | 7,859        | 39                         | 11.5                    | 27.5                  |
| <b>Total</b>                                     | <b>6 acres</b>                      | <b>7,859</b> | <b>46.5</b>                | <b>14</b>               | <b>32.5</b>           |

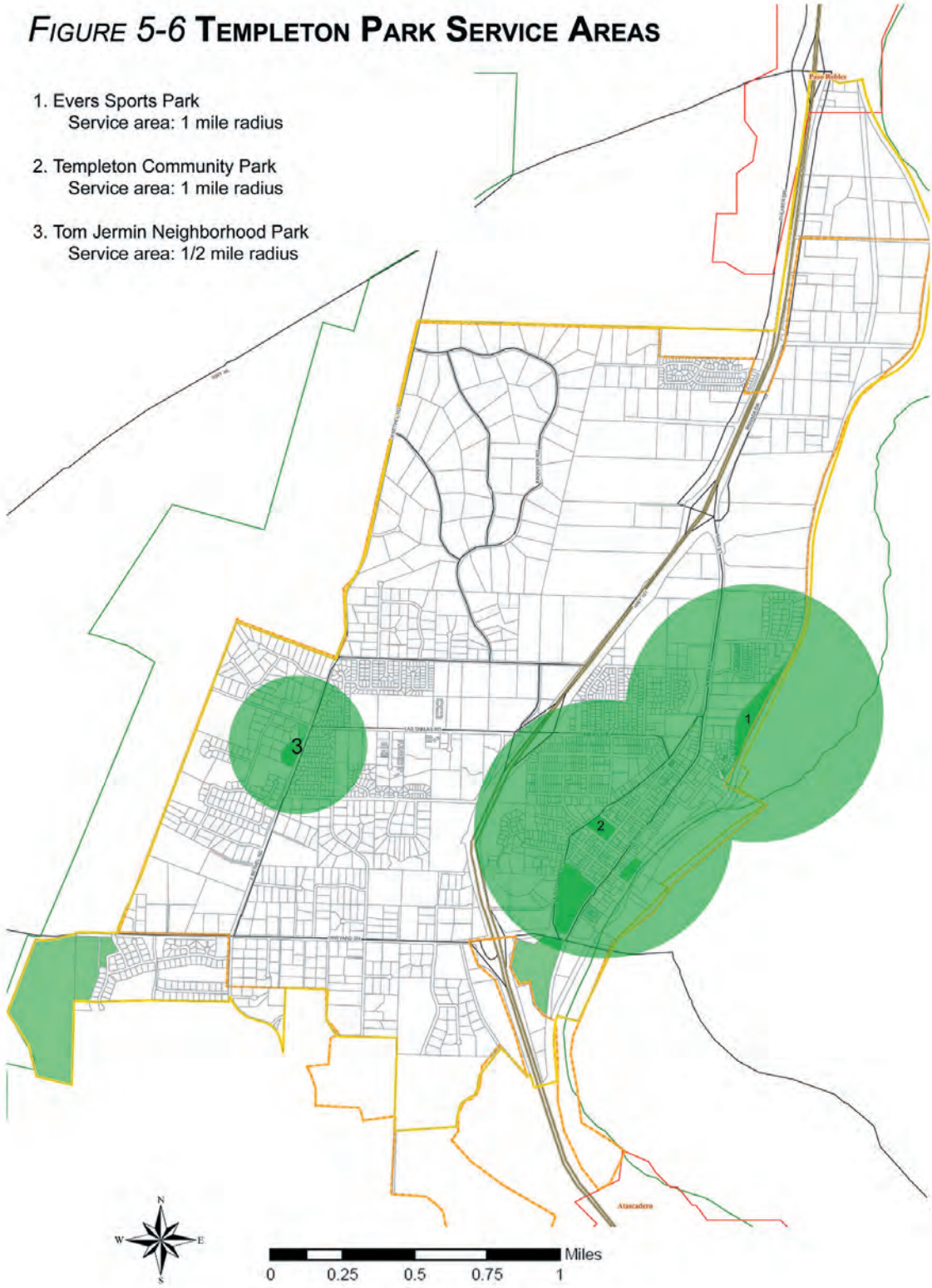
*\*Does not include acreage of school joint use facilities*

*Source: CRP Templeton Land Use Survey, San Luis Obispo County Parks and Recreation Element*

The current deficiency is 32.5 acres; however this number does not include the available school facilities. Once the school facilities are factored into this calculation, the deficiency drops to 18.5 acres. This number is closer to meeting national standards, but is still unacceptable. The NRPA has also set standards for the distribution of parks by determining reasonable service areas. Figure 5-6 describes the current distribution and service areas of existing Templeton parks. According to NRPA service area standards, northern Templeton and the mobile home park do not have acceptable access to park and recreational facilities.

**FIGURE 5-6 TEMPLETON PARK SERVICE AREAS**

- 1. Evers Sports Park  
Service area: 1 mile radius
- 2. Templeton Community Park  
Service area: 1 mile radius
- 3. Tom Jermin Neighborhood Park  
Service area: 1/2 mile radius



## RECREATION AND COMMUNITY SERVICES

The Templeton Community Service District supports multiple recreation opportunities for people of all ages. There is a large youth sports program with high enrollment. The soccer program alone provides teams for roughly 500 children. There are many other sports and recreation opportunities including baseball, basketball and football leagues. There is also a youth center for after school activities as well as a skate park open to skaters of all ages.

The Templeton Community Garden, on Main Street adjacent to the skate park, is open to all residents within the Templeton Community Service District boundary. Members of the community can reserve a free plot for flowers, fruits and vegetables (Figure 5-7). The garden is supported by local businesses, the TCSD, and the Master Gardeners of San Luis Obispo County.



Figure 5-7:  
Templeton  
Community  
Garden

The community currently has a variety of public activities; however there is not a safe and cohesive way for pedestrians to get to and from many of the public gathering places. Templeton has recently begun to develop a community trail system. New subdivisions are incorporating pedestrian paths into their design. The most recent example is the trails along Vineyard Drive at The Vineyards subdivision. This pedestrian path also serves cyclists and horseback riders, and could eventually link to a greater community trail system. The Wildwood subdivision off of Bethel Road is another example of a residential area that incorporates trails.



Figure 5-8: Multi-Use Path

### Recreation and Community Service Needs

The Templeton Parks and Recreation Blue Ribbon Committee conducted a survey in hopes of finding out which recreational services are used and which ones are desired by Templeton residents. The residents that returned the survey mentioned activities such as bicycling, boating, gardening, running, hiking, swimming, and participating in team sports. The main amenities that are used by the residents include open grassy areas, athletic fields, picnic tables, barbecue pits, skate park, and playgrounds. According to the survey, many residents would like to see expansions and upgrades to current facilities such as heating the swimming pool at Templeton Park. They would also like new athletic fields, and special facilities like a dog park, tennis courts, multi-purpose trails, and water play features.

### EDUCATION

There are four schools in the Templeton Unified School District (TUSD). These schools serve and educate students from kindergarten through high school. For the 2004/2005 school year, the total capacity of the schools combined is 2,220. There

| <b>Table 5-2: TUSD Enrollment</b> |             |             |             |             |
|-----------------------------------|-------------|-------------|-------------|-------------|
|                                   | <b>1994</b> | <b>2002</b> | <b>2003</b> | <b>2004</b> |
| Enrollment*                       | 1646        | 2,684       | 2721        | 2672        |
| Interdistrict Transfers           | N/A         | N/A         | 430         | 418         |
| Percentage of Transfer Students   |             |             | 18.7        | 15.6        |

Source: *The Tribune*  
 \* Includes independent study students

are approximately 2,672 students currently enrolled in TUSD schools (The Tribune 2004). This means an overcapacity of 452 students even though enrollment is down from 2003.

The middle school and high school are currently over capacity for permanent facilities. An ideal ratio of capacity to enrollment is under one. A ratio of one and over indicates an overcapacity. Currently the capacity problems are being solved by importing modular buildings. In addition, the district has recently limited interdistrict transfers due to the high number of families outside of the TUSD sending their children to Templeton schools.

| <b>Table 5-3: Templeton Schools Enrollment and Capacity 2003</b> |            |          |       |
|--|------------|----------|-------|
| Type of School   | Enrollment | Capacity | Ratio |
| Elementary   | 882        | 955      | 0.92  |
| Middle   | 605        | 545      | 1.11  |
| High School  | 796        | 720      | 1.11  |
| Total  | 2,289      | 2,220    | 1.03  |

*Source: San Luis Obispo Annual Resource Report, 2003*

### Education Needs

With current enrollment in the schools over capacity for both the middle and high school, some students must take classes in modular buildings. If enrollment does not continue to decrease there will be a need for more permanent facilities. The recreation areas in the schools are already maximized by both students and community groups. If the student population increases these facilities will become even more impacted.

Many individuals in Templeton have been working toward getting a permanent library facility built in the community. Currently the Templeton area is served by a countywide bookmobile approximately twice a month. A library at the corner of Vineyard Drive and South Main Street has been proposed, but needs further funding for additional development impact analyses.

## HEALTH AND PUBLIC SAFETY

### Law Enforcement

Law enforcement is a proactive service, meaning officers are on patrol, as well as on-call to ensure safety. Templeton is patrolled by the SLO County Sheriff's Department. The department consists of 159 sworn personnel, 121 correctional staff,



121 civilians, and 400 volunteers. There are three stations located in SLO County: the Coast Station, located in Los Osos; the North Station, located in Templeton; and the South Station, located in Oceano. The Sheriff’s Department serves all unincorporated areas of SLO County.

The North Station has 18 deputies on call 24 hours a day. The 1400 square-mile North County area is divided into two sections, each covered by a separate beat. There are typically multiple units on patrol. According to the Sheriff’s Department, officers from the North Station are able to respond to calls in Templeton within an adequate time frame of five to fifteen minutes.

### Ambulance Services

The Sheriff’s Department serves as the County Ambulance Dispatch Center. One response team covers the entire Templeton community, but the ambulance system runs throughout the entire county. There are two main staging areas for ambulances servicing Templeton. One of these areas is located at Twin Cities Community Hospital, while the other is at Highway 46 and Vineyard Drive. At any given time, ambulance units may be requested to leave or come to any of these staging areas in order to provide better ambulance coverage.

### Health Care

Templeton is home to the largest medical district in the North County. It is also home to the only community hospital in that region. The Twin Cities Community Hospital has 84 beds, with a new wing currently under construction. The Medical District surrounds the hospital along Las Tablas Road. This area provides a wide range of medical disciplines including dentistry and pharmaceuticals. Within the TCSD boundaries, all residents are within three miles from medical facilities.

## **FUTURE PROSPECTS**

### PARKS

In the future, more parkland will be necessary to keep up with Templeton’s growing population. The current deficiency of 18.5 acres (excluding school facilities) is small now, but as the town grows, the demand of parks will also grow. If the conditions are left as is, partial (Table 5-4) and full build out (Table 5-5) projections will produce different levels of deficiency.

| <b>Table 5-4: Partial Buildout Park Needs</b> |                                     |                  |                 |                         |                       |
|---|-------------------------------------|------------------|-----------------|-------------------------|-----------------------|
| Type of Park                                  | 1983 NRPA Standard (acres/1000 pop) | Partial Buildout | Need (in acres) | Existing Acreage (2004) | Deficiency (in acres) |
| Neighborhood Park                             | 1 acres                             | 11,104           | 11 acres        | 2.5                     | 8.5                   |
| Community Park                                | 5 acres                             | 11,104           | 55 acres        | 12                      | 43.5                  |
| <b>Total</b>                                  | <b>6 acres</b>                      | <b>11,104</b>    | <b>66 acres</b> | <b>14</b>               | <b>52</b>             |
| <b>Total including School Facilities</b>      | <b>6 acres</b>                      | <b>11,104</b>    | <b>66 acres</b> | <b>28</b>               | <b>38</b>             |

Source: Land Use Team, San Luis Obispo County Parks and Recreation Element

| <b>Table 5-5: Full Buildout Park Needs</b> |                                     |               |                   |                         |                       |
|--|-------------------------------------|---------------|-------------------|-------------------------|-----------------------|
| Type of Park                               | 1983 NRPA Standard (acres/1000 pop) | Full Buildout | Need (in acres)   | Existing Acreage (2004) | Deficiency (in acres) |
| Park                                       | 1 acres                             | 15,709        | 15.7 acres        | 2.5                     | 13.5                  |
| Community Park                             | 5 acres                             | 15,709        | 79 acres          | 11.5                    | 67.5                  |
| <b>Total</b>                               | <b>6 acres</b>                      | <b>15,709</b> | <b>93.6 acres</b> | <b>14.0</b>             | <b>80.6</b>           |
| <b>Total including School Facilities</b>   | <b>6 acres</b>                      | <b>15,709</b> | <b>94.2 acres</b> | <b>28.0</b>             | <b>66.3</b>           |

Source: Land Use Team, San Luis Obispo County Parks and Recreation Element

## RECREATION AND COMMUNITY SERVICES

The high demand for athletic fields is very apparent in the Blue Ribbon Committee’s survey. Currently many of the sports programs run into scheduling conflicts. This is due to the shortage of public facilities, time conflicts with school programs, and lack of lighting on many existing athletic fields. This shortage will continue to grow with the population of Templeton.

Existing trails do not fully connect to some of the key social centers in the community, and as Templeton grows the demand for better pedestrian access may also increase. In order for pedestrians (including cyclists and horseback riders) to safely access public gathering spaces the community needs an interconnected system of pedestrian trails. At a regional scale, the Salinas River Area Plan proposes a bike trail along the railroad and Salinas River corridor that would connect Templeton to both Paso Robles and Atascadero.

**EDUCATION**

With the growing population, Templeton schools may be subject to increased levels of over capacity. However, if the recent decrease in enrollment becomes a trend, enrollment may continue to decrease as fewer young families are able to afford housing in Templeton.

A community library has been proposed at the corner of South Main Street and Vineyard Drive, across from Templeton High School. The 4,200 square-foot library will be available for public use, and will aid education for students as well as residents of all ages. Future quality of life in Templeton could be greatly enhanced by the actualization of this library.

**PUBLIC HEALTH AND SAFETY**

As Templeton grows, there will be an increased demand for law enforcement, ambulance services, and health care facilities, including senior care centers. Templeton has the primary medical district for the entire North County region; therefore it will be greatly affected as San Luis Obispo County grows.

**CONCLUSIONS**

Templeton requires 31 more acres of parkland to meet the current needs as defined by the National Recreation and Park Association. Some pressures on existing facilities could be alleviated by increased public accessibility to school athletic facilities, as well as evening lighting for these facilities.

According to a study performed for the Templeton Parks and Recreation Blue Ribbon Committee, many Templeton residents would like to see a connective trail system as well as some additional activity spaces like a dog park or public tennis courts.

Templeton has a wide range of community services that are proudly supported by the residents. The school system has a fine reputation, which has resulted in many interdistrict transfers. Currently the Templeton Unified School District is experiencing overcrowding, however the enrollment has decreased since last year.

This community is also home to the largest medical district in the North County.

Existing medical services and public safety programs are adequately serving the community and region.





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Chapter 6:  
**CIRCULATION  
& NOISE**

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## EXECUTIVE SUMMARY

Current and future circulation and noise conditions for the town of Templeton in San Luis Obispo County are the focus of this chapter. Templeton is accessed primarily by US Highway 101 and State Highway 46. Because Templeton is a small town, there are few collector streets and minor roads in the area. Current traffic conditions in the area are acceptable based on the SLO County Level of Service policy. There are a few areas in town that could be considered “problem” areas, with unacceptable LOS. Road improvements such as capacity expansion may solve this problem and help Templeton intersections and interchanges maintain a steady, acceptable LOS in all areas.

Templeton offers public transit service to the community, including public bus service and ridesharing programs. Although offered, these transit services are limited and serve only a portion of the town. Demand for such services is anticipated to increase as Templeton approaches build-out, and the addition of more transit services would lessen the impact on already congested roadways.

In addition to transit services, pedestrian and bicycle circulation are important parts of Templeton. Currently lacking such facilities as designated pedestrian and bicycle paths and routes, the town has stressed the importance of multi-modal accessibility throughout the town. SLO County has proposed possible Pedestrian Pathway and Bikeway Plans for the area.

The County restricts residential development where excessive noise levels may interfere with residential life. Areas of concern include the Highway 101 corridor and the Union Pacific Railroad. With the future increase in population, noise conditions in Templeton are expected to change and increase.

Land use is closely tied in with circulation and noise in that where development is likely to occur may lay impacts to Templeton’s circulation network and infrastructure.

## INTRODUCTION

The following study examined the existing and potential future characteristics of circulation and noise patterns within Templeton, Ca. Incorporated in the circulation study are the adequacy of major thoroughfares and transportation routes, transit, paratransit, terminals, bicycle and pedestrian pathways, railroad functions and transportation systems demand management. This study covers the internal and external circulation patterns throughout the town of Templeton. Current and future noise conditions in Templeton are also addressed in regards to San Luis Obispo County guidelines for acceptable noise levels in the county.

## KEY DEFINITIONS

*Arterial:* A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to properties.

*Average Daily Traffic:* The average total volume of vehicular traffic along a given roadway on a daily basis. This count is based on statistical sampling conducted by the County and by the California Department of Transportation (CalTrans).

*Collector:* A street for traffic moving between arterial and local streets, generally providing direct access to properties.

*Freeway:* A highway serving high-speed traffic with no crossings interrupting the flow of traffic.

*Local Street:* A street providing direct access to properties and designed to discourage through-traffic.

*Level of Service:* A qualitative measure describing the efficiency of a traffic stream. Level of service measurements describe variables such as speed and travel time, freedom to maneuver, traffic interruptions, traveler comfort and convenience, and safety. Measurements are graduated, ranging from LOS A to LOS F. (County policy for rural areas is LOS C or better, and LOS D or better for urban areas.)

*LOS A:* free flow; individual driver is unaffected by the presence of others in the traffic stream

*LOS B:* stable traffic flow; individual drivers have the freedom to select a desired speed, but encounter slight decline in the freedom to maneuver

*LOS C:* stable and acceptable traffic flow; speed and maneuverability are somewhat restricted due to higher traffic volumes; individual driver will be significantly affected by the presence of others

*LOS D:* high density but stable flow; individual driver will experience a generally poor level of comfort and convenience; small increases in traffic flow will cause operational problems and restricted driver maneuverability

*LOS E:* speeds are reduced to low, but relatively uniform value; individual driver's ability to maneuver becomes extremely difficult with high frustration; traffic volume on the road is near capacity

*LOS F:* forced or breakdown flow has occurred; individual driver is stopped for long periods due to congestion

## **METHODOLOGY**

The research conducted in this chapter was completed through a series of methods ranging from site visits, field observations and review of existing Community, County and State documents. Site visits and field observations consisted of manual recording of present circulation conditions in Templeton. Review of pertinent Community, County, and State documents included:

- The Salinas River Planning Area, 1996
- Templeton Community Design Guidelines, 2003
- The Templeton Traffic Circulation Study, 2004
- The San Luis Obispo County Circulation Element, 1992
- The Regional Transportation Plan, SLOCOG 2001.
- The State of California, Governor's Office of Planning and Research, 2003
- The San Luis Obispo County Noise Element, 1990

Further information was gathered from reviewing service provider websites.

## **FINDINGS**

### **CIRCULATION**

The efficiency of accessibility to people, goods and services is an important part of Templeton’s success as a town. Currently the majority of the town’s roads function at an acceptable level of service based on San Luis Obispo County’s Level of Service policy (see Appendix 6-1). However, expected future growth will downgrade the present level of service and adversely impact the community. The town of Templeton’s circulation infrastructure is assessed below in categories that address existing conditions and the potential there is for capacity expansion in the future.

#### **Major Thoroughfares and Transportation Routes**

The town of Templeton has two major highways, ten collector streets and eight minor roads based on the 2004 Templeton Traffic Circulation Study. The two highways identified are U.S. Highway 101 and State Highway 46 West. Highway 101 bisects the community and is the major north-south thoroughfare for the county as well as the state. Although several modes of transportation operate throughout the community, personal vehicle travel is the main transportation mode.

*Highway 101* is a four lane arterial composed of two lanes traveling each way. The Highway can be accessed at four separate interchanges throughout Templeton. The interchanges at the Vineyard Drive overpass, Las Tablas Road underpass, Main Street overpass and Highway 46 West underpass all serve as central access points to Highway 101. All interchanges, except the Las Tablas interchange, currently function at acceptable level of services and provide sufficient access to the central business district and regional hospital facilities (Table 6-1). The Highway 101/Las Tablas interchange traffic conditions are in excess of LOS F, in which there are frequent stops due to congestion. The efficiency of the interchanges is adversely affected during peak morning and evening traffic volumes lowering the LOS to unacceptable standards.

*Highway 46 West* is the major east-west thoroughfare for the community and San Luis Obispo County connecting to the cities of Cambria to the west and Fresno to the east. Highway 46 is a two lane arterial composed of one lane travel in each direction. Access points to Highway 46 West are limited to one interchange (at Highway 101), which currently functions at acceptable LOS. However, during peak travel times, the area does become crowded and congested due to an influx of vehicular traffic from the industrial and commercial developments of the City of Paso Robles. Based on San Luis Obispo County’s Level of Service (LOS) standards (Appendix 6-1) the



Figure 6-1:  
Templeton  
Circulation  
(Source: 2004  
San Luis  
Obispo County  
Templeton  
Circulation  
Study)

majority of Templeton’s collector streets function at an acceptable LOS. The ten collector streets identified by the 2004 Templeton Traffic Circulation Study are as follows:

*Bethel Road* runs north/south from Highway 46 to Santa Rita Road and provides a parallel route to the freeway along the western portion of town.

*Las Tablas Road* runs east/west from Bethel Road to Old County Road and serves as the principal access to Twin Cities Community Hospital and the surrounding medical offices and facilities.

*Main Street* runs north/south from Vineyard Drive to Highway 101 and provides access to Templeton’s commercial core, including Old Down Town, and connects frontage roads to the northern portion of town.

| <b>Table 6-1 : Existing Interchange Conditions</b> |   |   |                                      |
|--|---|---|--------------------------------------|
| <b>Intersection</b>                                | <b>Year 2001<br/>LOS N/B<br/>Intersection</b> | <b>Year 2001<br/>LOS S/B<br/>Intersection</b> | <b>Current Year<br/>Control Type</b> |
| Highway 101<br>and Vineyard                        | C   | C   | Stop/All-Way<br>Stop                 |
| Highway 101<br>and Las Tablas                      | F   | F   | Stop                                 |
| Highway 101<br>and Main<br>Street                  | C   | C   | Stop                                 |
| Highway 101<br>and Highway<br>46 West              | B   | C   | Signal                               |

*Source: San Luis Obispo County Templeton Traffic Circulation Study, 2004*

*Ramada Drive* runs north/south from Main street to Highway 46, serving as a frontage road from Highway 101 along the east side and is currently used mainly by the industrial development of Templeton.

*River Road* runs north/south from Neal Spring Road to Northern Templeton and South El Pomar Road runs from El Pomar Road to Templeton Road.

*Santa Rita Road* runs north/south from the southern portion of town to Vineyard Drive.

*Templeton Road* is located north/south from the Main Street/Vineyard Drive intersection in the southern portion of town.

*Theatre Drive* runs north/south from Main Street to Highway 46 and serves as a frontage road for Highway 101 along the west side of the freeway to serve both local and regional commercial demands.

*Vineyard Drive* runs east/west from Main Street to the western edge of Templeton. This road provides access to Highway 101, three area schools and Highway 46 and the rural areas located adjacent to the state highway.

These streets transport the highest volume of automobile traffic so they are highly signalized to protect the public health, safety and general welfare. Currently all collector intersections in Templeton typically operate at acceptable LOS, with a few problem areas during peak travel times (Appendix 6-2)

The 2004 San Luis Obispo County Templeton Traffic Circulation Study also identifies eight minor roads (Appendix 6-3). These streets are currently two lane arterials that provide local circulation routes. They are mostly located in the older developed areas to the east of Highway 101. These streets are not heavily trafficked and are not always signalized.

### Railroads

The Union Pacific Rail Road (UPRR) owns and operates the only heavy rail line that runs north/south in the Central Coast. The rail line is located to the west of Templeton, without any unregulated crossings throughout the town. The rail line consists of a single set of tracks along the Salinas River. The rail lines uses are limited to transporting heavy freight and long range passenger travel provided by Amtrak. Currently there is no rail station or depot in use in Templeton. The closest working station is located to the north in Paso Robles, which provides extensive rail service to Los Angeles, the Bay Area, and Northern California.

### Truck Routes

Truck routes throughout the town of Templeton consist of ten percent of the total daily street traffic of which two percent to five percent of the traffic volume are on “other” streets than the ones identified. Templeton has no designated truck routes or any freight restrictions within its limits. This is a direct result of the lack of large commercial retail businesses within the town. To minimize the impact of large trucks the *Templeton Community Design Plan* recommends the designation of truck routes. Identified and designated truck routes would minimize congestion on Templeton roads as well as enhance the public safety of the community.

### Public Transit

The town of Templeton is currently provided with limited public transit opportunities. The town’s current transit services range from bus services, ridesharing programs and specialized dial a ride services.

### Bus Service

Templeton is provided with local and regional bus services through the Regional Transit Authority (RTA), the City of Atascadero (the “El Camino Shuttle”), and the

### Paso Robles City Area Transit Service (PRCATS).

The three bus services for Templeton follow the same route, serving only a limited portion of the community (see Figure 6-2). All bus routes have a scheduled stop at the hospital. The other bus stops are at the Park and Ride lot on Las Tablas near Highway 101, and in front of the Templeton Feed and Grain on Main Street near 6th Street.

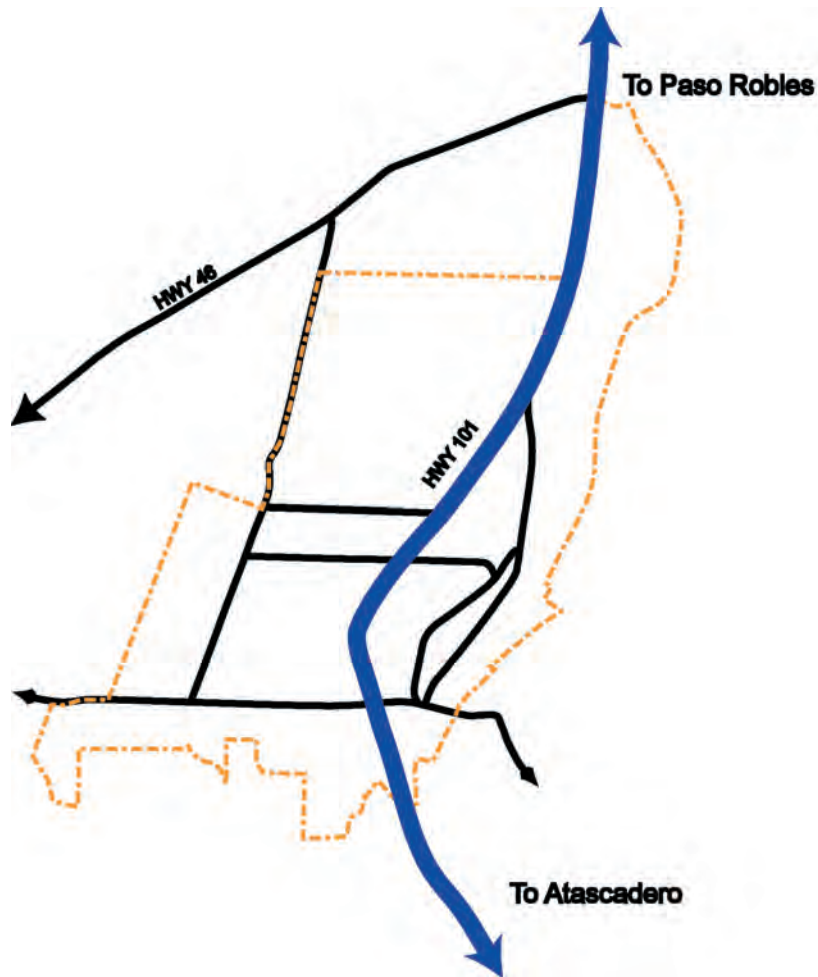


Figure 6-2:  
Public Bus  
Service (Source:  
Regional Transit  
Authority)

### Ridesharing Services

In addition to the public bus service, Templeton has successfully implemented ridesharing programs that include daily carpool and vanpool services. These services are organized and maintained by the Regional Ridesharing Coordinator. The Coordinator organizes carpools and vanpools based on employer and location of jobs for more efficient use of the service. Carpools are small groups of people traveling to similar destinations that are less than 20 miles away. Vanpools are primarily used to transport passengers at least 20 miles one way. The service has two regional stops located in the cities of San Luis Obispo and Morro Bay. Vanpools are predominantly used by Cal Poly State University and Cuesta College employees and



students, Pacific Gas and Electricity (PG&E) employees, and CalTrans employees. Most Templeton carpools and vanpools originate from the Park and Ride lots.

### Dial-a-Ride Services

Dial-a-Ride services are unique transit programs that incorporate private and public services. The services offered in Templeton include the Paso Robles Dial-a-Ride and the Templeton Taxi. The Paso Robles Dial-a-Ride is an intercity shuttle service between Paso Robles and Templeton. The service operates seven days a week between 7:00am and 6:00pm with a standard fare of \$3.00. The Templeton Taxi service is a more specialized transit operation that is subsidized by the county only for the elderly and handicapped. The service provides transportation within Templeton and other communities within San Luis Obispo County. The service operates seven days a week between the hours of 7:00am and 7:00pm with fares ranging from \$1.00 to \$2.00 per ride.

All existing public transit services in Templeton are wheelchair accessible. The Runabout van also provides transportation services to disabled community members who qualify. Residents have to fill out an application to certify that they are qualified to use the service. This program is County operated and provides service to most areas of San Luis Obispo County.

### Park and Ride

Park and Ride terminals were developed by the Regional Transit Authority to facilitate access to public transit services. This service provides day parking for automobiles and bicycles. Vanpools and most rideshares in Templeton begin at the Park and Ride terminals. There are currently two Park and Ride lots in Templeton: Las Tablas near Highway 101, and Vineyard Drive, just west of Rossi Rd.

### Bicyclists and Pedestrians

Templeton currently lacks sufficient bicycle routes and pedestrian paths (Figure 6-3). The only existing designated bike lane is a class II bike lane that runs along Highway 101. SLO County has proposed a bikeways plan that includes roadways in Templeton. The proposal calls for the addition of class II bike lanes along Highway 46 West, Vineyard Drive, Bethel Road, Las Tablas Road, and Main Street, as well as a few other roadways in town. The roads mentioned have some of the highest traffic volumes in the community and provide access all across Templeton. Creating bike paths along these roads could help decrease reliance on cars for local trips.

Pedestrian circulation within Templeton is also very limited. Currently the only designated pedestrian pathways are sidewalks along Main Street, and more recent



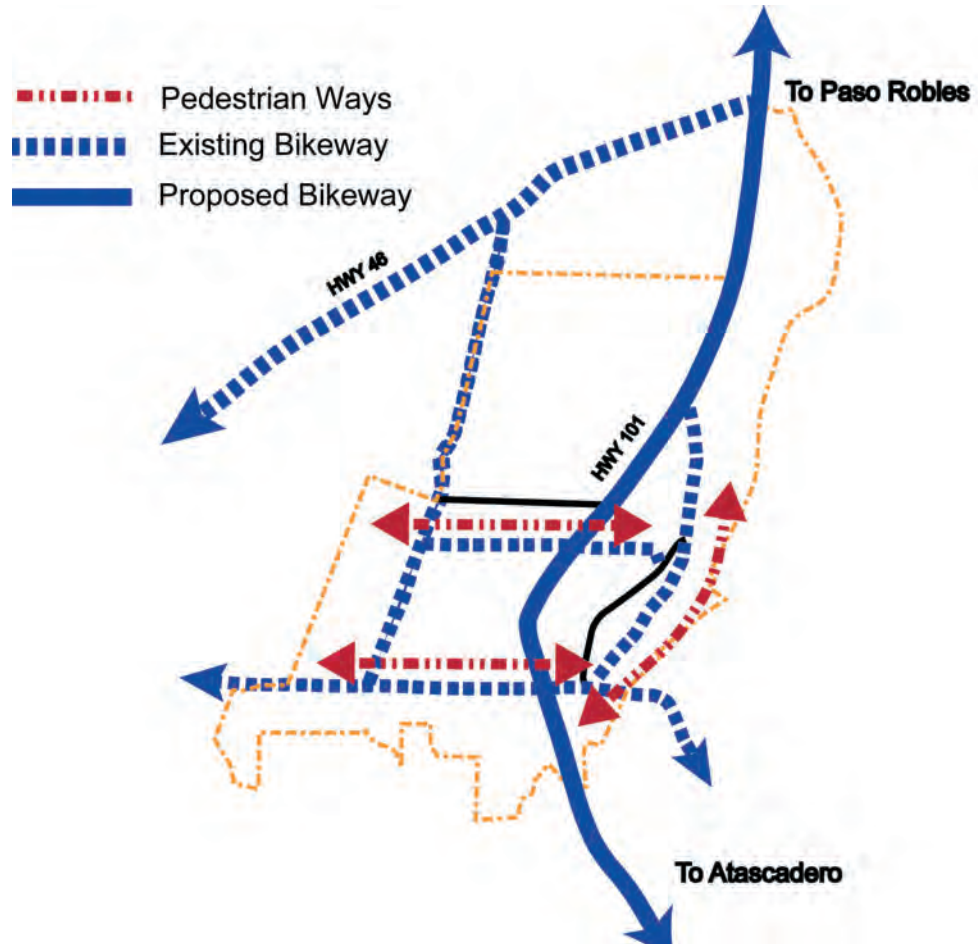


Figure 6-3:  
Bicycle and  
Pedestrian Paths  
(Source: San Luis  
Obispo County  
Templeton Traffic  
Circulation  
Study, 2004)

residential developments. At a Templeton Area Advisory Group meeting in October 2004, many Templeton residents stressed the importance of pedestrian safety and accessibility. Areas of great potential for pedestrian activity include schools, shops, parks, the hospital and surrounding medical offices.

### Multi-Use Corridors

SLO County has also identified multi-use corridors throughout Templeton as well as the surrounding areas of the County. Main Street, Vineyard Drive, and Las Tablas Road have been recognized as the roadways in Templeton with the greatest potential to serve as multi-use corridors. Currently there are not any specific proposals for multi-use trail routes.

### NOISE

Based on the SLO County Noise Element policy, residential development is not to be built in areas with noise levels exceeding 65 decibels. Exterior noise levels exceeding

this measurement can prove detrimental to public safety, health, and welfare. The main intention of the regulation of noise is to protect community members from excessive noise levels. Noise levels exceeding 65 dB can interfere with daily living and activities for the community.

Areas with potential noise problems include neighborhoods adjacent to Highway 101, the Union Pacific Railroad and the industrial developments in the northern section of Templeton (Figure 6-4). White Water Road, to the right of Main Street, could possibly have some unhealthy noise levels due to the location of industrial development and its close proximity to single family residential. Another possible conflict area could his noise conflict will occur mainly due to excessive noise levels from Highway 101.

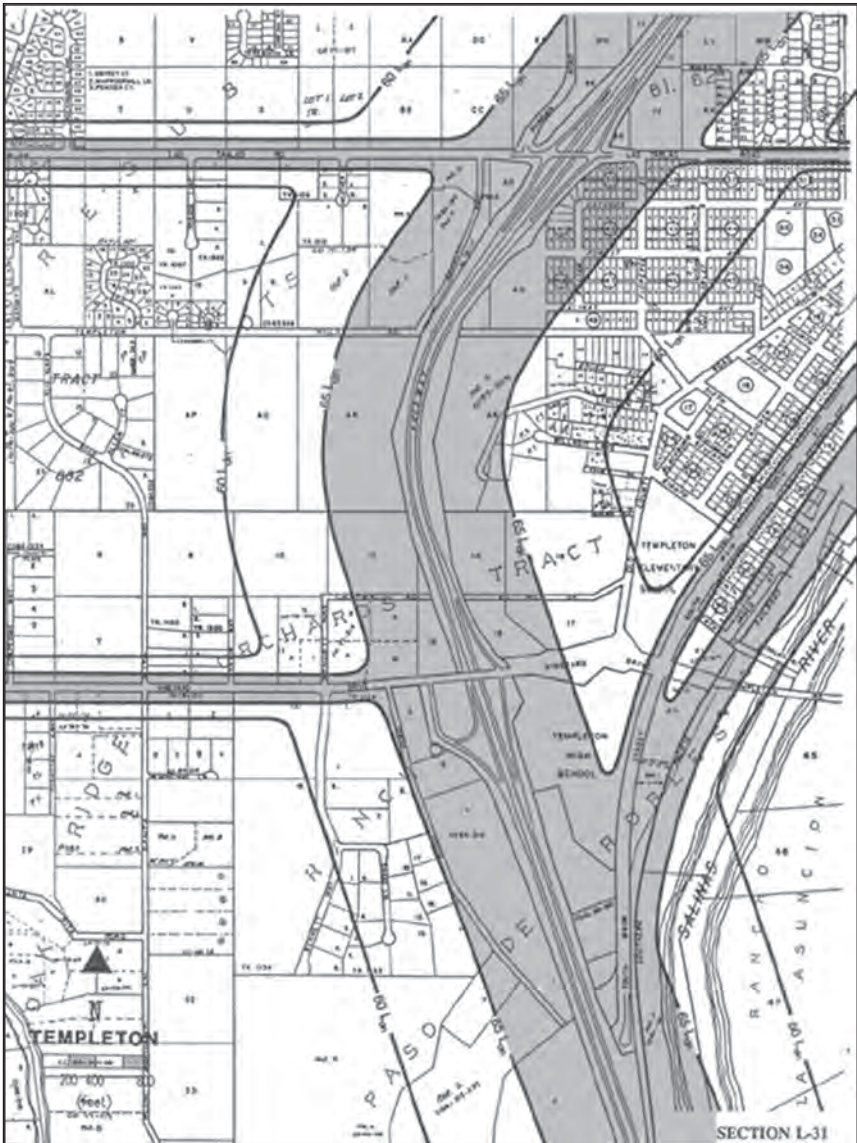


Figure 6-4:  
Noise Contour  
Lines (Source:  
SLO County  
Noise Element,  
1990)

Based on the 1990 San Luis Obispo County Noise Element, noise levels in Templeton are acceptable and do not exceed the standards issued by the county. Because this information is 14 years old, noise conditions in Templeton are likely to have changed. To mitigate the impacts of excessive noise levels, Templeton has incorporated the use of noise barrier walls in their development designs. If designed properly, these mitigation measures can be seen as an advantage to the aesthetics of a development; however, if the design is poorly done, the walls can be aesthetically unpleasing.

## FUTURE PROSPECTS

### CIRCULATION

#### Major Thoroughfares and Transportation Routes

Without road improvements LOS in Templeton will be insufficient for the anticipated population growth. The 2004 Templeton Traffic Circulation Study identifies the need for road capacity expansion to maintain acceptable intersection LOS over the next few years (Appendix 6-4). The objective of road improvements is to mitigate immediate traffic intersections identified with an LOS of D or lower (Table 6-2). The overall goal of the recommended improvements is to reduce traffic congestion and increase accessibility to public services and commercial areas throughout the town.

Improvements may include the addition of left turn lanes at intersections with the highest average daily traffic volume counts and at Highway 101 interchanges (Table

| <b>Table 6-2: Buildout Intersection Conditions</b> |               |                        |
|--|---------------|------------------------|
| <b>Intersection</b>                                | <b>BO LOS</b> | <b>Current Control</b> |
| Vineyard Drive and Main Street                     | B             | Signal                 |
| Vineyard Drive and Old County Road                 | F             | Stop                   |
| Vineyard Drive and Bennett Way                     | F             | Stop                   |
| Vineyard Drive and Bethel Road                     | F             | All-Way Stop           |
| Main Street and Sixth Street                       | E             | Stop                   |
| Main Street and Theatre Drive                      | F             | Stop                   |
| Main Street and Ramada Drive                       | F             | Stop                   |
| Main Street and Old County Road                    | F             | Stop                   |
| Las Tablas Road and Old County Road                | D             | Stop                   |
| Las Tablas Road and Florence Street                | F             | Stop                   |
| Las Tablas and Bennett Way                         | F             | Stop                   |
| Las Tablas Road and Bethel Road                    | C             | All-Way Stop           |
| Highway 46 and Vineyard Drive                      | F             | Stop                   |
| Highway 46 and Bethel Road                         | F             | Stop                   |

*Source: San Luis Obispo County Templeton Traffic Circulation Study, 2004*

6-3). More signals and stop signs may need to be added to decrease the speed of travel on major collector roads and areas of pedestrian activities (Appendix 6-4).

| <b>Table 6-3: Buildout Interchange Conditions</b> |  |  |                                   |
|---|--|--|-----------------------------------|
| <b>Intersection</b>                               | <b>Buildout LOS<br/>N/B Intersection</b> | <b>Buildout LOS<br/>S/B Intersection</b> | <b>Year 2001<br/>Control Type</b> |
| Highway 101 and Vineyard                          | F  | F  | Stop                              |
| Highway 101 and Las Tablas                        | F  | F  | Stop                              |
| Highway 101 and Main Street                       | F  | F  | Stop                              |
| Highway 101 and Highway 46<br>West                | F  | F  | Signal                            |

*Source: San Luis Obispo County Templeton Traffic Circulation Study, 2004*

The Templeton Traffic Circulation Study also recommends the designation of emergency vehicle and public transportation routes to increase the safety of pedestrians and automobiles and to lessen the impact on already congested roadways (2004).

**Public Transit**

As the community of Templeton grows and reaches build-out, there will be a higher demand for public transit service. These services, including bus, dial-a-ride, and ridesharing, will need to be expanded to accommodate this increased demand. Expanding public transit services to include more routes and frequent stops within Templeton may help to decrease automobile dependence and result in lessened congestion on Templeton roads. Furthermore, by expanding both local and regional public transit services, Templeton will become a more accessible community to residents of the entire county. Currently, the lengthy distance from major services creates a major traffic problem during peak hours. More compact development and public transportation could alleviate the congestion on Templeton roads and lessen the impact of a growing population.

**NOISE**

With the anticipated growth in Templeton, it can be assumed that development may occur into areas in which the noise levels exceed the acceptable 65 decibel level. Mitigation measures will definitely need to be incorporated into residential developments in problem areas. Mitigation measures could include the combination of specialized construction materials and innovative design techniques that suppress excessive noise.

## CONCLUSIONS

Circulation issues in Templeton include pedestrian and bike amenities, access to public transportation, and peak hour traffic congestion. Templeton currently relies upon a few auto-oriented thoroughfares to access important public services and employment centers, resulting in congested roads and longer travel times. Although most Templeton roads operate at acceptable LOS, there are problems in key intersections and interchanges in the community. The current circulation infrastructure of Templeton will not be able to carry the anticipated levels of traffic expected at build out.

The existing and current transit services in Templeton provide the community with a small variety of alternatives to single occupancy vehicular travel. The County may need to improve and expand public transportation services such as the El Camino Shuttle, Runabout, and Dial-a-Ride programs to better serve aging populations in the near future. Pedestrian paths and bikeways plans described in the San Luis Obispo County Templeton Traffic Circulation Study could be implemented to offer another alternative mode of transportation and improve pedestrian safety (2004). The revitalization of the rail line for commuters could also be taken into consideration because it has access to numerous regional employment centers including Paso Robles and San Luis Obispo.

Noise conditions in Templeton are currently at acceptable levels and do not exceed the standards set by the County. Mitigation measures have been enforced for areas in which noise levels exceed the standard 65 decibels for residential development. However, based on partial and full build-out assumptions, noise levels for residential units may exceed acceptable levels in the future. Further mitigation measures in building design may need to be incorporated into the development review process.







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Chapter 7:  
**PUBLIC FACILITIES  
& UTILITIES**

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## EXECUTIVE SUMMARY

The Templeton Community Services District 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 its existing water capacity could serve a population of about 6,000 people (1994). However, over the last decade additional wells, water storage tanks and conservation efforts have allowed the TCSD to provide water for more people. The TCSD Water System Master Plan is currently being reviewed and updated by the Wallace Group.

Anticipated water resources include participation in the Nacimiento Project, which will provide water for approximately 250 dwelling units, and 125 Acre-Feet of water per Year for storage. Additional water storage tanks are in various stages of the design and approval process.

The TCSD currently pumps the majority of its wastewater to the Paso Robles Regional Treatment Plant through an interceptor pipeline. Remaining waste is processed locally at the Meadowbrook wastewater treatment plant, which will soon expand (The Tribune, 2005). However, maximum capacity may be reached by the end of the decade, and it will be necessary 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 deal with the present levels of runoff. Typically only older areas of the community, without curb and gutters, experience stagnant water after storm events. The development review process of proposed projects and expansion of curb and gutters will determine the impacts of future runoff.

Presently, the Templeton Fire Department includes one fire station staffed by Fire Chief Gregg O'Sullivan, a deputy chief, and 25 volunteers. A second fire station, to better serve the west side of the community, will be built in the next 2 to 3 years. Improvement projects to increase emergency water reserves will be completed by 2008.

Templeton has curb side refuse and exceptional recycling programs in place. The nearby Chicago Grade Landfill is adequate for the time being, but future capacity will rely on permits that allow for expansion of the facility.

## **INTRODUCTION**

This chapter reviews existing and proposed Templeton public facilities and utilities, including the water system, wastewater system, drainage system, fire protection, and refuse collection. These facilities and utilities provide the infrastructure and services necessary for a safe and clean community.

## **METHODOLOGY**

Primary resources for the study of Templeton’s public facilities and utilities include interviews with the TCSD Utilities Supervisor, Administration and Recreation Supervisor, and Fire Chief. Staff of the Wallace Group, an engineering and planning firm that is in the process of updating the TCSD Water Systems Master Plan, provided additional information.

Documents that serve as important secondary resources for this chapter are the TCSD Water System Master Plan (1994), SLO County Master Water Plan (2001), TCSD Annual Water Quality Report (2003), the 2004 San Luis Obispo Annual Resource Summary Report, TCSD Master Sewering Program (1994), and the TCSD website.

## **EXISTING CHARACTERISTICS**

### **WATER SERVICES**

The Templeton Community Service District provides water to residential, commercial, industrial, and recreational land uses within an approximately 3.5 square mile service area. The TCSD pumps water from the Paso Robles groundwater basin, the Atascadero sub-basin, and the underflow of the Salinas River (TCSD Water System Master Plan, 1994).

The 2004 San Luis Obispo County Annual Resources Summary Report states that the TCSD operates a total of twelve wells with a combined pumping capacity of approximately 3,200 gallons per minute (Figure 7-1). Not all of the wells are used year-round. Annual water supplies for the TCSD are divided into two seasons; summer runs from October 1 to March 31, and winter season from April 1 to September 30. Water demand typically peaks during the dry summer months.

The TCSD maintains 2,037 water connections through approximately 40 miles of water distribution lines. Four above ground storage tanks, with a combined capacity of 2.7 million gallons, currently store water to get the community through dry seasons and emergencies (TCSD, 2004). Three tanks are located at Lincoln Hill, each with an individual capacity of 420,000 gallons. The fourth tank is located on Osbin Street and has a total capacity of 860,000 gallons.

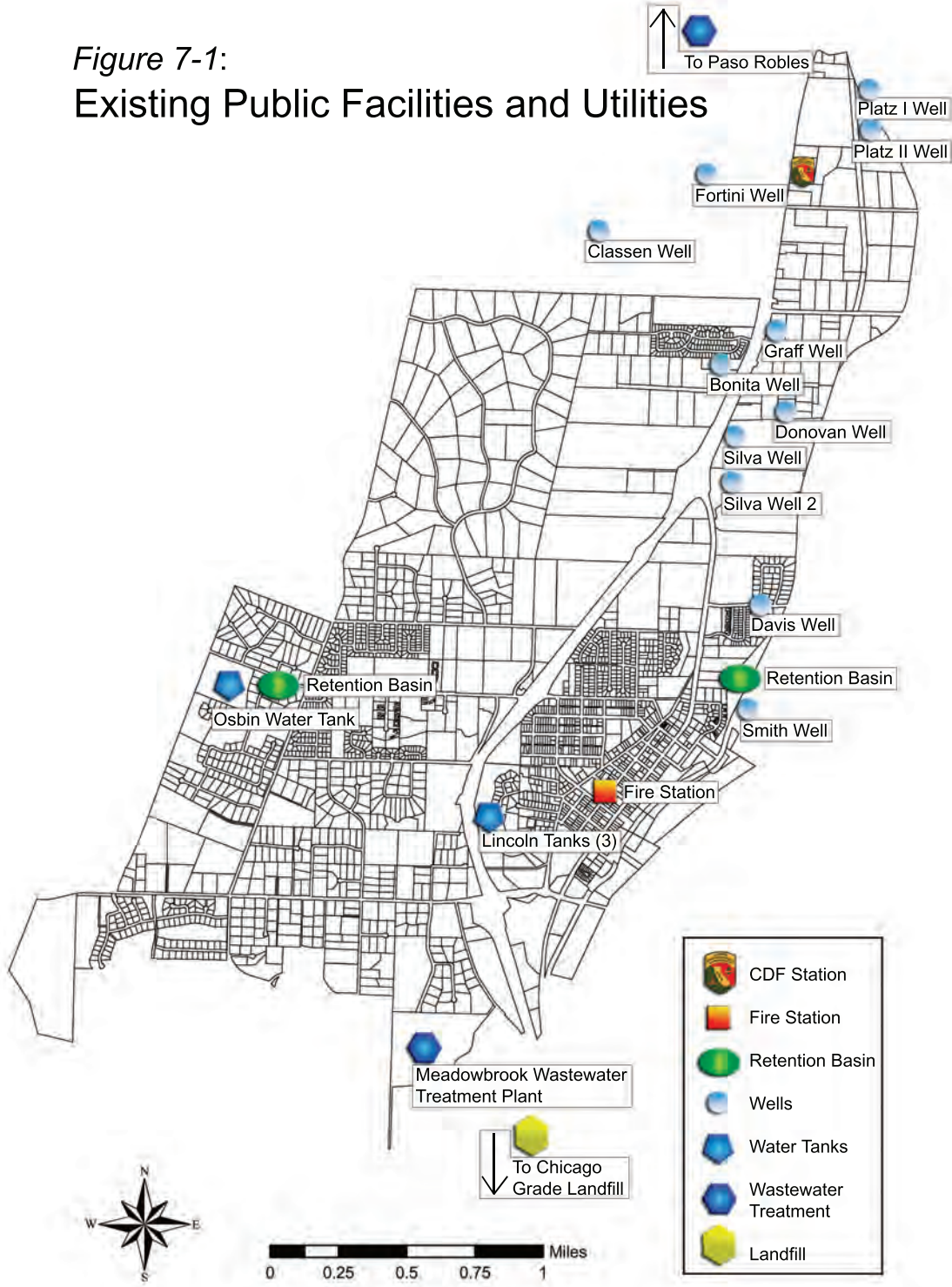
Since 1990, Templeton's population has grown by approximately 40 percent. The TCSD Water System Master Plan estimated that the existing water system could serve a population of about 6,000 (1994). Over the last decade additional wells, water storage tanks and conservation efforts have allowed the TCSD to provide water for more people. The plan also projects a population 7,976 in the year 2013. With an existing population of 7,859, Templeton has almost reached this projection faster than anticipated. The SLO County Master Water Plan reports usage rates in Templeton are 272 gallons of water per day per capita (2001). Approximately 2,000,000 gallons per day, or an estimated 780 million gallons per year, should support the existing population.

An additional water resource is expected to be complete within the next six years. The Nacimiento Project will bring water from the Nacimiento Reservoir to participating cities and communities in San Luis Obispo County. The TCSD Water System Master Plan recommended that a request of 1,475 Acre-Feet per Year (AFY) from the Nacimiento Project. According to TCSD staff, the TCSD only requested 250 AFY due to the high cost of participation in the project (2004). For 250 AFY, the TCSD will pay one million dollars toward the project. Increasing water connection fees will fund the remaining balance of approximately 3 million dollars. Water connection fees will increase from \$3,642 to \$13,453 (The Tribune, 2004). Half of the Nacimiento water will go to applicants on the waiting list. The other half is likely to be stored for dry season or emergency water supply. An acre-foot of water can support about two residential units, so the allocation to applicants on the waiting list could accommodate about 250 residences.

## Water Quality

According to the Annual Water Quality Report, Templeton wells are at a low to moderate risk of contamination from outside sources (2003). Water from Templeton wells meets State standards and only requires a dose of chlorine. All contaminants detected in Templeton water are far below the Environmental Protection Agency's maximum contaminant level (2003).

**Figure 7-1:  
Existing Public Facilities and Utilities**



## WASTEWATER

Wastewater services are provided by the TCSD Sanitary Sewer Collection System, which includes the Meadowbrook Wastewater Treatment Plant, and a treatment facility in Paso Robles. Approximately 95 percent of Templeton's wastewater is transported to Paso Robles through a two-mile interceptor line, servicing 1,510 sewer laterals (TCSD, 2004). The Meadowbrook facility processes the remaining wastewater and has a capacity for 343,000 gallons (The Tribune, 2005). The San Luis Obispo County Annual Resource Summary Report asserts that Templeton's existing wastewater facilities handled an average dry weather flow of 401,000 gallons per day, 44.4 percent of system capacity. At full capacity, this infrastructure could serve approximately 12,000 residents (2004). According to TCSD staff there is there are approximately 1,000 unfulfilled requests for wastewater service hook-ups (2004).

## DRAINAGE

The TCSD and the County manage drainage issues. Older areas of the community often rely on drainage ditches and natural land depressions to control flooding. Although the TCSD clears out drainage ditches, after major storms stagnant water can be a problem on unpaved street corners (Figure 7-2). In recently developed residential areas of the community the drainage infrastructure effectively channels water away from flood prone areas.



Figure 7-2a & b:  
Stagnant Water in  
Medical District  
and Old Town

The TCSD storm water drainage system includes a series of drains, pipelines, and park retention basins that serve many subdivisions. On the west side, storm water travels through a system of pipes to Tom Jermin Park at Las Tablas and Bethel Roads. The recessed soccer field functions as a storm water retention basin. Evers Sports Park, off of Main Street above the Old Town District, also serves as a retention basin. Since the County considers potential drainage issues during the development review process, newer residential subdivisions include sophisticated

internal drainage systems of swales, pocket park retention basins, and connections to the TCSD storm water drainage system.

## FIRE SAFETY

The Templeton Fire Department has one station located connected to the TCSD office building. The fire station is staffed with a fire chief, a deputy fire chief, and 25 volunteers. The Fire Department serves an area approximately 4.8 square miles in size. Mutual aid agreements exist between the Templeton Fire Department, California Department of Forestry, Paso Robles Fire Department, Atascadero Fire Department, and the United States Forestry Service. Last year, the Templeton Fire Department responded to 531 calls. Of those calls, 361 were strictly medical-related.

The TCSD has indicated a new fire station will be built within in the next five years. Fire Chief Gregg O’Sullivan stated that response times are being compromised by the location of the existing station. Currently the average response time is just under 4 minutes; however it can be difficult for volunteer firefighters to reach the station during rush hour traffic. When dispatch receives a fire call, the call is forwarded to volunteer firefighters by pager or cell phone. Upon receiving the call, volunteers drive their own vehicles to the fire station before responding in a fire engine. Since the volunteers travel to the station in their own vehicles they must follow all traffic signals and stop signs. Congestion on Main Street and at various U.S. Highway 101 interchanges can slow down fire department volunteers.

According to TCSD staff, two potential sites for a new fire station are under consideration. The first site is at the corner of Highway 101 and Las Tablas Road. The second potential location is at Bethel Road and Vineyard Drive. Both locations are west of U.S. Highway 101. It is imperative that the new fire station is located west of the highway so both parts of the community would have access to emergency services if the highway were to collapse. A one million gallon water tank is being designed in order to provide adequate water to emergency services. The new tank, estimated to be complete in 2005, will be designated as an emergency reserve water facility (TCSD, 2004).

## REFUSE COLLECTION

Refuse collection and recyclables collection is administered by the TCSD and provided by Mid-State Solid Waste Recycling and Paso Robles Country Disposal. Refuse collected in Templeton is brought to the Chicago Grade Landfill. The Chicago



Grade Landfill is located approximately 5 miles southwest of Templeton. The 189 acre facility is permitted to landfill an area of 45.4 acres. Currently there are five modules in operation. The owner has proposed the addition of two modules that are nearly the size of the first five combined. Presently, Templeton has adequate landfill space.

Mid-State Solid Waste Recycling and Paso Robles Country Disposal collect recyclables in Templeton. Through recycling efforts the community has diverted over 58 percent of its refuse away from the landfill. The TCSD coordinates recycling, yard waste, and community clean-up events to encourage and enhance participation in recycling efforts (TCSD, 2004). The TCSD also provides information on recycling, recycled products, sustainable cleaning agents, and hazardous waste on its website.

## **FUTURE PROSPECTS**

### **WATER SERVICE**

Water usage rates in Templeton are approximately 272 gallons of water per day per capita (SLO County Master Water Plan, 2001). At that rate, approximately 3,000,000 gallons of water would be needed per day to support the partial buildout population of 11,104. Approximately 4,000,000 gallons of water per day would be needed to support a full buildout population of 15,709.

The Nacimiento Project will bring 250 Acre-Feet per Year to Templeton, half of which will serve applicants on the waiting list. This water could serve at least 250 dwelling units, while the other half of the water remains in storage for existing development and emergencies such as drought.

More water will be needed in order to support future development in the community. Two large storage tanks currently in various stages of the design and approval process, and could add over one million gallons of water. The TCSD is seeking other potential water resources.

### **WASTEWATER**

New development certainly impacts wastewater service. A population increase from 7,859 to approximately 15,709 residents would exceed existing capacity. The

Tribune reports there is a plan in progress to expand the Meadowbrook wastewater treatment plant to treat 600,000 gallons a day (2005).

## DRAINAGE

The impact of future development on drainage is dependent upon the development review process to implement participation in the TCSD storm water drainage system and on-site drainage mitigation measures. Future development patterns will determine the amount and location of runoff created during storm events. If developments are approved that do not properly address drainage issues, flooding could be a problem in the future.

## FIRE PROTECTION

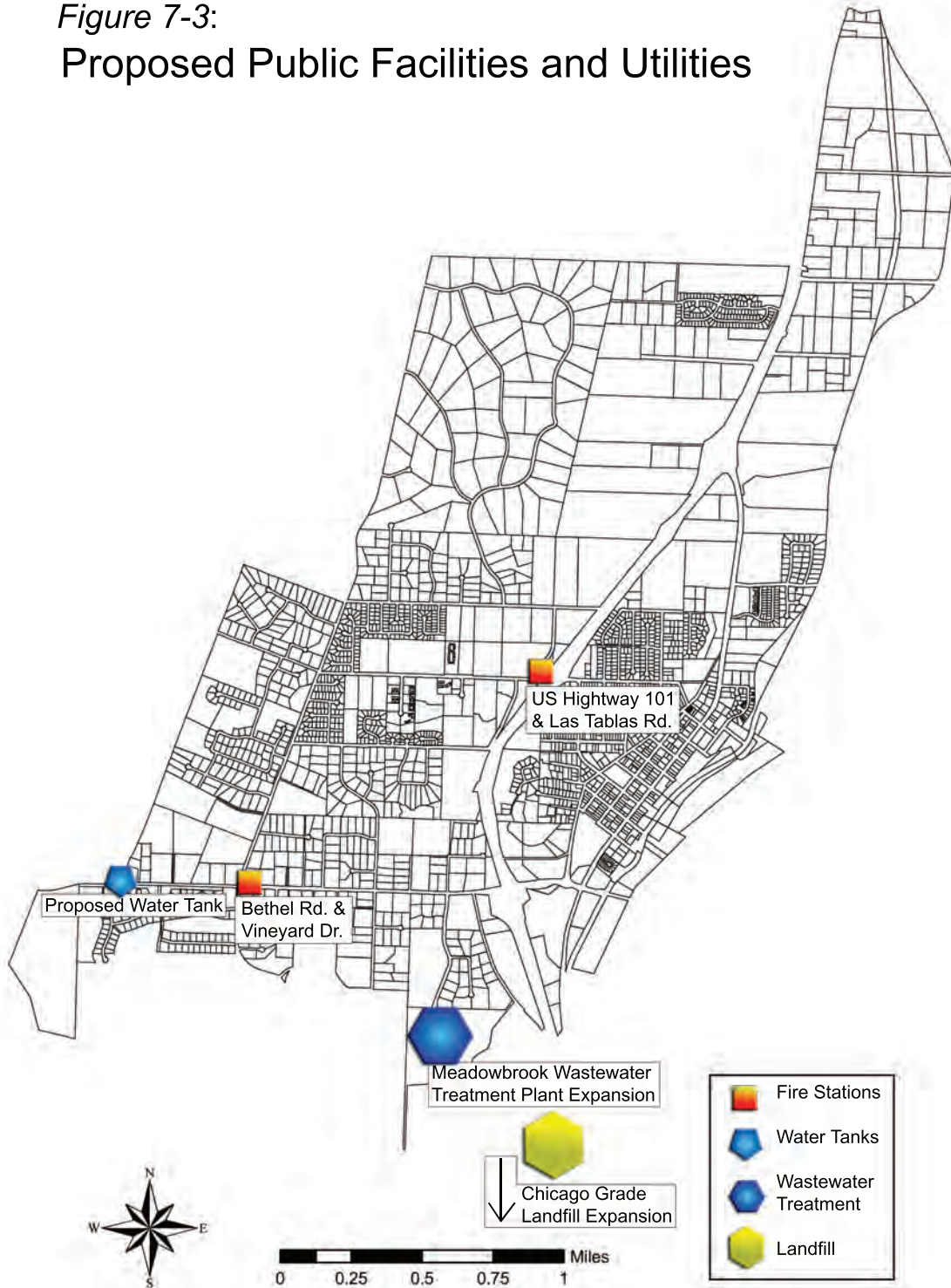
As the population served by the Templeton Fire Department increases, the Department will also have to grow. A new location, preferably on the west side of Highway 101, would improve access to emergency services. Additional full-time and volunteer staff members will certainly be needed in the future. Average response times will show the ability of the staff to cope with the scale of emergencies in the community. Additional water supplies, such as the tank proposed for Vineyard Drive and Bethel Road will be integral for fighting fires in the future.

## REFUSE COLLECTION

If the County approves additional permits to expand the Chicago Grade Landfill, the Templeton community should be adequately served in the future. However, if the landfill is not allowed to expand its modules, refuse will have to be shipped elsewhere. Because refuse disposal is not identified as an issue when granting building permits it isn't often seen as a constraint to future development.

Figure 7-3 describes proposed new public facilities as well as expansions of particular existing facilities.

Figure 7-3:  
Proposed Public Facilities and Utilities



## **CONCLUSIONS**

### **WATER SERVICES**

Existing water supplies do not adequately meet demand. The TCSD Water System Master Plan indicates that the supply can support 6,000 residents. Well, storage, and conservation improvements have raised that capacity. Nonetheless, Templeton is experiencing many growth pressures and has about 1,000 water requests on a waiting list. Participation in the Nacimiento Project will certainly improve the situation; however additional water supplies will be required in order to provide water for the anticipated population. The TCSD is already planning more water storage facilities and is constantly searching for water resources.

### **WASTEWATER**

While Templeton's wastewater services, including facilities in Paso Robles, meet current demand, future development may overwhelm the system. A population increase from 7,859 to approximately 15,709 residents would exceed existing capacity. Anticipated expansion of the Meadowbrook wastewater treatment plant to treat 600,000 gallons a day will help the TCSD handle growth impacts. Additional improvements of treatment plants and expansion of contracts with Paso Robles will need to be considered as the population increases and infrastructure ages.

### **DRAINAGE**

The TCSD storm water drainage system effectively prepares ditches and retention basins for such events. However, many areas of the community, including parts of Old Town, are prone to large puddles of stagnant water after winter storm events. Full participation in the TCSD system would enable all areas of the city to have curb and gutters in order to transfer excess water to retention basins. Newer developments feature internal drainage mitigation measures including curbs and gutters. Through the development review process the San Luis Obispo County Department of Building and Planning has the opportunity to introduce new water drainage and conservation technologies by providing the platform for innovative design and construction techniques.

## FIRE PROTECTION

The proposed second fire station will enable fire fighters to more easily reach the west side of the community and likely decrease average response times. As the population increases and ages, needs for fire services may change. Additional volunteers and full-time staff will certainly be necessary to serve the anticipated 15,709 residents. Taking careful measures to prepare structures, hillsides, water storage facilities, and emergency services for disasters like droughts, earthquakes and wildfires, will help maintain the security to which Templeton residents have grown accustomed.

## REFUSE COLLECTION

Existing facilities meet current refuse collection demands. In the future, more modules of the Chicago Grade Landfill may need to be permitted for use. Impacts on refuse facilities may continue to be partially mitigated through recycling programs and technological improvements. Educational programs, such as the TCSD's public outreach activities, will be important for continuation of recycling and sustainable disposal techniques.



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Chapter 8:  
**NATURAL  
ENVIRONMENT**

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## **EXECUTIVE SUMMARY**

Although only 3 percent of the land within the Templeton Community Service District (TCSD) is used for agriculture, many farms, vineyards, and pastures surround the community. A minority of those acres are under agriculture preserves, such as Williamson Act contracts. It will be important to renew these contracts and enter more surrounding land into preserves to prevent development from sprawling outside of the Urban Reserve Line (URL).

Open space is a vital component of any town, not only for aesthetic purposes, but for recreation and natural habitat as well. Open space can include land used for protection of natural resources, managed production of resources, outdoor recreation, and for the protection of public health and safety. Currently there is a shortage of recreational open space, within the TCSD boundary.

Current air quality meets state and county standards. The recent trash burning ban may modestly improve the air quality. Without any mitigation, future population growth resulting in increasing vehicle traffic may cause air quality to diminish. However, with continued air quality control improvements, air quality will likely remain within the state and county standards.

In Templeton some of the major safety issues are flooding, fire, and geologic hazards. Many developed areas of Templeton are within 100 and 500 year flood plains. Drainage planning is vital to preventing serious flooding. Human actions such as arson, negligence, and accidents pose the most significant fire hazards in the area. Templeton is in close proximity to active fault lines. Earthquakes and related geologic hazards are a significant threat.

## **INTRODUCTION**

This chapter describes the existing characteristics of conservation, open space, air quality and safety hazards in Templeton. One role of the Conservation, Open Space and Safety Chapter is to identify conflicts between the conservation and quality of natural resources and demands on those resources.

## **KEY DEFINITIONS**

*Conservation:* The management of natural resources to prevent waste, destruction, or neglect.

*Open Space Land:* Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use for the purposes of preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

*Liquefaction:* The process in which soil is transformed from a solid into a liquid state; effect can be caused by soil saturation and groundshaking.

## **METHODOLOGY**

### **CONSERVATION**

The 2003 San Luis Obispo County Annual Resource Summary Report and the County Urban Demand Document were important sources for information on water resources and water quality. The Paso Robles Vintners and Growers Association and San Luis Obispo County Department of Agriculture provided information on soils and agriculture. The California Natural Diversity Database from the Department of Fish and Game identified threatened animal species.

#### **Open Space**

Data collected through the CRP Templeton Land Use Survey was an important resource for understanding the distribution of land uses that contribute to Templeton's open space. Although the San Luis Obispo County Open Space Plan does not specifically mention Templeton, it still serves as a valuable resource because it discusses future visions of open space for the county as a whole.

## AIR QUALITY

The common air quality issues listed in the OPR guidelines were the basis for analyzing existing air quality conditions. Data was provided by the Air Pollution Control District (APCD), Air Quality and Meteorological Information System (AQMIS), and the California Air Resources Board. Federal requirements were described by the Environmental Protection Agency (EPA).

## SAFETY

Primary resources for this section include interviews with natural hazard prevention and safety expert Kenneth C. Topping, FAICP. Secondary resources include the 1990 San Luis Obispo County Safety Element, the United States Geological Survey (USGS), a US Department of Agriculture Natural Resources Conservation Service 2004 study, and GIS data from the SLO Datafinder.

## EXISTING CHARACTERISTICS

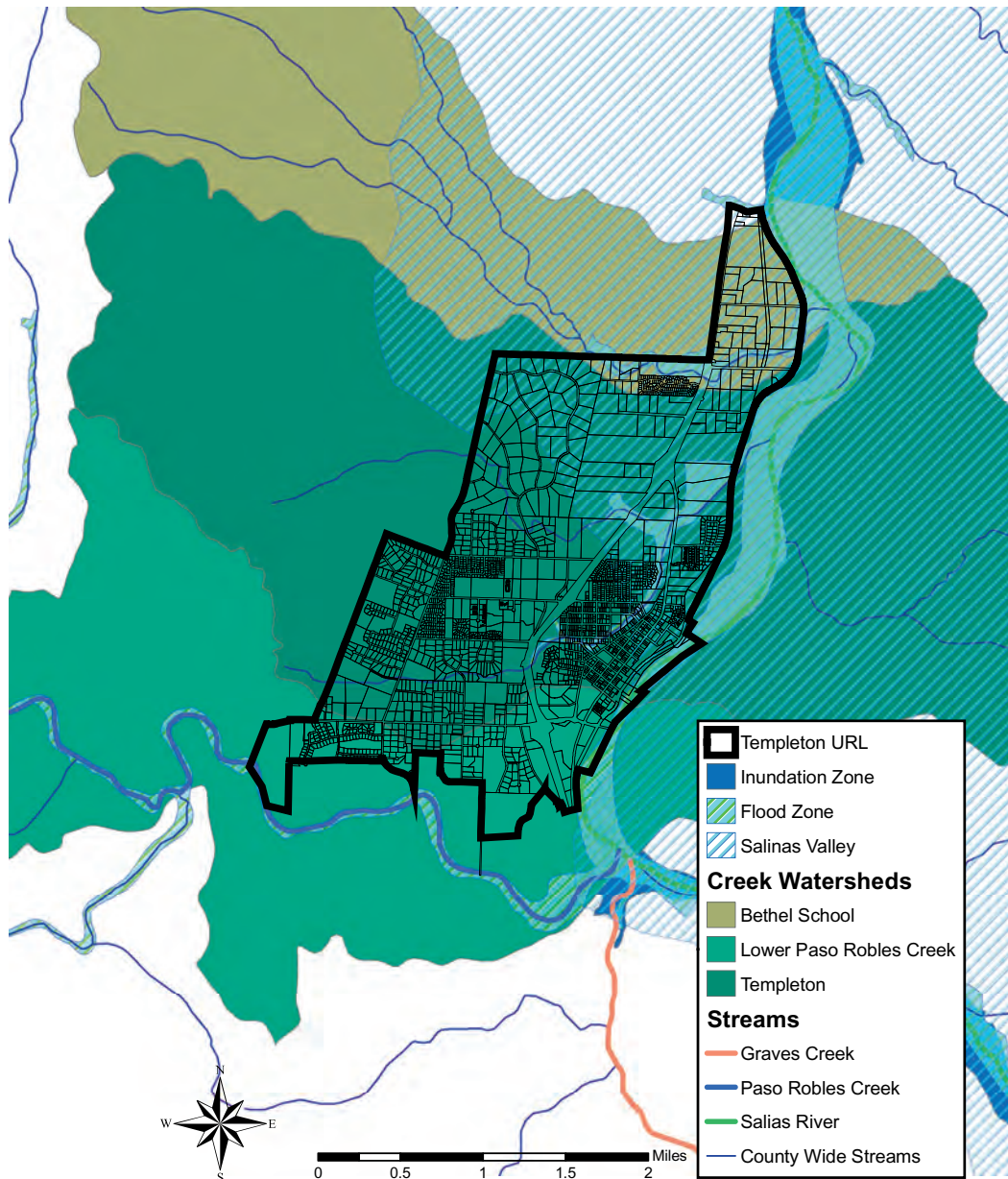
### CONSERVATION

#### Water Resources

Templeton's water supply mainly comes from the Salinas River Groundwater Basin. The nine wells that pump from the basin are maintained by the Templeton Community Service District. The water serves the residents, businesses, public facilities, and recreational facilities within the TCSD service area. Agricultural uses are serviced by private wells (see Figure 8-1).

The Paso Robles and Salinas River Groundwater Basins have remained fairly reliable sources of water. The Paso Robles Groundwater Basin was described as stable from 1980 to 1997 in the County Annual Resource Summary Report (2002). According to the Templeton Water Quality Report, there are plans to store 1.0 million gallons of water in addition the existing 2.7 million gallons of water in storage (2003).

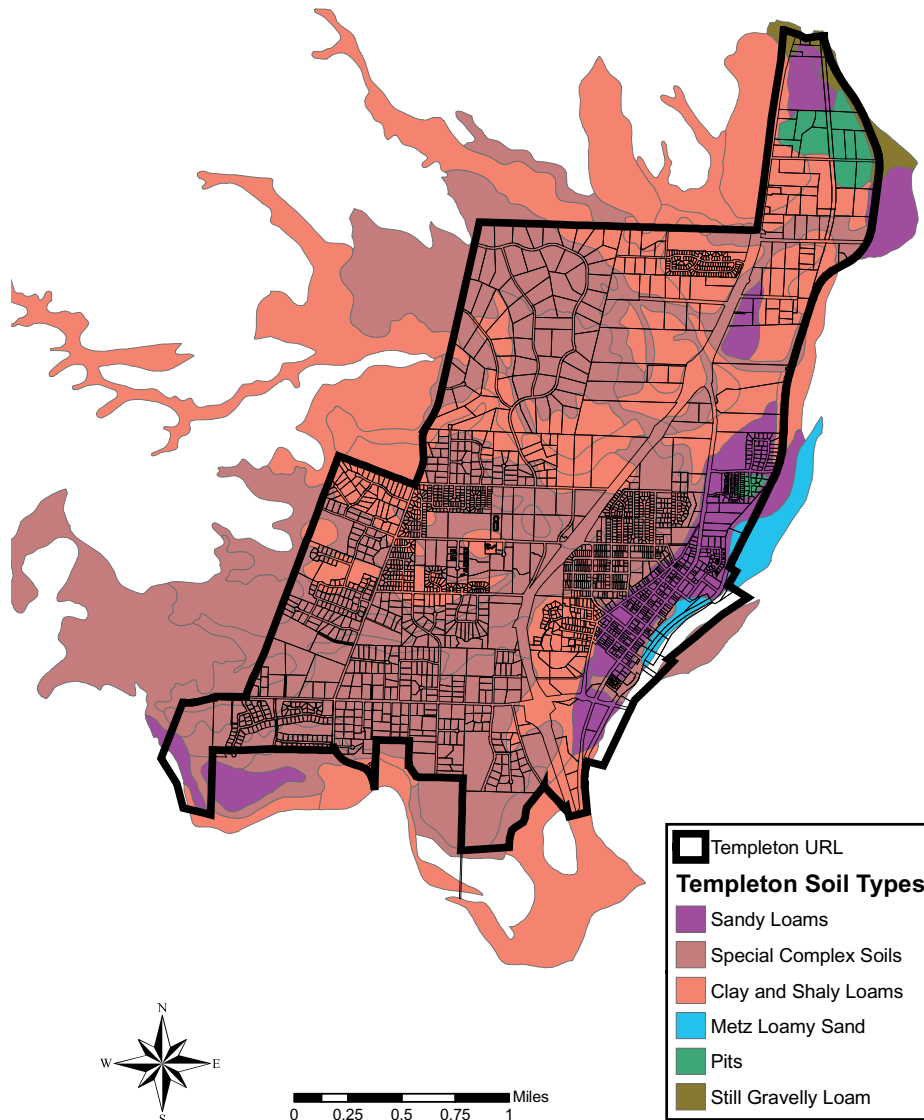
Figure 8-1: Water Resources



## Soils and Agriculture

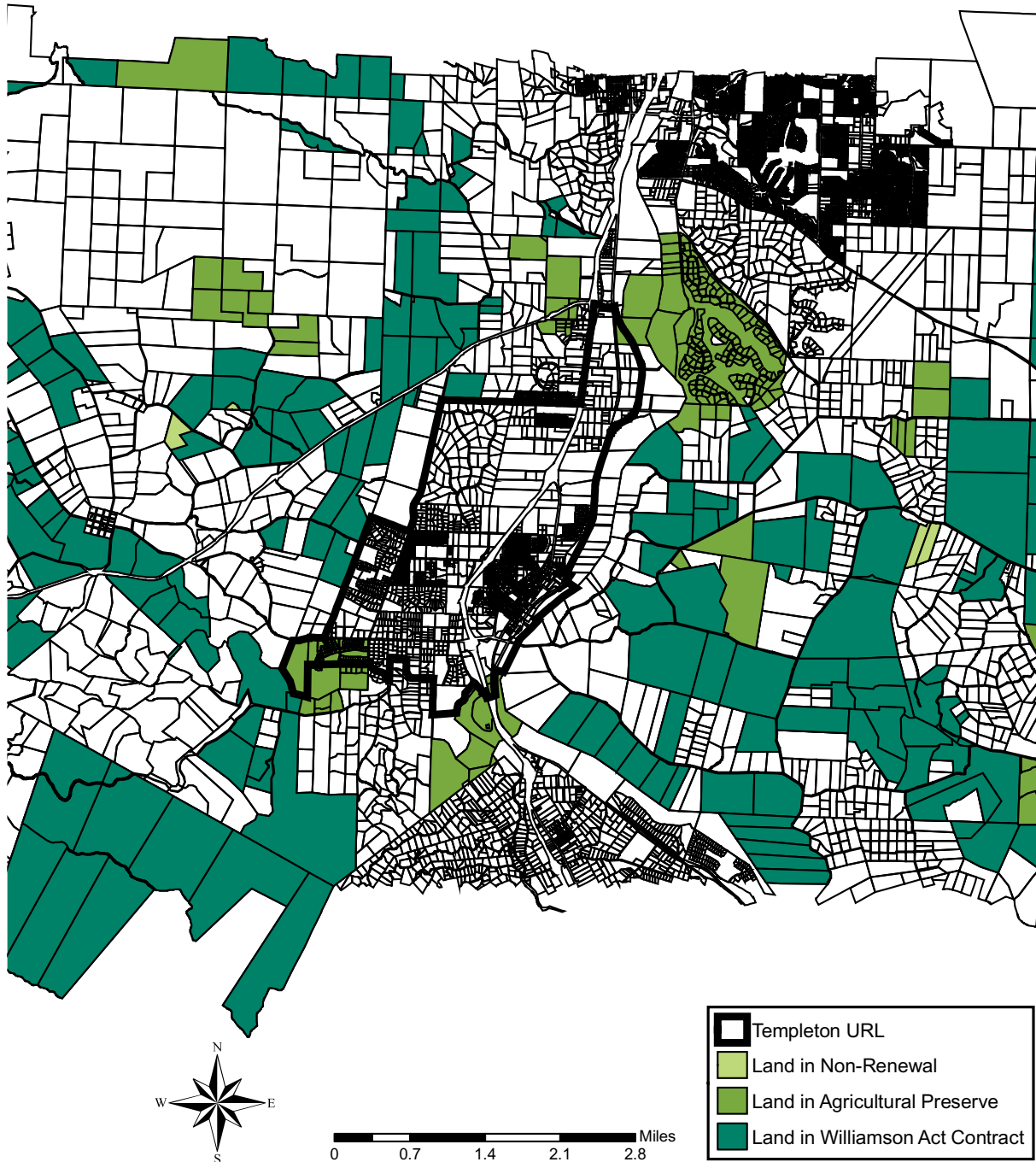
There is a multitude of soil types in the Templeton area (Figure 8-2). The majority of the soils are clay loam, sandy loam, and very complex combinations, all with variable amounts of coarse rock fragments (Paso Robles Vintners and Growers Association, 2004). Loam soils are made of many types of particles so they tend to be more fertile than just sandy soils and more porous than just clay soils. Loam soils are desirable for many forms of agriculture.

Figure 8-2: Soil Types



There are several different types of agricultural activities around Templeton. According to the San Luis Obispo County Department of Agriculture, the most valuable type of agriculture is wine grapes (2003). Vineyards of various scales contribute to the rural atmosphere in the community. Only a few parcels within the TCSD boundaries are under any form of agriculture preserve. However, in outlying areas, there are large concentrations of preserved agriculture land, primarily under

Figure 8-3: Agriculture Preserves



Williamson Contracts (Figure 8-3). Other North County agriculture products include grains, cattle, rangeland, apples, and almonds.

### Wildlife

The San Joaquin kit fox is the only federally listed endangered species in the greater Templeton area. However, the San Joaquin kit fox is not known to live within the boundaries of the TCSD. The California red-legged frog is the only federally listed threatened species in the Templeton area. Again, there have yet to be any red-legged frog sightings within the TCSD. If these endangered/threatened species are found in Templeton, protection of their unique habitats may play a major role in the restriction of future development.

| <b>Table 8-1: Endangered and Threatened Species</b> |                            |                       |                          |
|---|----------------------------|-----------------------|--------------------------|
| <b>Scientific Name</b>                              | <b>Common Name</b>         | <b>Federal Status</b> | <b>California Status</b> |
| Rana aurora draytonii                               | California red-legged frog | Threatened            | None                     |
| Vulpes macrotis mutica                              | San Joaquin kit fox        | Endangered            | Threatened               |

Source: Department of Fish and Game California Natural Diversity Database

### OPEN SPACE

Currently in Templeton there are not any parcels designated specifically for open space zones. Instead, land uses that do not significantly alter the landscape are considered to contribute to open space. Such land use categories include agriculture, recreation, and rural residential. Currently there are a few ag parcels that are located in central Templeton (they are excluded from the TCSD boundary). Clearly the majority of rural land and ag land is surrounding the community, not within it.

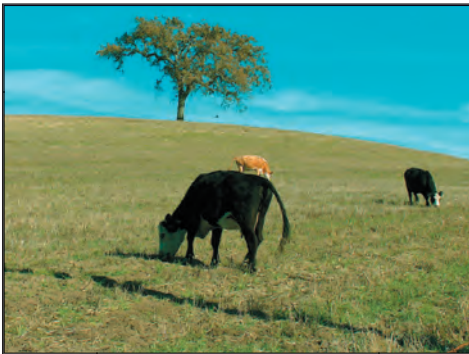


Figure 8-4: Open Space Surrounding Templeton.

In residential rural areas the lots sizes range from 5 to 20 acres. While large residential lots are certainly not public open spaces, they do provide a visual impression of

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relatively undeveloped land. Much of Templeton’s country atmosphere comes from this impression of open space.

According to the County Open Space Element, there are several reasons why there is a need for open space separations between communities. Community distinction, aesthetics, and wildlife corridors are often cited as reasons for separating communities by open spaces or greenbelts.

## AIR QUALITY

Air quality standards are established to protect even the most sensitive individuals in our communities. These standards indicate the maximum amount of a pollutant that can be present in outdoor air without harming public health. Both the California Air Resources Board (ARB) and the U.S. Environmental Protection Agency (USEPA) are authorized to set ambient air quality standards (APCD, 2004). The closest air quality facility to Templeton is the monitoring station in Atascadero. Data collected there was considered to be an adequate representation of the air quality in Templeton because of community proximity and dominate residential characteristics.

Ozone pollution is released from vehicles, industrial sources, and can react in the presence of sunlight forming much higher levels than ozone forms naturally. Over the last two decades the level of ozone pollution has reduced significantly (see Figure 8-5).

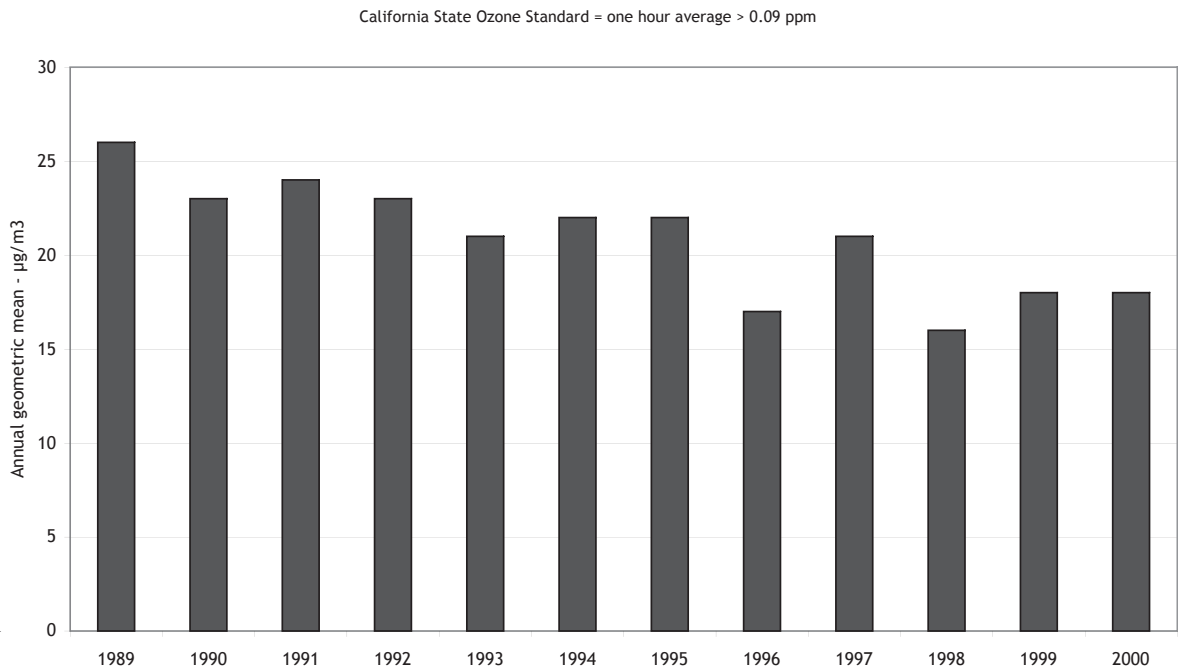


Figure 8-5:  
Atascadero  
Ozone Pollution  
Levels (Source:  
San Luis Obispo  
County Air  
Pollution Control  
District, 2004)



Particulate matter and fine particulate matter (PM<sub>2.5</sub>) are fine mineral, metal, smoke, soot, and dust particles suspended in the air. Sources of this pollution include vehicle emissions, road dust, mineral quarries, grading, burning, and agricultural tilling. Over the last two decades particulate matter pollution has fluctuated (see Figure 8-6).

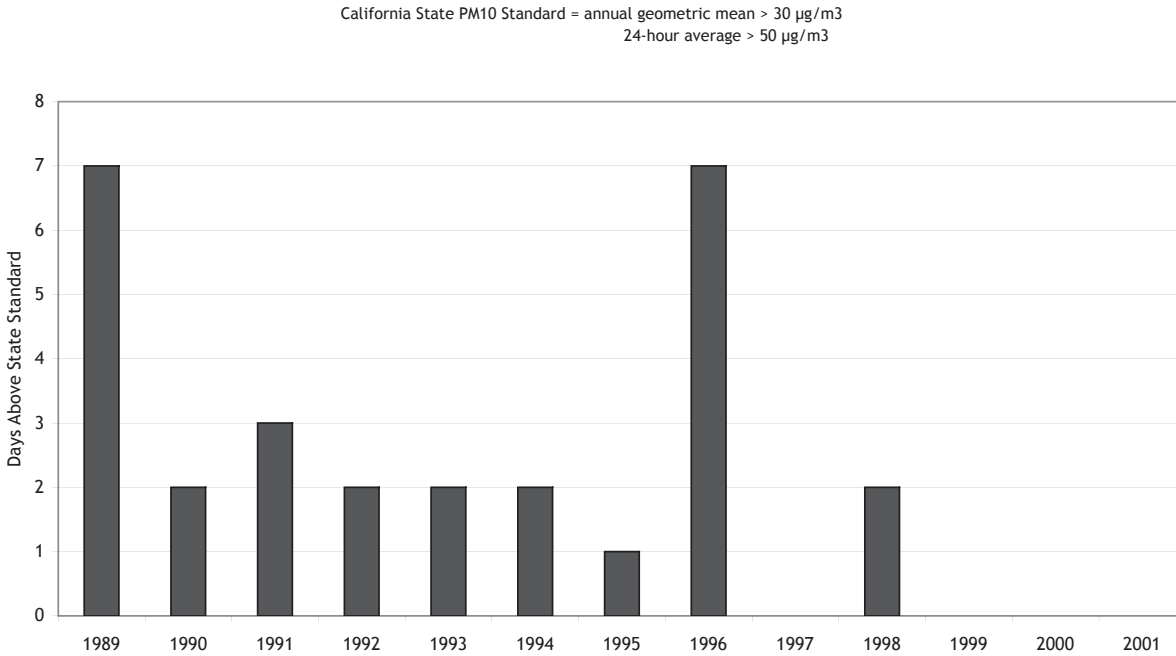


Figure 8-6: Downward Trend in PM10 Pollution Levels (Source: San Luis Obispo County Air Pollution Control District, 2004).

The Air Pollution Control District (APCD) tests air quality in the county through monitoring stations in Nipomo, Grover Beach, San Luis Obispo, Morro Bay, Paso Robles, and Atascadero. These monitoring stations collect information 24 hours a day, seven days a week, on the ambient levels of pollutants, including ozone (O<sub>3</sub>), particulate matter (PM<sub>10</sub>), nitrogen oxides (NO<sub>x</sub>), sulfur oxides (SO<sub>x</sub>), and carbon monoxide (CO).

We have many different sources of air pollution in our county (Figure 8-7). Sources range from large power plants to small household painting projects. The largest contributor to pollution in the area is motor vehicles. The second largest is open burning, mostly found in North County. Historically, burning throughout the county has resulted in numerous complaints to the APCD concerning impacts on public health, odors, and visual pollution.

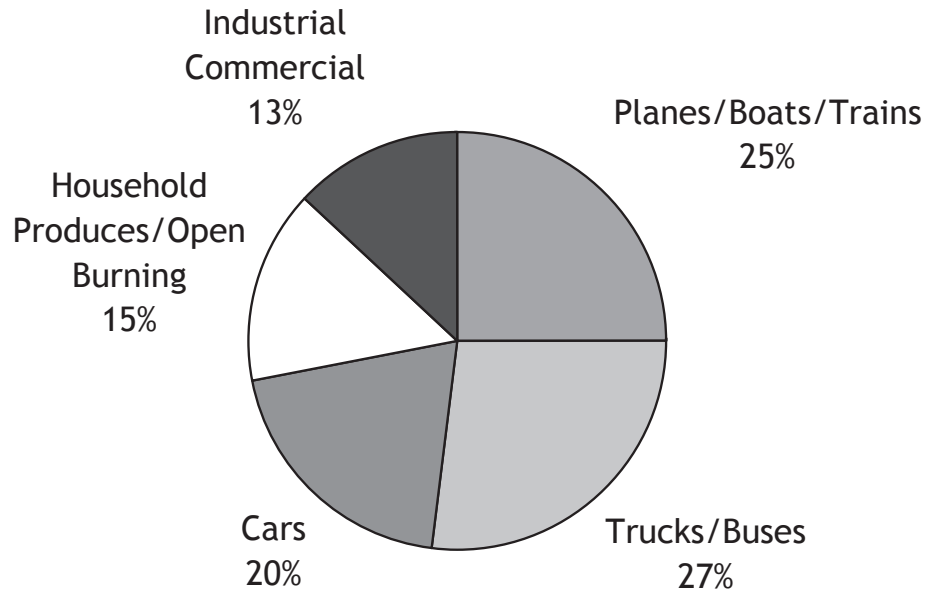


Figure 8-7:  
Major Sources  
of Air Pollution  
in SLO County  
(Source: San Luis  
Obispo County  
Air Pollution  
Control District,  
2004).

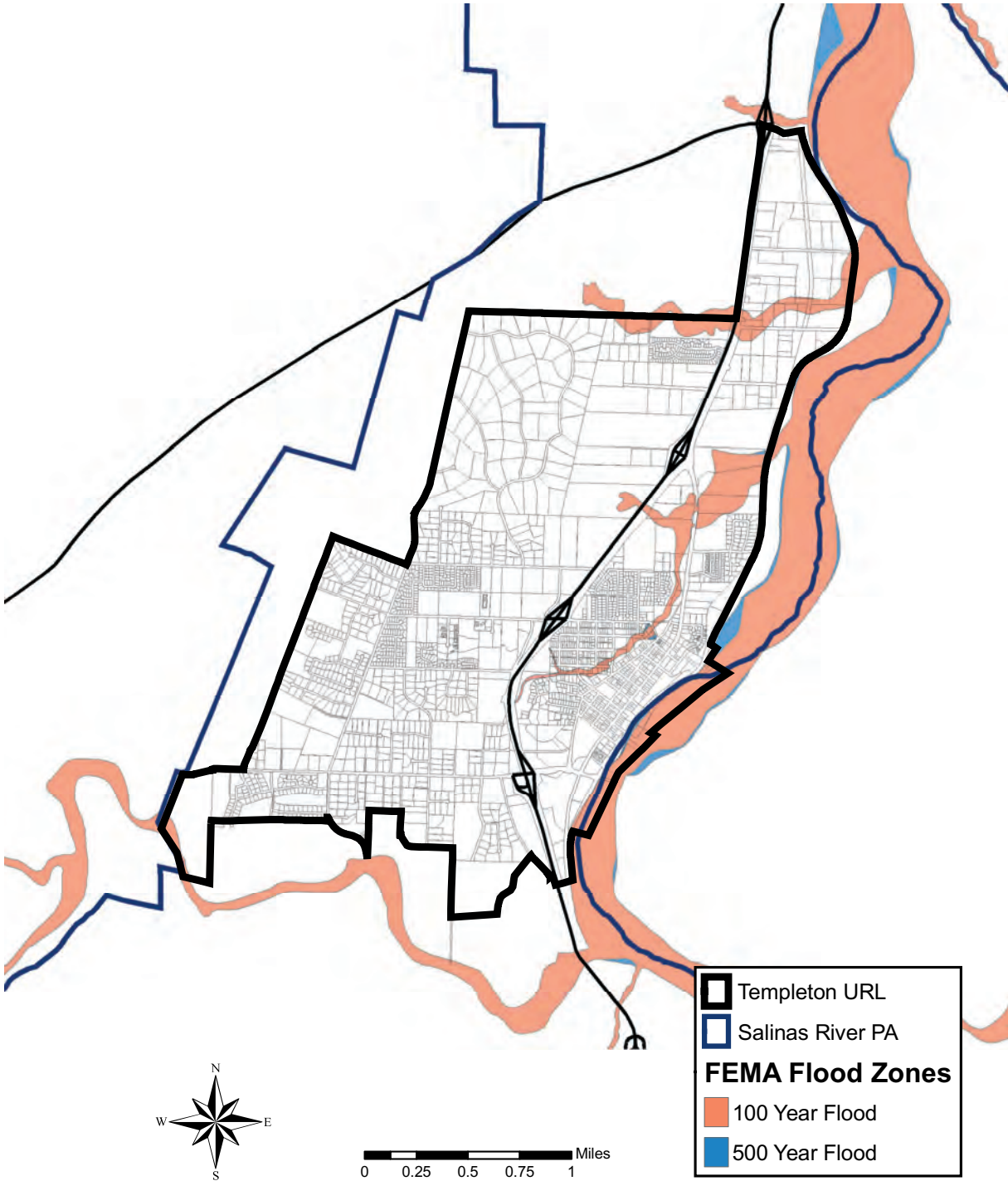
A number of programs and plans have contributed the improvement of air quality in San Luis Obispo County. In January 2004, the APCD began enforcing a ban on residential waste burning throughout much of the county. The APCD supports the Transportation Choices Program (TCP), a free program that provides employers with the tools they need to encourage a change in employee commuting habits. Other innovative programs include the Carl Moyer program and the Stationary Agricultural Engine Grant which pay for retrofitting diesel engines in agriculture equipment. The APCD recognizes local individuals that succeed in their efforts to reduce their contribution to air pollution.

## SAFETY

### Flooding

According to the GIS data provided by the SLO Datafinder, Templeton has two areas that may be susceptible to 100 and 500 year flooding. One such area in northern Templeton includes single family homes and a mobile home park. The other area that is in the 100 year flood plain is in the Old Town and along the Toad Creek corridor, which runs along Old County Road (Figure 8-8). The Salinas River is fairly dry for most of the year; however, the river bed may be transformed after a series of storms. The Salinas River flood plain includes parts of the extreme western edge of the Templeton Urban Reserve Line.

Figure 8-8: Flood Zones



## Wildfires

According to the San Luis Obispo County Safety Element some of the main hazards in the county are fire related (1999). While Templeton is not named in the element as danger area, both Atascadero and Paso Robles are listed. Both of these cities have dense development mixed in with acres of dry vegetation. The combination of development and natural vegetation at the urban/wilderness land interface creates the greatest fire hazards. This interface is particularly vulnerable to fires in the inland Central Coast because of the dry summers and highly flammable chaparral vegetation.

The County has adopted a provision of the Uniform Fire Code which deals with fire department access, hydrants, automatic sprinkler systems, fire alarm systems, hazardous materials storage, and many other fire safety issues.

## Fault Hazards

Templeton is surrounded by both active and non-active fault lines. The Rinconada fault zone is just to the east of Templeton, the San Andreas fault zone is farther east, and the Oceanic-west Huasna fault zone is west of the community. An earthquake occurred on September 24, 2004 along the San Andreas fault near Parkfield, CA. The 6.0 earthquake caused little recorded damage to structures and infrastructure in Templeton (USGS, 2004). The 6.5 San Simeon earthquake on December 22, 2003, caused significant damage to neighboring Paso Robles and Atascadero (USGS, 2003). The short time period between these two earthquakes and their proximity to Templeton is cause for concern.

Many old buildings in Templeton may need to be retrofitted. Buildings that were constructed long before the adoption of seismic specifications are susceptible to structural damage, along with buildings in potentially high liquefaction and landslide areas (Figure 8-9, Figure 8-11).

## Liquefaction

Liquefaction is the process in which soil is transformed from a solid into a liquid state. Water-saturated soils and areas of less vegetation are susceptible to liquefaction and slippage. Much of Templeton exists on soil types that are low to moderately susceptible to liquefaction (Figure 8-9). The soils that are highly susceptible to liquefaction are primarily located along the east and northeast Urban Reserve Line. Slope contributes to liquefaction susceptibility. Templeton only has a few areas with slope (Figure 8-10). Soil type, porosity as well as topography are factors in safety hazard assessment that are addressed on a project-by-project basis during the development review process.

Figure 8-9: Liquefaction Risk

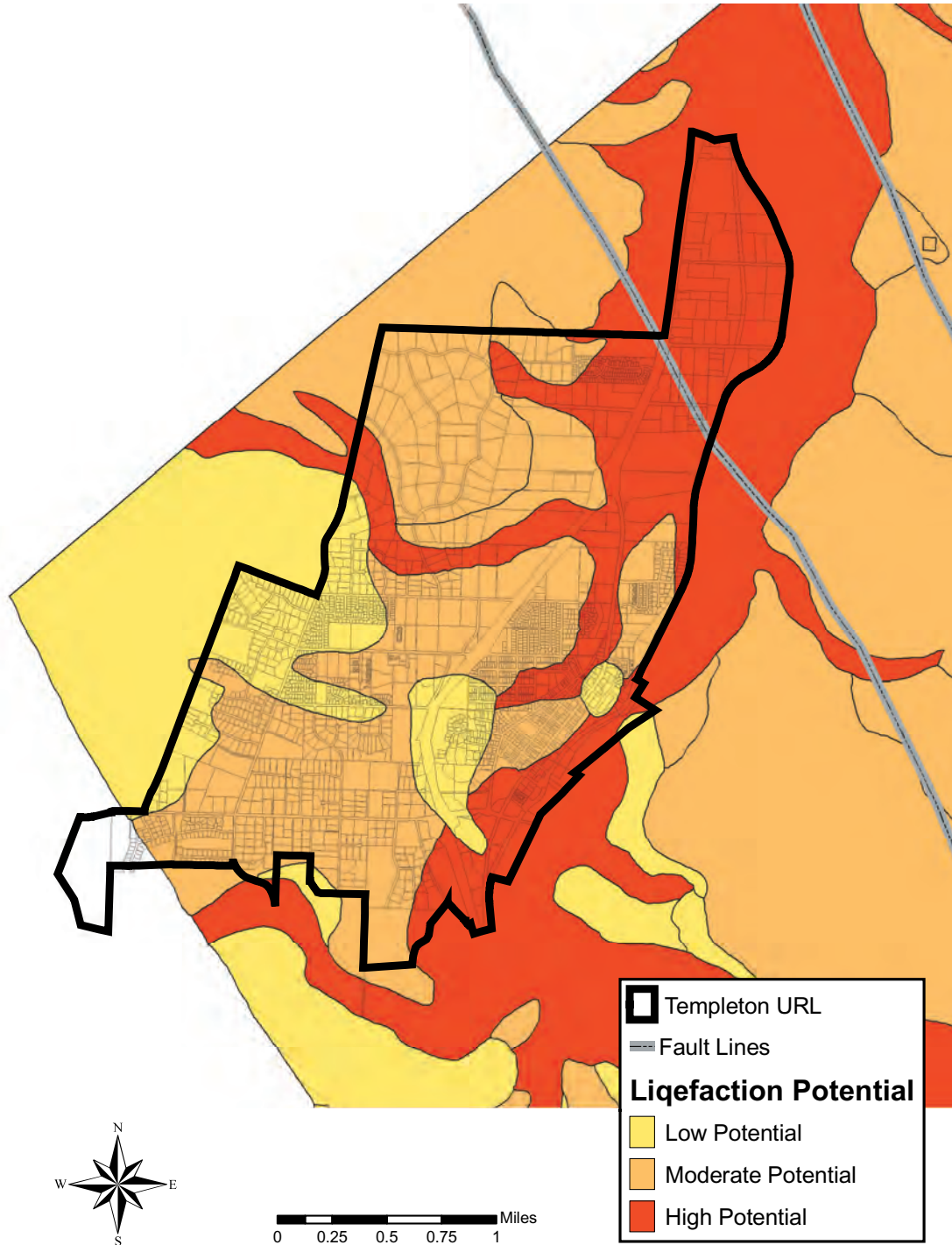
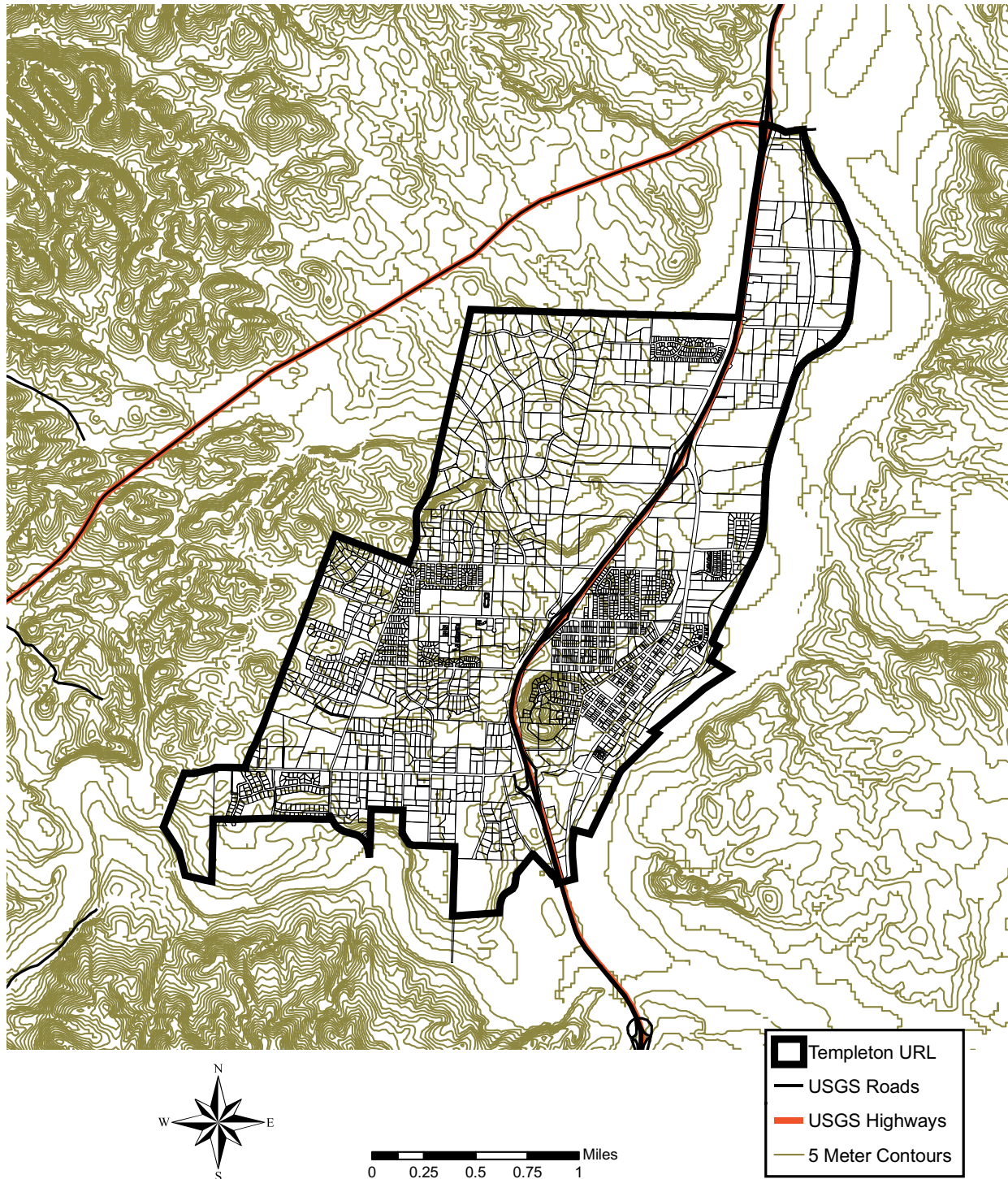


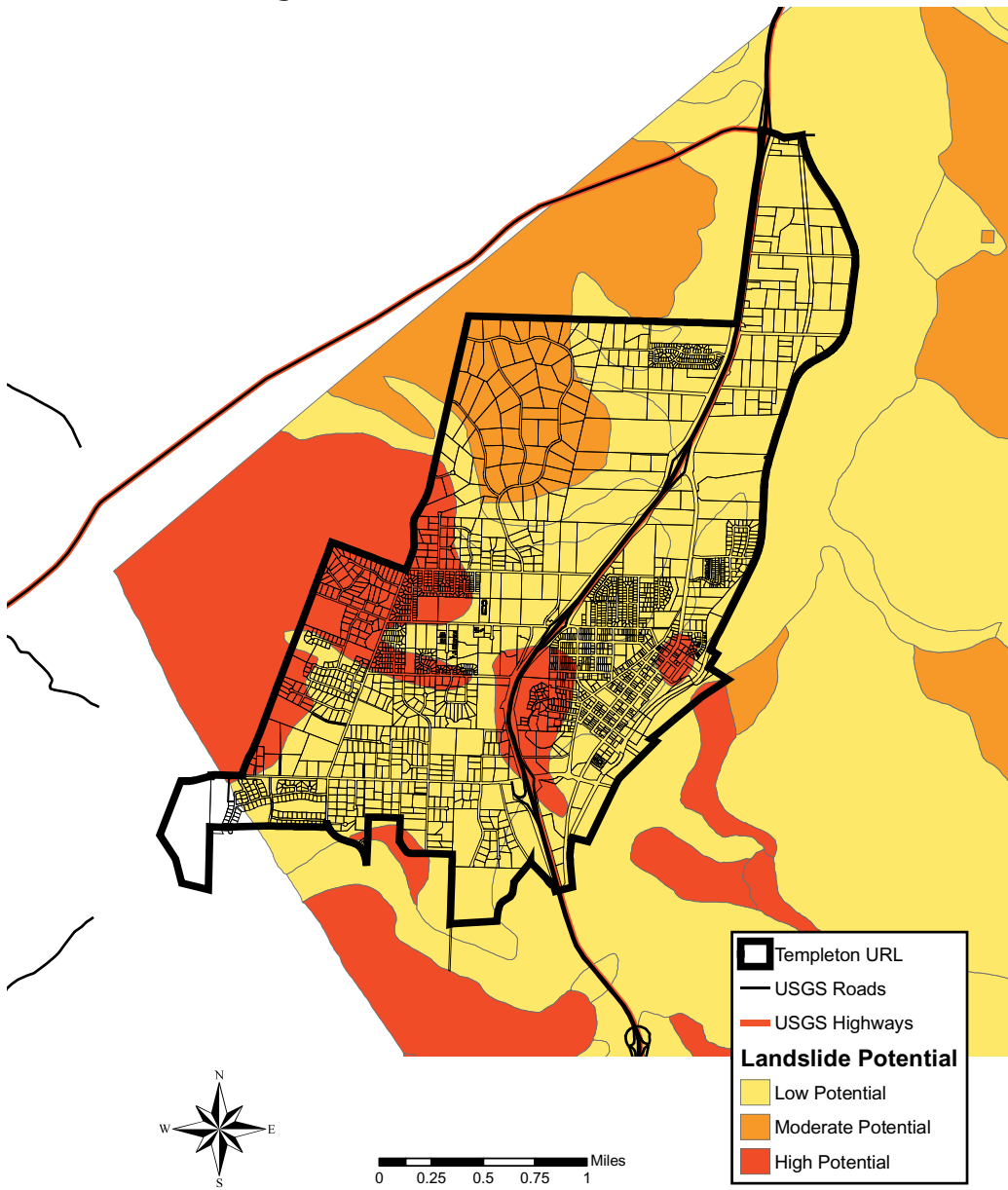
Figure 8-10: Topography



## Landslide Hazards

Templeton has areas of low, moderate, and high landslide potential. The area that happens to be of the greatest concern is in the middle of the community. This area includes some of the steepest slopes in the community. Another potential landslide area includes the rolling hills on the far west side. Mitigation measures to prevent landslides should be addressed on a project-by-project basis during the development review process.

Figure 8-11: Landslide Risk



## **FUTURE CHARACTERISTICS**

### **CONSERVATION**

According to the Office of Planning and Research, some jurisdictions have adopted policies related to mitigation banking, conservation easement programs, and the state and federal Endangered Species acts in their conservation elements. Some jurisdictions have incorporated policies related to Natural Community Conservation Planning (NCCP) programs. NCCP focuses on a regional approach to the protection of plants and animals while allowing for compatible economic activities. This and other programs, such as the Williamson Act, could be vital tools to protect wildlife corridors and prime agriculture land.

Water will continue to be at the forefront of growth constraints in Templeton. Future water supply sources have been addressed in the Salinas River Area Plan Draft Update in 2001. Recommendations include participation in the Nacimiento Project and constructing two 1,000,000 gallon water tanks at the Lincoln Street tank site. Additionally, alternating well schedules to assure tanks are more evenly filled and used.

While there is not much agricultural land within the TCSD, much of the surrounding land is definitively used for agriculture. Agriculture not only enhances the rustic beauty in the Templeton area, it also provides fresh produce and meat for the County market and larger markets, stimulates economic growth, and helps preserve the rural cultural identity that is celebrated in Templeton.

### **Open Space**

Anticipated population increases in Templeton will likely have a large impact on open spaces. The population increase will cause an increase in the demand for both development and open spaces. In the future open space needs will need to be carefully considered during site planning process. There will likely be a need to preserve community separation. Open space is the main source of this separation.

### **Air Quality**

The future of air quality is dependant upon the availability of alternative modes of transportation in the Templeton area. Air quality education and awareness is a common tool used to educate the public on how air quality can be enhanced and how people can do their part to reduce air pollution.



## Safety

Future safety conditions are difficult to project. However, Templeton can increase its awareness of possible dangers, such as flooding and earthquakes through educational and outreach programs. In order to ensure building stability, some buildings in the Templeton area should be retrofitted.

## CONCLUSIONS

### CONSERVATION

While Templeton meets current water and soil conditions, future development is always a threat to continued conservation. Both agriculture and water are threatened by increasing development because they are scarce. Agricultural land is extremely important because, once it is lost, it is impossible to convert the land back to productive agriculture. There are many opportunities to continue farmland preservation and the time is now to begin an increased effort to preserve these farmlands.

### OPEN SPACE

Presently in Templeton there are not any designated open space zones, but rural land, agricultural land, and parks serve as open spaces. Considering the development and population projections based on the land use survey performed for this study, development in Templeton will have to accommodate open space needs. Additionally, preserving the surrounding open space is vital to maintaining Templeton's rural character and distinctiveness from neighboring cities.

### AIR QUALITY

In general air pollution in the Templeton area has been improving in recent years. However, air quality could get worse as the growing population results in more vehicle trips. Alternative modes of transportation and measures such as the County's burning ban may help maintain adequate air quality levels in the future. Addressing air quality at a regional level is important since air pollution does not stop at political boundaries.

## SAFETY

Safety issues in Templeton vary widely and cannot be accurately predicted. Natural events including flooding, fires, earthquakes, liquefaction, and landslides are always going to be potential hazards. Taking careful measures to prepare structures, hillsides, and emergency services for such events will be important for keeping Templeton residents safe.





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# APPENDICES


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# APPENDIX 1-1: HISTORIC TEMPLETON (POSTER)

## TEMPLETON




Part of home, a early Templeton, erected site in 1904 of Templeton.

### MAP OF HISTORICAL STRUCTURES - OLD TOWN




### PLAN




### STRUCTURES AND SITES OF HISTORIC SIGNIFICANCE


**1** **1876** **Walter's Machine Building**, built in 1876 as a general merchandise store. Currently AJ Spars Restaurant.




**2** **Home of Fred Schmitt, Davidge Orchard Company**, constructed in 1912.



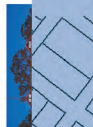
**3** **Home of Al Tucker**, moved to site in 1959 after the town fire.




**4** **Home of the Wilson family**, in the early 1920's. Currently Penny's Restaurant.




**5** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**6** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.



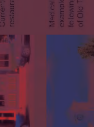
**7** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**8** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.



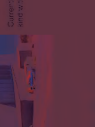
**9** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**10** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**11** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**12** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**13** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**14** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**15** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.




**16** **Home of the Bland family**, built by the Bland family and home of the Wilson family in the early 1920's. Currently Penny's Restaurant.



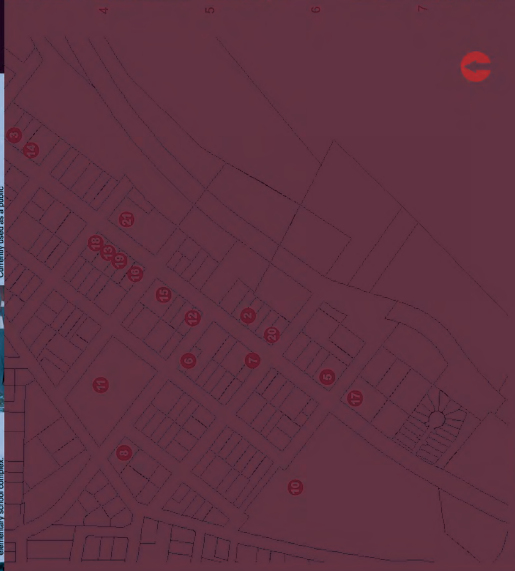
**17** **Templeton Elementary**, built in 1918. Currently part of a larger elementary school complex.



**18** **American Legion Hall**, built in 1926 as a public gathering space. Currently listed as a public building.



### HISTORIC TIMELINE



- 1857: **Walter's Machine Building**, built by Walter's Machine Building.
- 1876: **Walter's Machine Building**, built by Walter's Machine Building.
- 1886: **Walter's Machine Building**, built by Walter's Machine Building.
- 1897: **Walter's Machine Building**, built by Walter's Machine Building.
- 1904: **Walter's Machine Building**, built by Walter's Machine Building.
- 1912: **Walter's Machine Building**, built by Walter's Machine Building.
- 1918: **Templeton Elementary**, built by Templeton Elementary.
- 1926: **American Legion Hall**, built by American Legion Hall.
- 1929: **Walter's Machine Building**, built by Walter's Machine Building.
- 1930: **Walter's Machine Building**, built by Walter's Machine Building.
- 1937: **Walter's Machine Building**, built by Walter's Machine Building.
- 1940: **Walter's Machine Building**, built by Walter's Machine Building.
- 1947: **Walter's Machine Building**, built by Walter's Machine Building.
- 1959: **Home of Al Tucker**, moved to site in 1959 after the town fire.
- 1960: **Walter's Machine Building**, built by Walter's Machine Building.
- 1962: **Walter's Machine Building**, built by Walter's Machine Building.
- 1970: **Walter's Machine Building**, built by Walter's Machine Building.
- 1973: **Walter's Machine Building**, built by Walter's Machine Building.
- 1975: **Walter's Machine Building**, built by Walter's Machine Building.
- 1977: **Walter's Machine Building**, built by Walter's Machine Building.
- 1979: **Walter's Machine Building**, built by Walter's Machine Building.
- 1981: **Walter's Machine Building**, built by Walter's Machine Building.
- 1983: **Walter's Machine Building**, built by Walter's Machine Building.
- 1985: **Walter's Machine Building**, built by Walter's Machine Building.
- 1987: **Walter's Machine Building**, built by Walter's Machine Building.
- 1989: **Walter's Machine Building**, built by Walter's Machine Building.
- 1991: **Walter's Machine Building**, built by Walter's Machine Building.
- 1993: **Walter's Machine Building**, built by Walter's Machine Building.
- 1995: **Walter's Machine Building**, built by Walter's Machine Building.
- 1997: **Walter's Machine Building**, built by Walter's Machine Building.
- 1999: **Walter's Machine Building**, built by Walter's Machine Building.
- 2001: **Walter's Machine Building**, built by Walter's Machine Building.
- 2003: **Walter's Machine Building**, built by Walter's Machine Building.
- 2005: **Walter's Machine Building**, built by Walter's Machine Building.
- 2007: **Walter's Machine Building**, built by Walter's Machine Building.
- 2009: **Walter's Machine Building**, built by Walter's Machine Building.
- 2011: **Walter's Machine Building**, built by Walter's Machine Building.
- 2013: **Walter's Machine Building**, built by Walter's Machine Building.
- 2015: **Walter's Machine Building**, built by Walter's Machine Building.
- 2017: **Walter's Machine Building**, built by Walter's Machine Building.
- 2019: **Walter's Machine Building**, built by Walter's Machine Building.
- 2021: **Walter's Machine Building**, built by Walter's Machine Building.
- 2023: **Walter's Machine Building**, built by Walter's Machine Building.

COMMUNITY CLERK OF RECORD

2024

Community Planning, Lab

2024

City and Regional Planning Department

City of Annapolis and Environmental Design

1000 North Washington Street, Annapolis, MD 21403

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## **APPENDIX 2-1: TABLE O LAND USE DEFINITIONS**

(San Luis Obispo County Framework for Planning: Inland)

Auto, Mobile Home and Vehicle Dealers and Supplies [G1]: Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile-homes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snowmobile and jet-skis, excluding the sale of bicycles and mopeds.

Auto and Vehicle Repair Services [H1]: Commercial Service establishments engaged in repair, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational; vehicles, boats and other vehicles as a principle use. May also include vehicle rental or leasing.

Bed and Breakfast Facilities [I1]: Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include hotels or motels.

Building Materials and Hardware [G2]: Retail trade establishments primarily engaged in selling lumber and other building materials including paint, wallpaper, glad, hardware, nursery stock, lawn and garden supplies.

Caretaker Residence [E1]: A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on site.

Cemeteries [C1]: Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale.

Churches [C2]: Religious organization facilities operated for worship or promotion of religious activities, including churches/synagogues, religious Sunday-type schools and monasteries, convents, and other religious residential retreats.

Concrete, Gypsum, and Plaster Products [D3]: Manufacturing establishments producing concrete building block, brick, and all types of precast and prefab concrete products.

Consumer Repair Services [H4]: Service establishments where repair of consumer products is the principle business activity.

Crop Production and Grazing [H5]: Agricultural Uses including production of crops, associated crop preparation services, irrigation system construction, and raising or feeding of beef cattle, sheep, and goats by grazing or pasturing.

Eating and Drinking Places [G3]: Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principle use of the establishment as an eating and drinking place.

Farm Equipment and Supplies [A6]: Establishments primarily engaged in the sale, rental, or repair of agricultural machinery and equipment.

Financial Services [H6]: Service establishments primarily engaged in the field of finance, including banks and trust companies, lending and thrift institutions, credit agencies, brokers and dealers in securities and commodity contracts, etc.

Food and Beverage Retail Sales [G4]: Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises.

Fuel and Ice Dealers [G5]: Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas, bottled or in bulk, as a principle use.

Health Care Services [H7]: Service establishments primarily engaged in the furnishing of medical, mental health, surgical and other personal health services.

General Merchandise Stores [G7]: Retail trade establishments including department stores, variety stores, drug and discount stores, general stores, etc; engaged in retail sales of many lines of new and used merchandise.

Home Occupations [E3]: The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Land Use Ordinance.

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Hotels, Motels [I2]: Commercial transient lodging establishments including hotels, motor hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public.

Libraries and Museums [C6]: Permanent public or quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, etc. Also includes historic sites and exhibits.

Lumber and Wood Products [D9]: Manufacturing and processing uses together with the wholesale and retail sale of such products and establishments engaged in manufacturing finished articles made entirely or mainly of wood or wood substitutes.

Mobile-home Parks [E4]: Any area or tract of land where two or more mobile-home lots or spaces are leased or rented, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile-homes used for human habitation.

Mobile-homes [E5]: A structure transportable in one or more sections designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. As defined, mobile-homes do not include recreational vehicles, commercial coaches, or factory-built housing.

Multi-Family Dwellings [E6]: Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes duplexes, triplexes and apartments.

Offices [H9]: Professional or government offices, excluding medical offices or offices that are incidental and accessory to another business or sales activity which is the principle use.

Public Safety Facilities [H12]: Facilities operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Public Utility Facilities [J5]: Fixed-base structures and facilities serving as junction

points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. Includes electrical substations, telephone switching stations, treatment plants and storage, and natural gas distribution facilities.

Secondary Dwelling [E11]: A secondary permanent dwelling that is accessory to a primary dwelling on a site.

Single Family Dwelling [E12]: A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership.

## APPENDIX 3-1: RESIDENTIAL UNITS IN THE DEVELOPMENT REVIEW PROCESS

| Status                       | Units/ Lots      | Application Type             | Location              | APN         | Units      | Description   | Owner/ Agent         |
|------------------------------|------------------|------------------------------|-----------------------|-------------|------------|---|----------------------|
| Approved                     | Housing Units    | Tract Map/ Development Plan  | Rossi Road            | 039-381-047 | 16         | 16 New Single Family Homes                                      | Sundance Estates     |
|                              |                  | Use Permit                   | 1205 S. Main Street   | 039-381-026 | 1          | 1 Single Family Home  | Delrio Arnold        |
|                              |                  | Parcel Map/ Development Plan | Marquita Avenue       | 040-143-040 | 3          | 3 New Single Family Homes                                       | Michael English      |
|                              |                  | Parcel Map/ Development Plan | Ramada Drive          | 040-151-048 | 3          | 3 New Single Family Homes                                       | Linda Vogt           |
|                              | Residential Lots | Tract Map                    | Templeton Hills Road  | 040-289-018 | 15         | 15 New RSF Lots   | Stella Mainini       |
|                              |                  | Parcel Map                   | Bethel Road           | 040-271-033 | 3          | 3 New RSF Lots  | Willard Osibin       |
|                              |                  | Parcel Map                   | 150 Celestial         | 040-289-002 | 2          | 2 New RSF Lots  | Omkar Investments    |
|                              |                  | Tract Map                    | 1680 Vineyard         | 040-271-015 | 6          | 6 New RSF Lots  | N/a                  |
|                              |                  | Tract Map                    | N/a                   | 040-289-006 | 67         | 67 New RSF Lots   | Douglas Filippini    |
|                              |                  |                              |                       |             |            |   |                      |
| Pre-Approval                 | Housing Units    | Use Permit                   | 700 Blackburn         | 041-141-004 | 1          | New SFR   | Kelton Frank         |
|                              |                  | Tract Map/ Development Plan  | 1155 Las Tablas Drive | 040-280-057 | 42         | 42 SFR's  | Andrew Charnley      |
|                              |                  | Tract Map/ Development Plan  | 4210 Ramada Drive     | 040-211-009 | 139        | Residential/ Commercial Mixed Use. Mix of Residential Densities | Baril Max            |
|                              |                  | Tract Map/ Development Plan  | 221 N. Main Street    | 040-211-026 | 67         | 67 Single Family Homes  | Templeton Properties |
|                              |                  | Tract Map/ Development Plan  | 85 River Run Road     | 040-241-061 | 7          | 7 Single Family Homes   | Templeton Properties |
|                              |                  | Tract Map/ Development Plan  | N/a                   | 041-031-005 | 22         | 22 Single Family Homes  | Borges Crabtree      |
|                              |                  |                              |                       |             |            |   |                      |
|                              | Residential Lots | Parcel Map                   | Theatre Drive         | 040-201-024 | 1          | New Lot   | Colin Weyrick        |
|                              |                  | Tract Map                    | 720 Vineyard Drive    | 041-211-010 | 5          | 5 New Lots  | Marc Eisemann        |
|                              |                  | Tract Map                    | 96 Old Country Road   | 041-031-006 | 11         | 11 New RSF Lots   | John Fetyko          |
| <b>Total New Units/ Lots</b> |                  |                              |                       |             | <b>411</b> |   |                      |

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## APPENDIX 4-1: APPROVED SHOPPING CENTER PROJECT



## APPENDIX 4-2: VACANT COMMERCIAL PARCELS AND COMMERCIAL PROJECTS IN THE DEVELOPMENT REVIEW PROCESS





## APPENDIX 6-1: EXISTING ROADWAY CONDITIONS

| Road                 |                      |                    | 2001 Volumes<br>(p.m. peak) | 2001 LOS<br>(p.m. peak) |
|----------------------|----------------------|--------------------|-----------------------------|-------------------------|
| Name                 | From                 | To                 |                             |                         |
| Bennett Way          | Templeton Hills Road | Las Tablas Road    | 95                          | A                       |
| Bethel Road          | HWY 46               | Petersen Ranch Rd. | 92                          | A                       |
| Bethel Road          | Petersen Ranch Road  | Las Tablas Road    | 190                         | B                       |
| Bethel Road          | Las Tablas Road      | Vineyard Drive     | 197                         | B                       |
| Duncan Road          | Petersen Ranch Road  | Las Tablas Road    | 57                          | A                       |
| El Pomar Drive       | Templeton Road       | Study Boundary     | 215                         | B                       |
| Florence Street      | Las Tablas Road      | Old County Road    | 383                         | C                       |
| HWY 101              | HWY 46               | Study Boundary     | 4300                        | C                       |
| HWY 46 W             | HWY 101              | Study Boundary     | 520                         | C                       |
| Las Tablas Road      | Old County Road      | Honey              | 389                         | C                       |
| Las Tablas Road      | Honey                | Florence           | 388                         | C                       |
| Las Tablas Road      | Florence             | Duncan             | 634                         | C                       |
| Las Tablas Road      | Duncan               | Bennett            | 450                         | C                       |
| Las Tablas Road      | Bennett Way          | Bethel Road        | 349                         | C                       |
| Las Tablas Road      | Bethel Road          | Winery Road        | 112                         | A                       |
| Main Street          | HWY 101              | 6th Street         | 491                         | C                       |
| Main Street          | 6th Street           | Vineyard Drive     | 431                         | C                       |
| Neal Springs Road    | River Road           | El Pomar Drive     | 70                          | A                       |
| Old County Road      | Vineyard Drive       | Florence           | 429                         | C                       |
| Old County Road      | Florence             | Main Street        | 253                         | C                       |
| Petersen Ranch Rd.   | Duncan Road          | Bethel Road        | 135                         | A                       |
| Ramada Drive         | HWY 46               | Cow Meadow Rd.     | 377                         | C                       |
| Ramada Drive         | Cow Meadow Rd.       | Main Street        | 300                         | B                       |
| River Road           | Study Boundary       | Neal Springs Road  | 94                          | A                       |
| Santa Rita Road      | Templeton Hills Road | Allen Ct.          | 52                          | A                       |
| Santa Rita Road      | Allen Ct.            | Plum Orchard       | 124                         | A                       |
| South El Pomar       | El Pomar             | Templeton Road     | 65                          | A                       |
| Sixth Street         | Old County Road      | Main Street        | 392                         | C                       |
| Templeton Hills Road | Bennett Way          | Elizabeth Ct.      | 50                          | A                       |
| Templeton Hills Road | Elizabeth Ct.        | Bethel Road        | 90                          | A                       |
| Templeton Road       | Main Street          | El Pomar Drive     | 360                         | C                       |
| Templeton Road       | El Pomar             | Study Boundary     | 158                         | B                       |
| Theatre Drive        | Paso Robles C.L.     | Golden Meadow      | 470                         | C                       |
| Theatre Drive        | Golden Meadow        | HWY 101            | 350                         | C                       |
| Vineyard Drive       | Study Boundary       | HWY 46             | 117                         | A                       |
| Vineyard Drive       | HWY 46               | Elementary School  | 197                         | B                       |
| Vineyard Drive       | Elementary School    | Bethel Road        | 256                         | B                       |
| Vineyard Drive       | Bethel Road          | HWY 101            | 826                         | D                       |
| Vineyard Drive       | HWY 101              | Main Street        | 800                         | D                       |

## APPENDIX 6-2: EXISTING INTERSECTION CONDITIONS

| Intersection                        | Year 2001<br>LOS | Existing<br>Control<br>Type |
|-------------------------------------|------------------|-----------------------------|
| Vineyard Drive and Main Street      | A                | Signal                      |
| Vineyard Drive and Old County Road  | B                | Stop                        |
| Vineyard Drive and Bennett Way      | C                | Stop                        |
| Vineyard Drive and Bethel Road      | B                | All-Way Stop                |
| Main Street and Sixth Street        | B                | Stop                        |
| Main Street and Theatre Drive       | B                | Stop                        |
| Main Street and Ramada Drive        | B                | Stop                        |
| Main Street and Old County Road     | C                | Stop                        |
| Las Tablas Road and Old County Road | B                | Stop                        |
| Las Tablas Road and Florence Street | B                | Stop                        |
| Las Tablas and Bennett Way          | B                | Stop                        |
| Las Tablas Road and Bethel Road     | A                | All-Way Stop                |
| Highway 46 and Vineyard Drive       | B                | Stop                        |
| Highway 46 and Bethel Road          | B                | Stop                        |

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**APPENDIX 6-3: MINOR ROADS**

| <b>Road</b>          | <b>Direction</b> | <b>From</b>                            | <b>To</b>           |
|----------------------|------------------|--|---------------------|
| Bennett Way          | N/S              | Turkey Ranch Road/Templeton Hills Road | Las Tablas Road     |
| Duncan Road          | N/S              | Las Tablas Road                        | Petersen Ranch Road |
| Florence Street      | N/S              | Las Tablas Road                        | Old County Road     |
| Neal Spring Road     |                  | El Pomar Drive                         | Creston Road        |
| Old County Road      | N/S              | Vineyard Drive                         | Gibson Road         |
| Petersen Ranch Road  | E/W              | Duncan Road                            | Bethel Road         |
| Sixth Street         | E/W              | Main Street                            | Old County Road     |
| Templeton Hills Road | E/W              | Bennett Way                            | Bethel Road         |

## APPENDIX 6-4: RECOMMENDED ROAD IMPROVEMENTS

| Road            | LOS | From                  | To                      | Improvements   |
|-----------------|-----|-----------------------|-------------------------|--|
| Vineyard Drive  | F   | Bennett Way           | Main Street             | 3-12' lanes; 2-6' shoulder;<br>No Parking  |
| Las Tablas Road | F   | 1042' west of Bennett | Florence Street         | 3-12' lanes; 2-5' shoulder;<br>No Parking  |
| Bennett Way     | F   | Las Tablas Road       | Petersen Ranch Road     | 3-12' lanes; 2-5' shoulder;<br>No Parking  |
| Bennett Way     | F   | Vineyard Drive        | Las Tablas Road         | 3-12' lanes; 2-5' shoulder;<br>No Parking  |
| Theater Drive   | E   | South End             | Petersen Ranch Road     | 3-12' lanes; 2-5' shoulder;<br>No Parking  |
| Main Street     | F   | Creekside Ranch Road  | Highway 101             | 3-12' lanes; 2-5' shoulder;<br>No Parking; Relocate 2<br>frontage roads interchange<br>below                           |
| Ramada Drive    | E   | Main Street           | Highway 46              | 3-12' lanes; 2-5' shoulder;<br>No Parking  |
| Theater Drive   | F   | Main Street           | Paso Robles City Limits | 3-12' lanes; 2-5' shoulder   |
| Las Tablas Road | E   | Bend                  | Main Street             | 3 12' lanes and 2-5'<br>shoulders extend Las<br>Tablas Road to Main and<br>close Old County from Las<br>Tablas to Main |
| La Cruz Way     | F   | Creekside Ranch Road  | Calle Propano           | 3 -12' lanes; 2 - 8' shoulders   |
| Las Tablas Road | E   | Pedestrian Crossing   |                         | Crosswalk with/median<br>refuge island   |
| Bethel Road     | F   | Vineyard Drive        | Las Tablas Road         | Correct existing deficiency  |



