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Public Outreach Report: Templeton Planning and Design Studies Fall 2012

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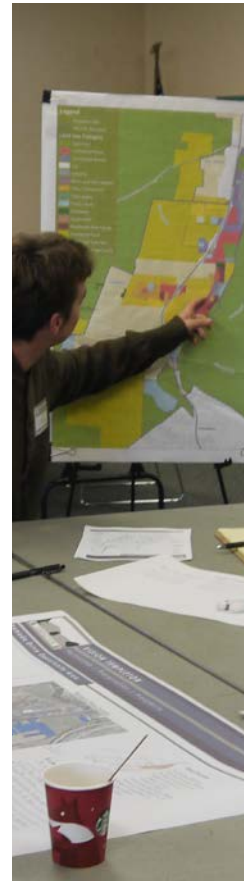
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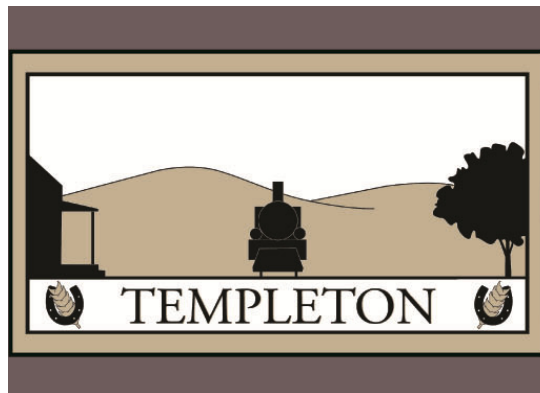
Public Outreach Report

Templeton Planning and Design Studies



Public Outreach Report

Templeton Planning & Design Studies



March 2013

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PREFACE

This Public Outreach Report provides a summary of community outreach efforts done as part of the process to develop a community shared vision for the future development of Templeton. This planning effort was conducted as a class project by fourth year students in the City and Regional Planning Department at California Polytechnic State University over a five months period during the academic year of 2012-2013.

The Public Outreach Report summarizes the community outreach efforts of the students, hereafter referred to as the 'Project Team.' The Report also covers in detail the commentary and opinions of the community and stakeholders offered during the planning process. It is the hope that the visions and suggestions of the community summarized in the following pages will assist in the future update of the Templeton Community Plan, a long-term development plan for Templeton.

This planning effort was conducted with the financial assistance and close cooperation of the San Luis Obispo County Planning and Building Department. The Project Team would like to extend thier appreciation to all individuals and groups that helped in this endeavor, especially: Chuck Stevenson, Airlin Singewald, Karen Nall, Jeff Legato, and the many citizens and members of the Templeton business community who provided valuable assistance and feedback through participation in the various public outreach events.

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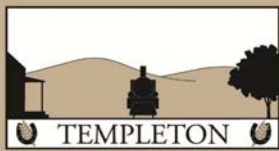
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EXECUTIVE SUMMARY

This Public Outreach Report summarizes the public outreach efforts conducted in Templeton between October 2012 and March 2013 and community's suggestions coming out of those efforts. As part of the outreach process, the Project Team hosted several events including two Community Workshops (October 23, 2012, and February 23, 2013); a Workshop with High School students (November 15, 2012); Stakeholder interviews (October 29, 2012); a Business Opinion Survey, and a Community Opinion Survey conducted during the October Workshop and on line from November 2012 to January 2013; and a Focus Group Workshop (November 28, 2012). The suggestions and ideas offered by the Templeton community members at these events provided valuable information about community needs and opinions and will be incorporated to the extent possible in planning the future of Templeton. The Public Outreach Report summarizes the public outreach efforts and community's suggestions and ideas coming out of those efforts.



Community Workshop #1 (October 23, 2012)

The first Community Workshop was designed to open the conversation and engage citizens in planning future development for Templeton. Approximately 35 community members attended. The Workshop was structured to allow for both individual opinions and group discussion of community issues, and asked participants to express what they wanted to preserve and conversely what they were concerned by, and what additional things they wished to see in Templeton. Items that participants wanted to preserve included the public parks, the high quality public school system, small-town feel and the western downtown character. Issues of concern included density and lot sizes, affordable housing placement, flooding, and water resources.

Templeton High School Workshop (November 15, 2012)

Project Team members engaged Templeton High School students in a mapping exercise and conducted a random survey. Tables were set up in the quad area with street maps of Templeton. During the workshop, students identified areas they liked and those they felt warranted improvement. Items students identified for improvement included the lack of diversity in retail. Students also identified traffic congestion and unsafe intersections as areas of concern. Students pointed to several parks and open spaces as assets to the community, and valued Templeton's outdoor spaces.

Stakeholder Interviews (October 29, 2012)

Interviews were conducted with various stakeholders of the town, including members of the Templeton Area Advisory Group

(TAAG), the Twin-Cities Community Hospital, Las Tablas Road Medical Offices, Main Street and Ramada Drive business owners, and the Chamber of Commerce. Stakeholders were selected based on their previous involvement in community affairs, the geographic location of businesses and buildings they own within the project boundaries. Stakeholders had a number of ideas about what to preserve and improve. The ideas from all stakeholder interviews included: preserving Templeton's small-town rural character and western style; supporting economic activity within the town including both small-scale commercial institutions such as boutiques and restaurants in the town core, as well as small-scale industrial and manufacturing activities in the Ramada Drive area. A number of stakeholders indicated support for a comprehensive pedestrian infrastructure through the town. Stakeholders also spoke to issues of concern, especially in relation to pressures to accommodate growth including new housing projects, water sources, job availability and increased demand on infrastructure.

Focus Group Workshop (November 28, 2012)

The Focus Group Workshop was held for property and business owners in the Ramada Drive commercial area located just north and east of Downtown Templeton. Staff members from the County Department of Public Works, Planning and Building, and the San Luis Obispo Council of Governments (SLO-COG) were present to provide information and answer questions. The workshop focused on improving the business environment through land use and circulation improvements, and the related opportunities and challenges in executing those improvements. Primary opportunities identified by work-

shop attendees included the area's central and convenient location, and access to fiber optic cable. Attendees saw the area as having potential to be uniquely branded by a set of particular commercial activities, such as a wine tasting and artistry businesses, and to have the Juan Bautista de Anza Trail developed through it as part of the North County Regional Trail Plan. The main chal-



lenge noted by focus group participants were the high traffic impact fees, and costly and lengthy permitting process.

Community Opinion & Business Surveys

(November 2012 - January 2013)

The Community Opinion Survey was administered in the first Community Workshop, and at the Farmers' Market. It was also available online. In total, 177 responses were collected, with 35 collected in workshops and 142 collected online. The community survey established that most participants drive for work and non-work trips, although most felt safe walking and biking and enjoyed spending time outdoors. Residents typically leave Templeton to meet their shopping and grocery needs, most frequently to Paso

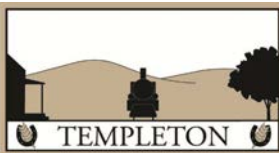
Robles. Those surveyed wanted to see more recreational outdoor and entertainment opportunities within the town.

In addition to the Community Survey, a Business Survey was also made available online. This survey was designed to collect information about in-town business practices, transportation and shopping habits, and to help identify priorities of the business community. Businesses in Templeton are small, with few or no employees, and are family-owned although a number of business-owners live in nearby towns, not in Templeton. Surveyed businesses indicated that more businesses coming in and other enhancements to Downtown area would best improve the business environment.

Community Workshop #2 (February 23, 2013)

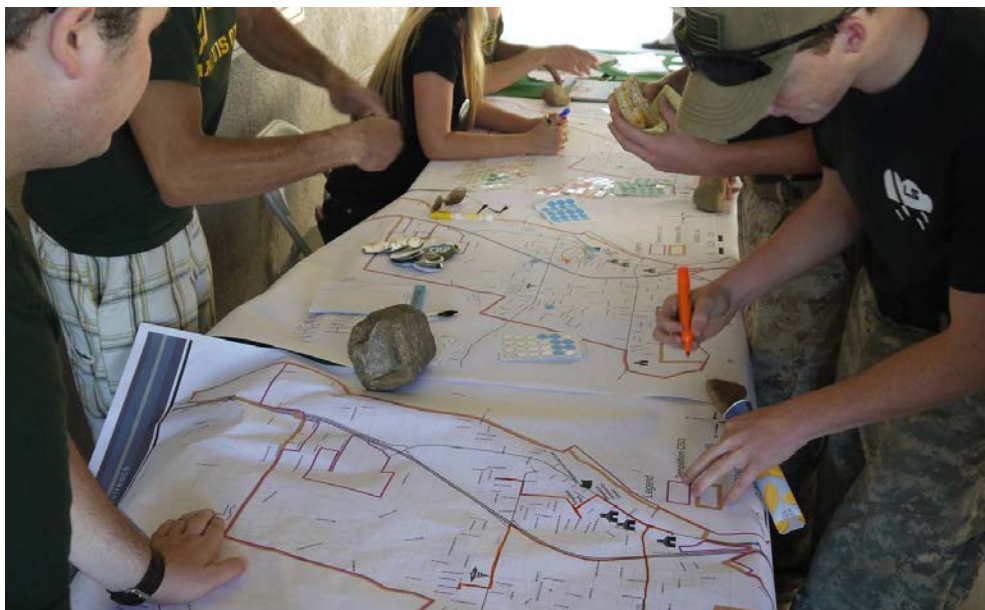
At the second Community Workshop, the Project Team presented alternative concept plans for Templeton focusing on two areas with most opportunity for development and/or revitalization: Downtown and Ramada Drive Area. Participants had positive feedback for Downtown revitalization proposals including way-finding signs, and a gateway feature. Participants had mixed feedback for the Ramada Drive proposal, with positive feedback for commercial development and circulation improvements, but with concerns about the inclusion of residential land uses to the area and about the impacts of more space allotted to transit and bike lanes.

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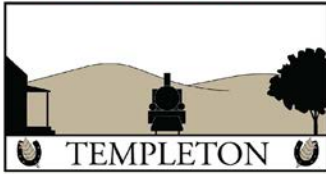
INTRODUCTION

Community participation and public involvement in the planning process play an important role in providing information about the community's values and priorities. The individuals who live and work in Templeton will be the ones most affected by future development in the area, and should thus have a say in how and where that development occurs. To effectively set vision and planning goals that are appropriate for the future of Templeton, the public outreach process must be thorough and comprehensive. To achieve this, the Project Team has worked with community members, business owners and High School Students in a variety of public outreach events in order to formulate a community shared vision for Templeton's future. The public outreach process included two community workshops, workshop and opinion survey with High School students, stakeholder interviews, a community opinion survey, a business survey, and a focus group workshop. Flyers, emails, mailings, social media, and the County of San Luis Obispo's website were used to publicize these outreach efforts. The process provided valuable feedback about community needs and opinions from different sectors of the population. This Public Outreach Report describes the public outreach efforts and provides a summary of the comments offered by the participants.



Templeton Community Visioning Workshop

JOIN US!



Come Be A Voice For Your Town's FUTURE

WHEN

October 23, 2012
6:30 pm - 9:00 pm

*This is the FIRST of two workshops
planned to discuss options for future
development of Templeton*

WHERE

Templeton Community
Center
601 Main Street

*Feel free to bring your school-aged children.
Activities are planned for them too!*

Hosted By:

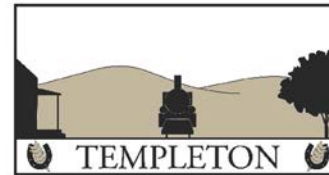
San Luis Obispo County and the
Cal Poly City and Regional Planning Department

If you have any questions, please contact:
Arlin Singewald at asingewald@co.slo.ca.us
or
Zeljka Howard at zhoward@calpoly.edu



Templeton Community Visioning Workshop

JOIN US!



Come Be A Voice For Your Town's FUTURE

WHEN

February 23, 2013
9:00 am - 11:00 am

*Please join us to review
concept plans for future
development of Templeton
focusing on proposals for
Downtown and Ramada
Drive areas*

WHERE

Templeton Community
Center
601 Main Street

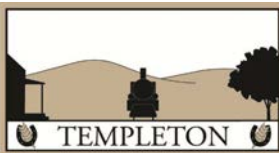
*Bring the whole family!
Refreshments will be provided*

Hosted By:

San Luis Obispo County Planning and Building and the
Cal Poly City and Regional Planning Department

If you have any questions, please contact:
Arlin Singewald at asingewald@co.slo.ca.us
or
Zeljka Howard at zhoward@calpoly.edu





COMMUNITY WORKSHOP #1

Process

On October 23 2012, the first Community Workshop was held to engage citizens in addressing opportunities for future development of Templeton. Notices for the Workshop were mailed with water bills to 2,600 property owners, and fliers with the workshop information were posted in local businesses, Templeton High School, Templeton Community Services District office, and the San Luis Obispo County website. The Workshop notices were also shared through networks of major public and private stakeholders. Approximately 35 community members attended.

The Workshop was structured to allow for both individual opinions and group discussion of community concerns and opportunities. In groups, participants introduced themselves, received discussion topics and then elected volunteers to present the results of the group's discussion. All participants were then asked to fill out a Community Opinion Survey (survey questions and results are listed in Table 1).

Next, facilitated by a member of the Project Team, groups discussed their survey answers and worked together on mapping exercise identifying areas they would like to preserve/enhance and areas of concern within Templeton's community boundaries. The three top consensus items were recorded within each group, and shared with all participants at the end of the Workshop.



Finally, participants completed wish list expressing their ideas for the future of Templeton. Wishes from each group were synthesized and recorded. At the end of the Workshop, each group's elected representative presented the group's map identifying the areas of concern and areas that need to be preserved/enhanced. A master wish list of ideas was synthesized and displayed, and participants were given the chance to indicate, using dot stickers, support for their top three items.

Mapping Exercise Results

A synthesis of items generally discussed and priority consensus items is discussed below.

Question 1: What do you like about Templeton?

Public Parks and Sports Fields

Many participants praised Templeton's parks such as Bethel Park, as well as soccer and sports fields and wanted to ensure they are preserved. Several also expressed a desire to have more recreational areas—though not necessarily paved--bike and pedestrian paths within parks and elsewhere throughout town, especially in order to provide safe routes for children to get to school.

School Quality

Many participants noted that Templeton has high quality schools, and that the school system is a driving factor for people to live in the community. They want schools and teaching quality to be preserved and enhanced.

Rural, Small-Town Qualities

The rural, western character and small town feel of Templeton were cited frequently as important and positive aspects of the town. Participants expressed the need to maintain

that character in architectural design and growth patterns.

Downtown Character

A number of participants noted the importance of Downtown Templeton as a central part of the community. Some wanted to ensure the 'western' feel was preserved and others expressed a desire to see the Main Street corridor enhanced, with greater identity and vitality. Several participants cited the Templeton Community Design Standards as an important and effective tool in preserving the desired character.

Community Events

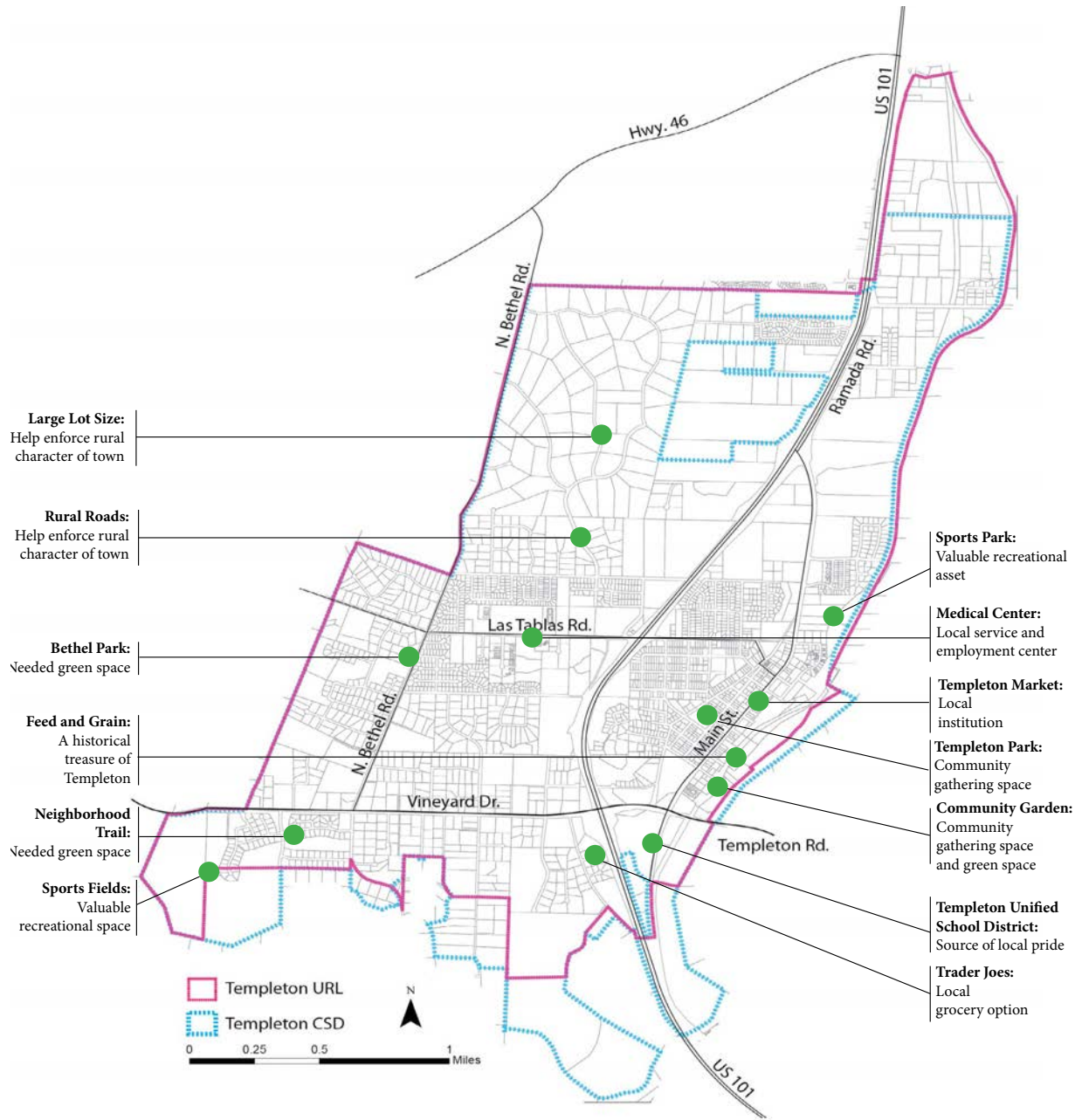
Various comments by participants were related to increasing the number of community and neighborhood events that take place in Templeton. Templeton Park was mentioned as a current community-gathering site that could be further utilized. Specific suggestions included lively farmers' market, concerts, an announcement board, and other entertainment related amenities. Comments were directed at increasing the number of venues and encouraging specific events.

Medical Center

Participants like the Medical Center facilities on Las Tablas Road, and view it as an important economic driver and job creator within the community. They also viewed the Center as possible site for additional economic development.

Figure 1 summarizes assets mentioned or written down by community members as they participated in the mapping exercise, and identifies those assets' specific locations where possible.

Figure 1: Community Assets



Source: Community Workshop #1

Question 2: What is your main concern about Templeton?

Housing Density and Lot Sizes

Participants expressed concern about the possibility of higher density housing development occurring in Templeton. They generally felt that while higher density and mixed-use development might be appropriate in the Downtown area, it is not appropriate in other areas of Templeton. A number of participants were concerned about the possible change of lot density requirements being dropped, and wanted to ensure the requirement remain 7,500 sq.ft. on average.

Affordable Housing

Some participants expressed concerns about the location of affordable housing, noting that it is most appropriate in or near the Downtown. Participants also expressed concerns about the amount of affordable housing as too high or not needed in the community. Concerns about increased amounts of affordable housing included the ability of infrastructure to accommodate the increased density, potential for increased crime and impacts on school quality. Several participants also felt that high-density renter-occupied housing is not compatible with the style and character of Templeton, and suggested aesthetics code enforcement to ensure character was main-



tained.

Drainage and Flooding

Participants noted drainage and flooding problems on streets within Templeton. Main St. flooding near the stockyards was called out as a problem area for flooding. Infrastructure upgrades and solutions like permeable surfaces were called for.

Water Resources

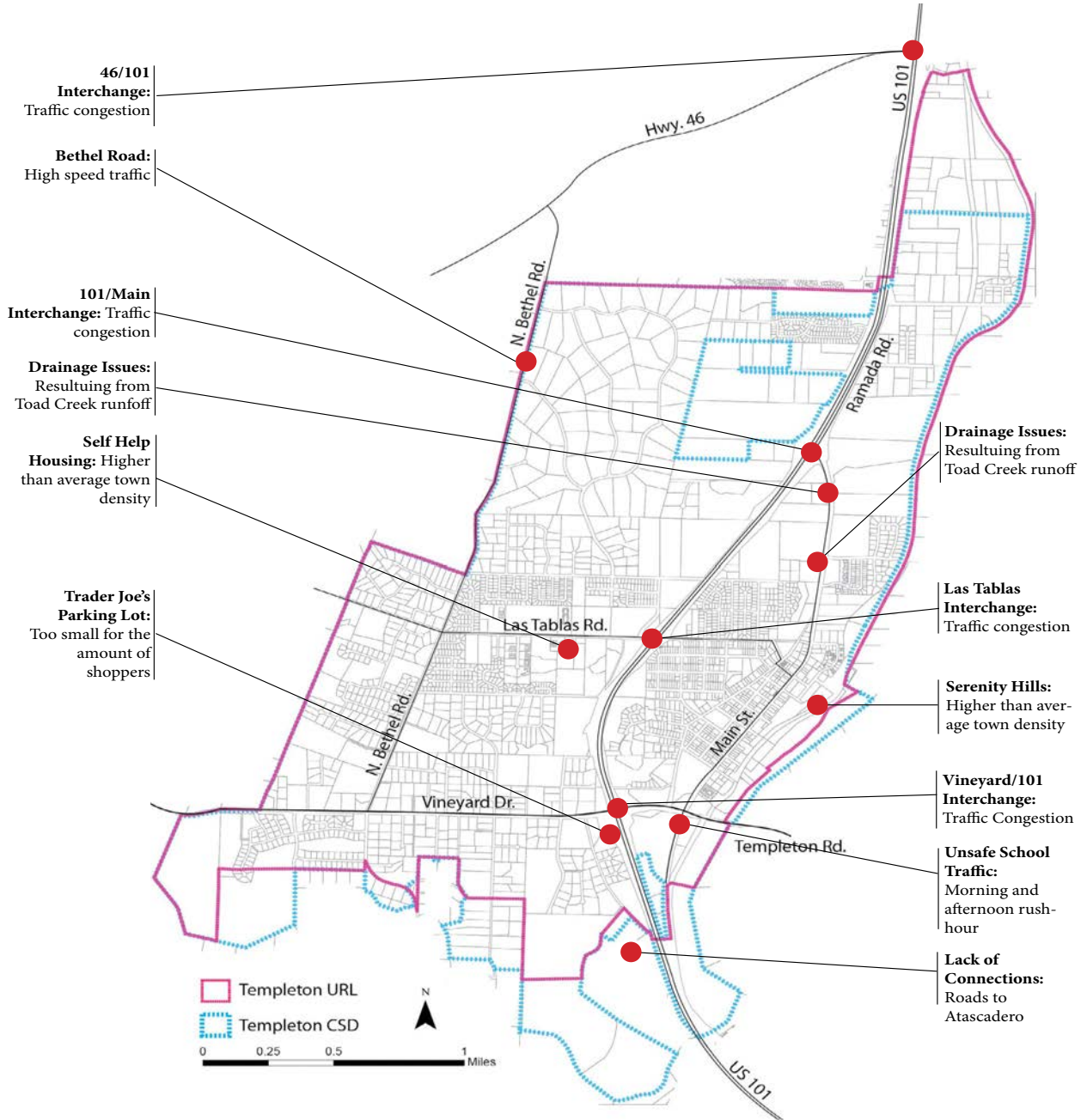
Participants emphasized the importance of managing finite water resources, and were concerned about those resources in the light of potential population growth. They noted a waitlist to receive water credits as a particular source of concern.

Autonomy

Participants expressed concern about their voice as a community being heard in larger jurisdictional decision-making system. Several participants noted that their opinions are not always heard by the County and there have been some disagreements between community members and the TCSD. Some suggested that the Templeton community should be given more direct control, while others suggested that avenues of communication be increased between County and local stakeholders.

Figure 2 shows specific areas of concern emphasized by community members and highlighted on the maps provided to them at the Workshop. As shown, some of issues highlighted by community members on the map overlap with those discussed above, many relate to traffic and parking issues. Participants were also asked to think proactively about what positive changes they most wanted to see in a future Templeton by completing the open-ended statement “I wish that Templeton...” After responding individually,

Figure 2: Community Concerns



Source: Community Workshop #1

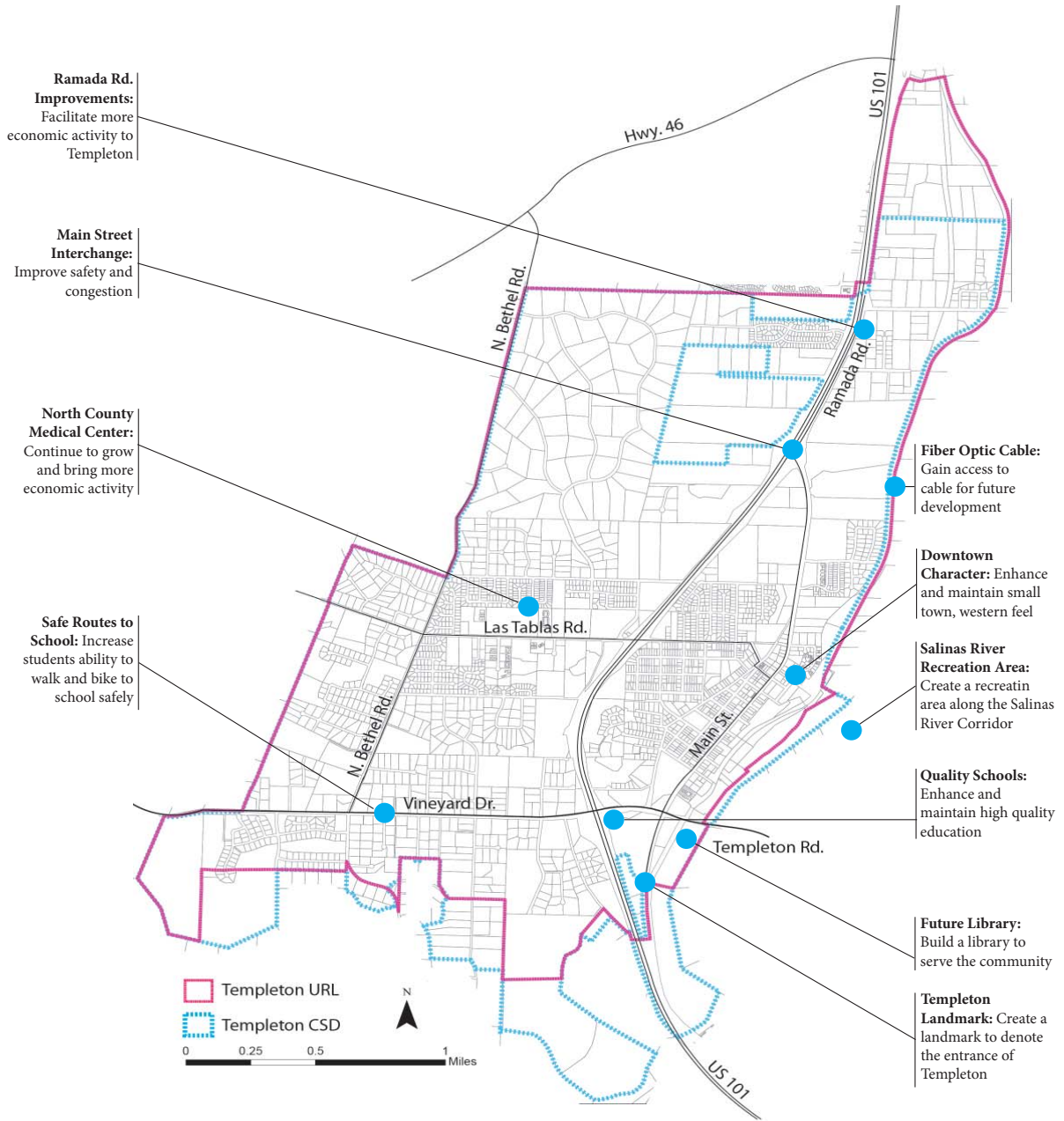
groups were asked to combine common wishes together. Table 1 lists these wishes. The wishes of community members that

participated have also been synthesized and presented in Figure 3

Table 1: Wish Lists

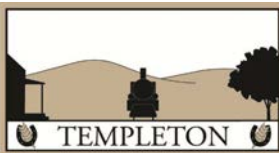
CONSENSUS WISHES FROM GROUPS	
<i>I wish that Templeton....</i>	<i># of Votes</i>
...would maintain its small town character and historic nature.	11
...had quality, bicycle and walking routes through the town.	8
...would maintain Main Street corridor design standards.	6
...maintains quality schools.	5
...remains a friendly community—where neighbors help neighbors.	5
...accommodates growth with support services.	4
...gains more autonomy and stronger voice in decision-making.	4
...would fix Main St. & 101 interchange, other circulation problems fixed.	3
...become sustainable as its own entity.	2
...would encourage citizens & visitors to utilize Downtown Templeton.	2
...continue to have the major medical center in North County.	1
OTHER PRIORITY WISHES	
<ul style="list-style-type: none"> • ..had safe corridors for children. • ..incorporation as a city. • ..citizens voices’ were heard. • ..had fiber optics for clean business and high-speed technology. • ..did not have low-income housing. • ..had its own community library with performing arts center. • ..preserves its hotel. • ..preserves its community center and community poster board. • ..had a water treatment plant& an expanded sewer plant. • ..had more shopping and revenue for the town. 	<ul style="list-style-type: none"> • ..car, public transit, and bike access improved to Atascadero and Paso Robles. • ..had more funding/ facilities for schools. • ..increased low impact development implementation. • ..was more self sufficient economically. • ..would increase shopping/grocery in accessible location. • ..had more small businesses. • ..had increased bus service in the commercial areas. • ..had lighting and sidewalks on Main St. • ..continued to focus on safe, healthy environment for children. • ..revitalization of Downtown corridor.

Figure 3: Key Community Wishes



Source: Community Workshop #1

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COMMUNITY OPINION SURVEYS

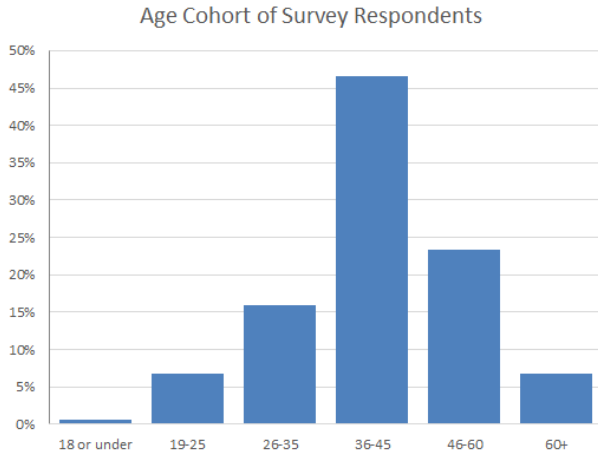
The Community Opinion Survey was conducted at the first public workshop (October, 2012) and was administered at the Farmers' Market, Templeton High School and with patrons of the Main Street businesses on several days in November, 2012. The survey was also available online during November and December 2012. In total, 177 responses were collected in total, with 142 of them collected online. The survey instrument is available in the Appendix.



Demographics

The majority of respondents to the survey lived in Templeton or surrounding area. More than 75% of the respondents live in the town of Templeton itself, with more than

Figure 4: Ages of Respondents



half reporting they live on the West side of the Highway 101. Approximately, 80% of respondents also reported that they owned either a home or business in the town, and

thus have significant financial stake in the town's future.

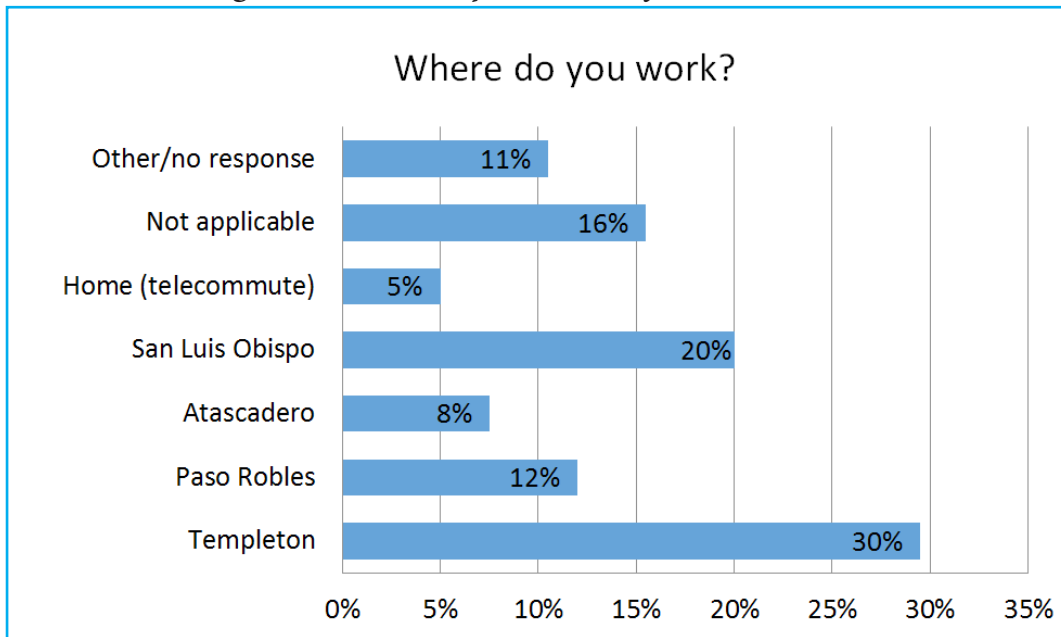
As show in the Figure 4, the majority of respondents were over the age of 35 with approximately a third over 45 years old. Less than 8% of respondents were under the age of 25. This generally reflects the overall population, with the exception of the population cohort of children 18 and under, which make up 30% of the population.

Place of Work

Where respondents go to work varied significantly, with the plurality working in Templeton. The next location where most individuals work is the County's largest economic hub, San Luis Obispo.

However, the survey also indicates that a significant number of Templeton residents also work in other neighboring towns such as Paso Robles, as shown in the Figure 5.

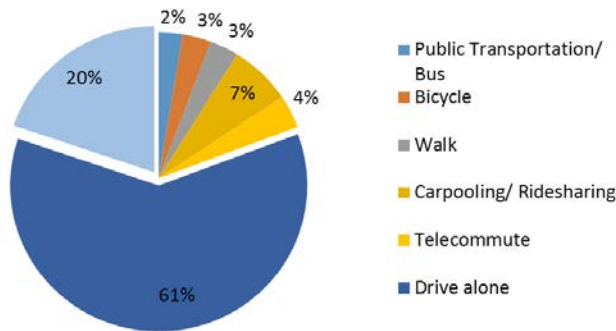
Figure 5: Community Locations of Work



Mode of Transportation

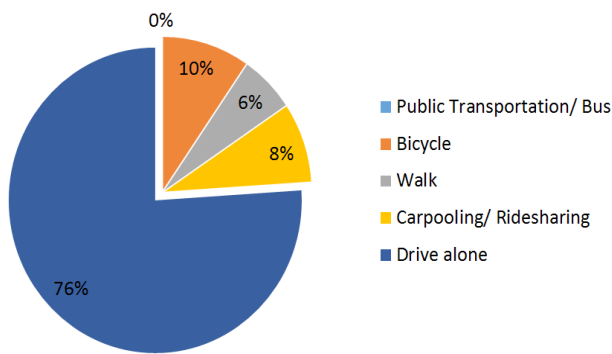
The survey asked respondents several questions about their mode of transportation and preferences for how to get to work and entertainment.

Figure 6: Commute Modes
Transportation Modes Used to Get to Work



Driving alone is the dominant form of transportation for respondents for both work and non-work trips as shown in Figures 6 and 7. However, 7% of respondents said they carpool to work, and a significant number selected “not applicable,” likely because they are retired or do not work. For non-work trips 16% of respondents said they would bicycle or walk to their destination.

Figure 7: Non-Commute Modes
Transportation Modes Used for Non-Work Trips



Notably, about 20% of the survey respondents indicated they do not feel safe walking or biking in Templeton.

Shopping and Recreation Practices

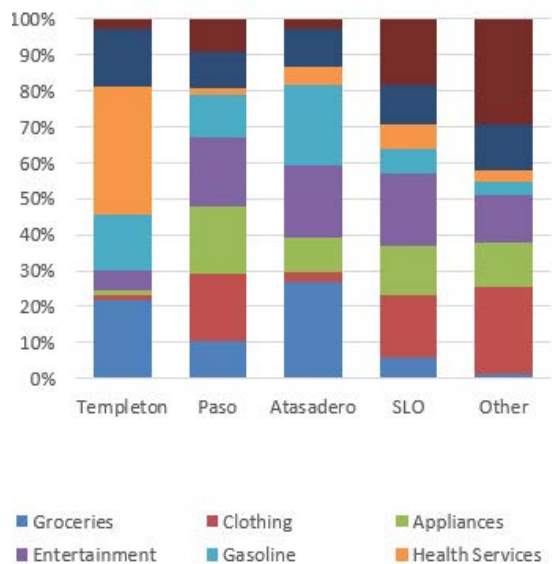
Respondents were also asked questions about their shopping and recreational practices. Figure 8 shows that majority of respondents did the most shopping in Paso Robles; most people went to Paso Robles for clothing, appliances, and entertainment.

Respondents also frequently went to Paso Robles for vehicle shopping and personal service needs. In general, respondents shop in all the surrounding towns to meet their needs.

For health services most people stayed in Templeton.

Figure 8: Preferred Shopping Locations

Where do you shop most often for each item?

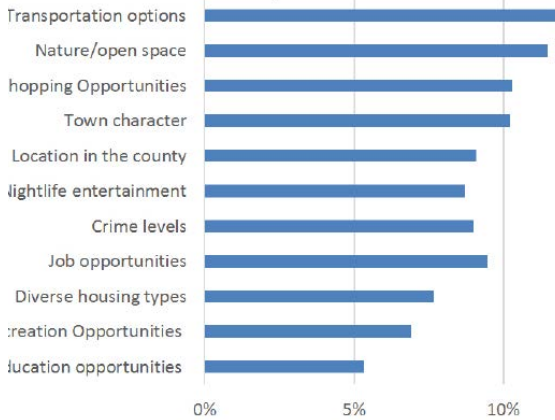


Amenities and Services

The survey also looked at what members of the Templeton community most value—asking what aspects of the town are most important (Figure 9). Respondents saw town

Figure 9: Community Assets

How important are each of the following to you?



character, crime levels, and natural environment as the most important. However, as the Figure 9 demonstrates, results were not definitive. Nightlife and different types of housing were the least valued.

Growth and Change

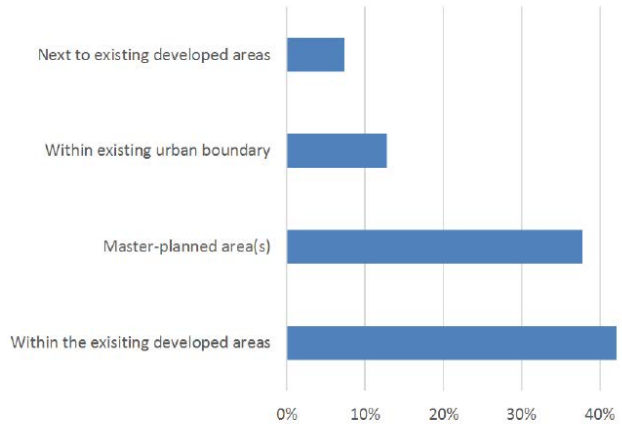
The Survey also asked about what people want in terms of growth and change in Templeton. When asked “where should new growth occur in Templeton?” most respondents reported that growth should occur within the URL-- developed and master planned areas as opposed to edge of urban development or open, rural land (Figure 10).

Economic Development and Job Opportunities

In terms of economic development, the survey asked in what sectors they would like to see growth. Respondents wanted to see job opportunities grow in a several areas (Figure 11). The most commonly selected were

Figure 10: Growth Preferences

Where Should New Growth Occur in Templeton?

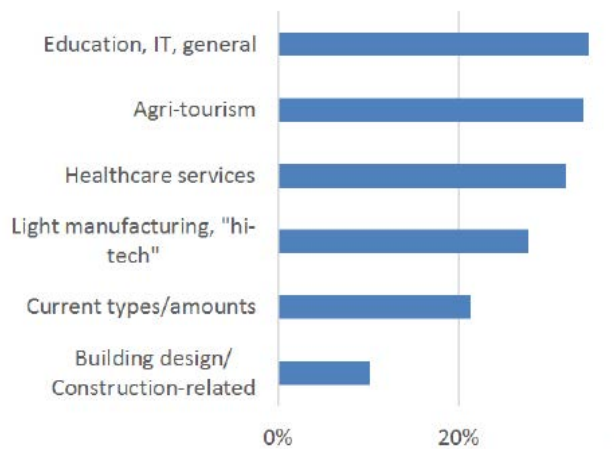


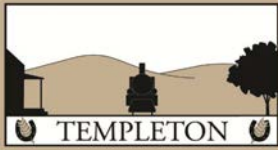
education, tourist-related, and health care services.

When asked “What types of land uses and activities would you like to see more of in Templeton?” the most popular responses included outdoor recreation, entertainment, shopping and tourist related.

Figure 11: Job Opportunities

What Job Opportunities Would You Like to See in Templeton?





HIGH SCHOOL WORKSHOP

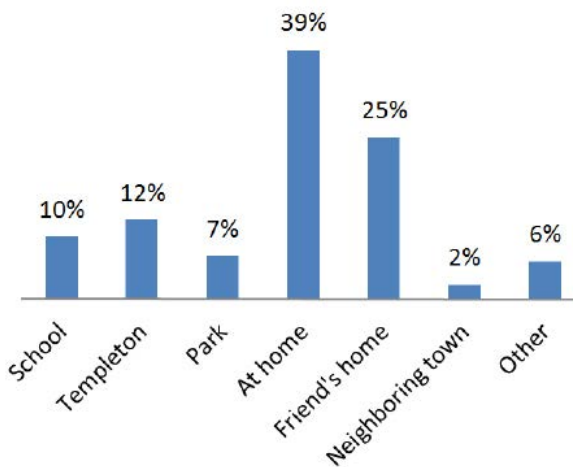
The Templeton High School Workshop took place on November 15, 2012. Project Team members engaged students in a map exercise and conducted a random survey. Tables were set up in the quad area with street maps of Templeton. The participants were asked to comment on different subject areas; routes to school, after school hangouts, and things they like and would like changed in Templeton. The survey administered with High School students was a modified version of the Community Opinion Survey for Templeton as a whole, tailored specifically to the high school population. Students were also encouraged to share their own ideas at the table while Project Team members actively encouraged students passing by to participate in the survey. Approximately 190 students participated in the survey, and were fairly evenly split across grade levels.



During the mapping exercise, students identified their favorite gathering or “hangout” spots. However, as revealed by survey responses, most of the students at the workshop indicated that they primarily hang out at home after school (see Figure 12 and 13).

Through the survey and mapping exercise, students also identified areas they liked

Figure 12: Students’ “hangouts”
Where do you hangout after school?



and those they felt warranted improvement. Items students identified for improvement included the lack of diversity in retail; only 12% said they hung out Downtown after school. Students also identified traffic congestion and unsafe intersections as areas of concern. The large majority of students (86%) drive to school each day. However, while identifying a few dangerous intersections, more than 90% feel safe walking or biking in Templeton.

Students pointed to several parks and open spaces as assets to the community, and 25% of the participants indicated that they en-

joyed and participated in outdoor activities in Templeton’s outdoor spaces. Assets and concerns identified by the participating students are shown in Figure 14.

This workshop lasted 45 minutes and was an excellent way to receive comments on the future of the community by its younger citizens, who are often absent from community planning conversations, but who may be most affected by long-term decisions made for development in Templeton.



Figure 13: Students' Hangouts Location Map

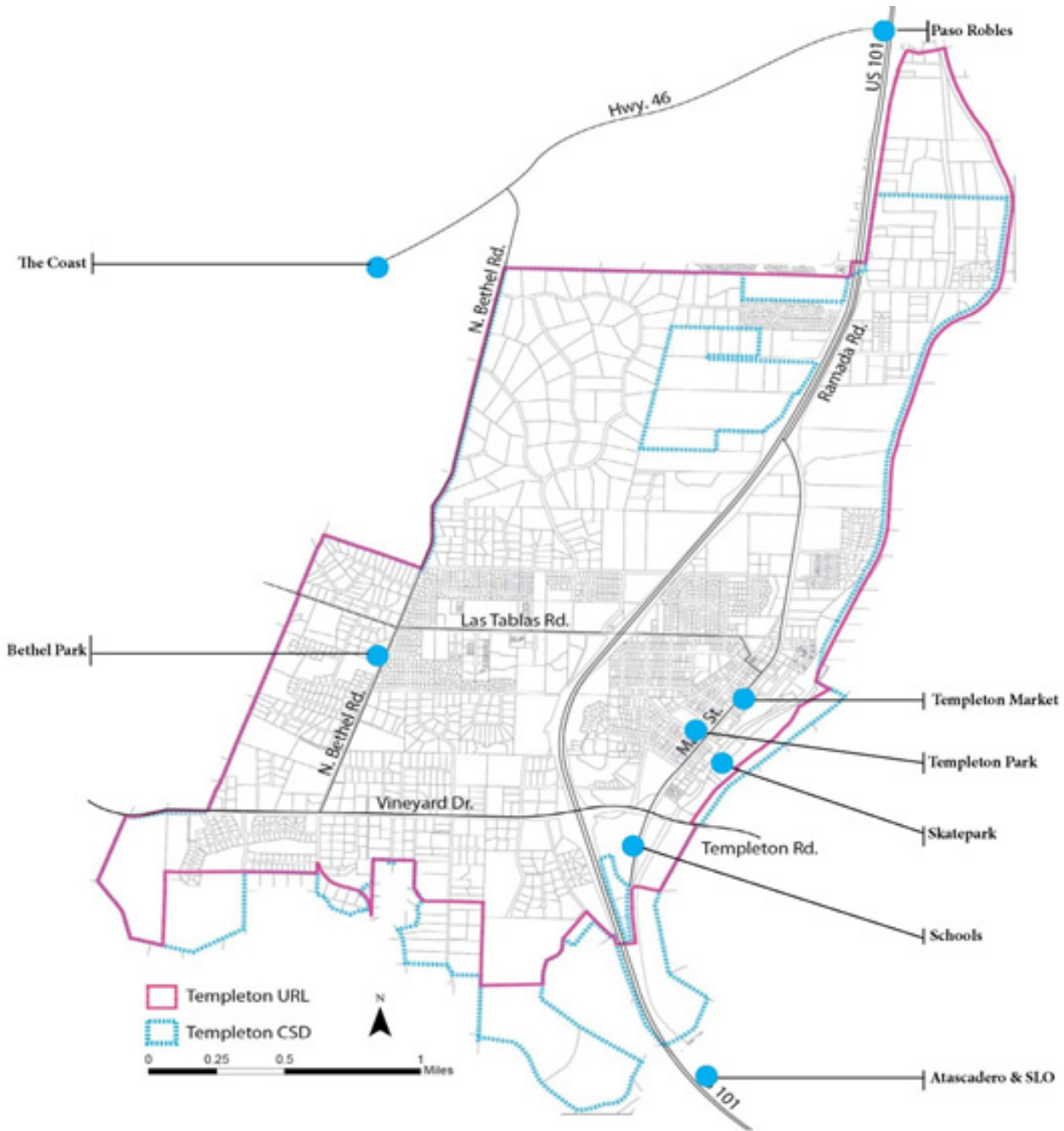
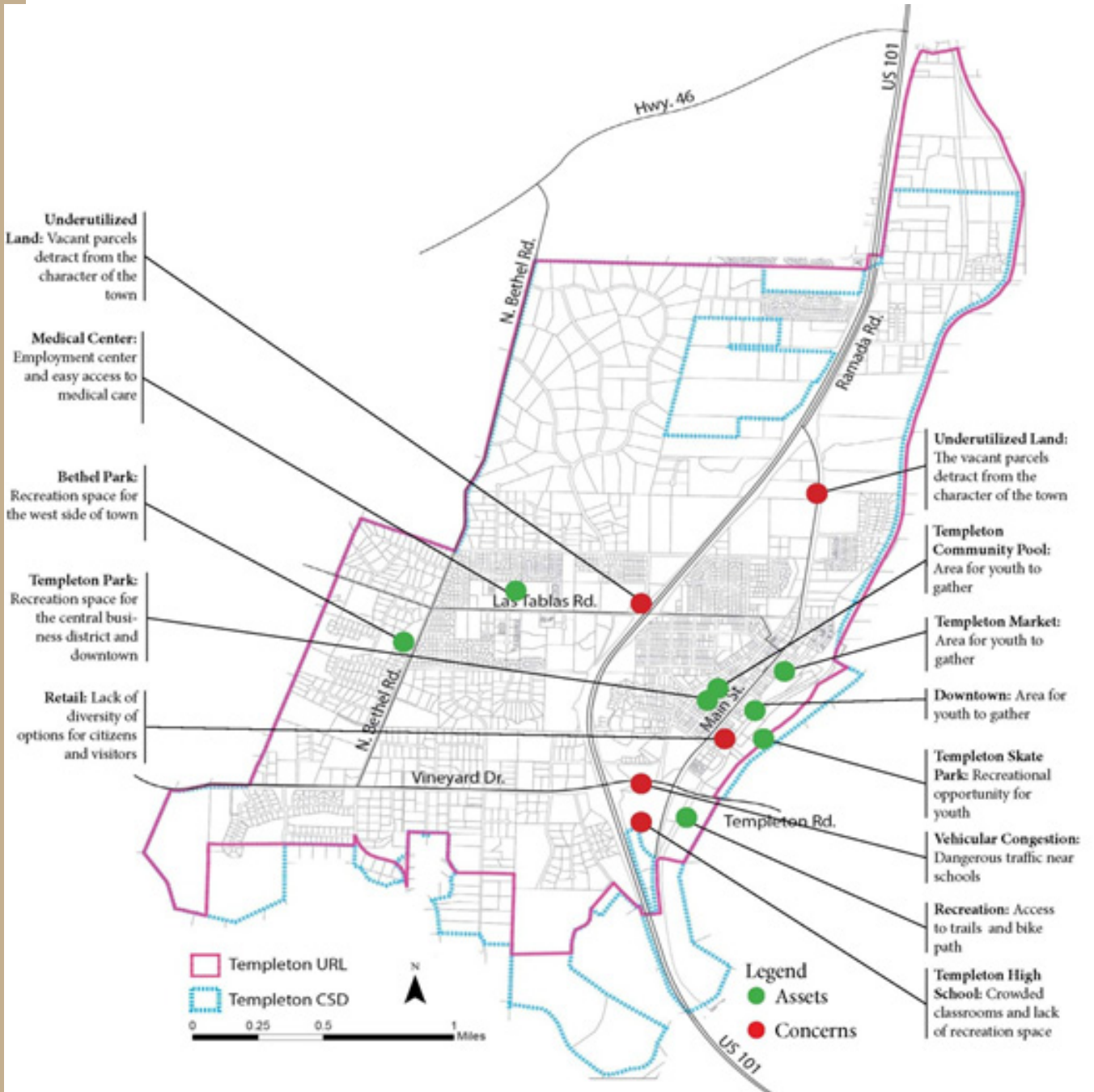


Figure 14: Students' Consensus Assets and Concerns



Source: High School Workshop



STAKEHOLDER MEETING

After interviewing a variety of stakeholders with diverse perspectives and backgrounds, comments were summarized below as a way to consolidate and document the information. Each stakeholder group was asked three questions which are discussed first. Following are subsections which expand on the details that each group provided to their particular interests.

Uniqueness and Character

Templeton is unique because of its small town rural character with large home sites, western style architecture, family oriented values, strong community spirit, and a fairly distinct community separation. The Downtown area has a consistent design theme that residents enjoy. The local economy is based on wine related ag-tourism, which contributes to the rather slow pace and rural identity. The community values a stable population in the community because some thought this leads to ownership of property and more community cohesiveness.



Future Aspirations for Templeton

Templeton stakeholders expressed a desire to see increased economic activity in the area. There is support for small-scale industrial and manufacturing businesses in the Ramada Drive area. There is a lack of housing that is affordable to most working families and a need to address the jobs and housing imbalance. Stakeholders would like to see a more robust variety of jobs, shopping options and specifically grocery stores.

Stakeholders expressed desire to see a continuous network of sidewalks, paths, trails and related pedestrian infrastructure in the community. Street trees are important for Templeton. Also, complete streets conducive to multi-modal transportation are recommended as well. With an abundance of open and natural space, the environment



(specifically the Salinas River) should be celebrated and utilized more as a community amenity.

The stakeholders also see close proximity of the major fiber optic cable as a valuable opportunity to enhance the school system, hospitals and government agencies in the area.

Issues Facing Templeton.

A commonly expressed issue facing Templeton is the pressure to grow and accommo-

date projected housing needs. While there is land that is attractive for new development however, new housing currently has negative sentiments regarding compact communities, density and multifamily housing.

The Main Street corridor also presents a number of issues to the Templeton community including circulation and drainage. Main Street and roads along the corridor regularly flood with overflow from Toad Creek. In general there is a lack of drainage infrastructure throughout the community. Circulation was also pointed out as an issue which may require increased infrastructure along Main Street, at a number of key intersections, and near the school zones. These enhancements are costly and are currently too expensive for existing residents to afford. Maintaining a jobs and housing balance was also a concern of the stakeholders. There are very limited opportunities for head of household jobs in Templeton, which is not advantageous to the younger population if they wish to remain in town or return later in life.

Ramada Drive Business Owners

The Ramada Drive business owner stakeholders suggested that Ramada Drive area has the potential for more industry and manufacturing jobs, which also tend to be higher paying jobs. However, currently the biggest inhibitor is congested circulation and the very high road impact fee that property owners must pay when developing their land. Ramada Drive should not strive to become the next Main Street. It is more appropriate to maintain a manufacturing location for business.

The main challenges to owning a business in the Ramada Drive area, according to stakeholders include enticing other business to

the area, a decrease in local airport activity, the isolated location of the community with regards to importing products, the lack of road infrastructure to support large delivery vehicles, and traffic impact fees are too high for small businesses to afford.

To support the growth of small businesses in this area, the permit process should be streamlined as much as possible. The EVC's Economic Strategy and the County's Economic Element have the potential to benefit small business and should do so. Additionally the stakeholders support the connection to the fiber optic trunk line because of its ability to attract high-tech based industry. Enhancing circulation infrastructure on Ramada Drive at Main Street interchange to decrease congestion would allow for further business development and could also be used as an opportunity to incorporate fiber optic lines into the area.

Main Street Business Owners

The Main Street business owner stakeholders expressed a desire to make Templeton a destination for tourists and other residents in the County. Main Street should embrace the town's uniqueness through boutique style retail and an authentic western style. The agricultural identity should not be lost. The stakeholders wish to see more dining options while excluding chain restaurants. For future development, medical and professional services, which depend less on pedestrian traffic, should be on the 2nd story if on Main Street. Awareness of Templeton should be considered through enhanced way-finding signage that direct visitors from the highway and other gateway areas to historic Downtown Templeton. An outdoor venue is also recommended as an attraction, and increased options for

relatively calm night activity could help make Templeton a central hub in North County as it is geographically.

Increased parking and traffic calming measures would benefit the Main Street business owners. Additionally, more consistent pedestrian access and street beautification in general is recommended.

The stakeholders are concerned that low income housing would change the dynamic of the town and may increase crime or graffiti. Another concern is that all new development has been focused on medical services, which is hypothesized to be stifling retail and other opportunities Downtown.

Las Tablas Road Medical Offices

The stakeholders representing the medical services on Las Tablas Road feel that there is currently no need to expand the Twin Cities



Community Hospital facilities. Also, they felt that no additional services around the medical center are needed other than a gas station, grocery store and more retail which would be useful to residents and citizens that use the hospital. These services would necessitate expanding the existing corridor for traffic whereas traffic and parking on site is currently

not an issue.

Other medical services such as the imaging facility along Las Tablas Road is in competition with the Twin Cities Hospital but again, acknowledged as beneficial to the public.

The stakeholders are aware of the potential to tap into the fiber optics network and feel that it could be an opportunity in the future to increase bandwidth for digital imaging. The fiber optic availability will depend on future technology and who owns rights to the system.

The health of the citizens, community needs and other technological advances will also be a determining factor and driving force in further development of services. It is hard to predict what the future will bring due to the high expense of increasing the number of hospital beds and medical technology. One expansion that is recommended by the stakeholders is residential units and the option to rent for medium income individuals. Specifically, the employees could benefit, of which slightly less than half live in Templeton.

Templeton Area Advisory Group

The Templeton Area Advisory Group (TAAG) stakeholders remarked that one issue to consider is the opportunities and challenges faced by the youth and retiring populations. For the retired who can afford to live in the area, there is access to health care and beautiful scenery. However, there are limited opportunities for young people to stay, and housing is expensive. It is suggested that secondary dwelling units be considered as a housing alternative for both retired individuals and younger citizens. According to the TAAG stakeholders they believe that there

is sufficient housing for an income range of \$60-80,000 and even for \$30-40,000.

The TAAG stakeholders are also concerned with circulation infrastructure improvements specifically at the Ramada-Highway 46- 101 interchange, at the Main Street interchange and along Ramada Drive. The frontage roads could be developed further as a more realistic alternative parallel route to the freeway, but are currently not providing this service. Trails and roads for all modes of transportation including biking and horse riding are recommended.

The main obstacle that the stakeholders see with further development is cost prohibitive permits and bureaucracy.

Templeton Community Services District

According to the Templeton Community Services District (TCSD) stakeholders, obstacles to future development include cost of additional water draws from Lake Nacimiento, overcoming infrastructure costs including roads and underground infrastructure. Water, drainage and sewer are considered to be the three main infrastructure challenges for the Community Services District. Drainage and flooding issues are a point of contention even within the TCSD.

While the main area vulnerable to flooding is Main Street, the rest of the community experiences problems as well. The conflict revolves around whether the best solution is permeability and percolation or channelizing water through gutters and draining. There are benefits for both and if a consensus could be drawn from the conversation, the west side of Highway 101 is most conducive

to addressing flooding through percolation while the east side along Main Street would be better served through conventional drainage infrastructure.

Regarding wastewater recycling, stakeholders mentioned that the technology is available but infrastructure is cost prohibitive due to regulation and fees. The operation and maintenance cost of additional parks and recreation areas are also cost prohibitive in Templeton even though there are potential sites and grant money available for initial development.

According to TCSD stakeholders, the obstacles to provide needed community services are due to artificially high land costs, the existing urban reserve line, and inadequate infrastructure in developed areas, cost, and lack of collaboration with county. Maintaining fire services are a large portion of infrastructure costs.

For the future, the allowance of gated communities and neighborhood associations could be a solution for gathering money and addressing community needs more directly than working through the County. The stakeholders also suggested that stakeholder meetings become a more routine part of the planning process. They thought that all relevant stakeholders should gather around a map with the County to discuss projects and coordinate more efficiently throughout the life time of all projects.

Lastly, the Blue Ribbon Committee is a citizen committee facilitating a study on parks and recreation in Templeton, which will be available in January. This should be consulted for further information.

Self Help Housing

The Self Help Housing stakeholders shed light on the lengthy process of attaining affordable housing regardless of which community the project is in. The obstacles include finding a large enough site (1-2 acres) for at least 20 units per acre, financing the expensive project, the environmental constraints to the site, ensuring all amenities are within a radius and learning how to get through the land development process. In Templeton the oak tree protection standards also present further obstacles.

The area in the community that is conducive to self-help housing is near the hospital and the Trader Joe's shopping center according to the stakeholders. Specifically, there is a two acre lot adjacent to Las Tablas Road that is projected to be used for a 30 multifamily unit development. There are also a number of other lots in the community that may work. One lower cost method of creating self-help housing options that could be considered is called "sweat equity" where the future residents help with the construction.

Currently there is a need in Templeton for more affordable housing for low income seniors, in particular. This is apparent by the waiting lists for all of the existing affordable housing. However the stakeholders note that there is no need to rush or force further construction. Housing should be slowly and steadily increased as the public is further educated and careful planning is developed.

In response to the potential resistance to affordable housing in the community, the stakeholders explained their standards for this type of development. The design is high quality, additional amenities such as afterschool

programs and recreation spaces are provided, background checks of potential residents are completed and circulation and environmental mitigations for the development are implemented. Case studies and examples of other affordable housing units should be used to educate the community about what these developments may look like.

Chamber of Commerce

The Chamber of Commerce stakeholders would like to see future development focused on economic activity and community infrastructure and services. Small retail outlets and clothing stores by the Main Street and Highway 101 interchange would be beneficial. The stakeholders also suggested a number of other things to enhance Downtown such as a small theater, increased parking, a public plaza or courtyard, moving community events closer to Downtown businesses and lastly, creating a gateway into the community to improve way finding and visitor access.

Development should work to attract high technological industries to benefit the current business owners. This industry should be located on Ramada Drive and North Main Street to maintain the small town rural character of downtown. Future development also needs to address expanding infrastructure and community service needs such as water, sewage, roads, potential for fiber optics, more schools and recreation areas. It is also recommended that coordination between indoor and outdoor recreation facilities and the youth population in schools be looked at.

The stakeholders do acknowledge that diverse housing needs should be an option to help employees live in town. While vacant lots on Main Street should remain commercial, single

family affordable housing could be made available nearby.

Geographically, future expansion should consider infill as well as expanding the urban reserve line to the northwest to accommodate the large lot housing preference. The stakeholders are against the minimum 15 unit per acre density standard.

Government

The stakeholders representing regional and local government agencies recommend considering business clusters of opportunity within proximity of Templeton. Templeton could act as the communication and connection between innovation, technology and specialty manufacturing within the County. The economy created by the medical, agricultural and winery businesses is an opportunity to build upon.

For future development, infill should focus on the Main Street thoroughfare. The stakeholders stated that triplex-like structures would be appropriate for Main Street and also recommended converting houses into businesses to enhance the corridor. Parking should also be located behind buildings on Main Street for a clean appearance.

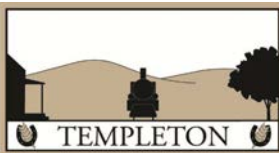
The rural farming, western style aesthetic is one thing to focus on, however, strict design guidelines stifle creativity and are not necessary, according to the stakeholders. It would be beneficial to highlight the entrance onto Main Street.

Lastly, the stakeholders feel that antigrowth sentiments need to be addressed and benefits to infill and a wider range of housing types better explained. Demographics in the com-

munity are changing and this will increase the need for housing that is affordable to a wider range of incomes. Also, modest increases in density may be needed. There is a sufficient amount of expensive housing existing but a significant shortage of other housing types that are affordable to most income groups.



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FOCUS GROUP WORKSHOP

A Focus Group Workshop was held on Wednesday November 28, 2012 for property and business owners with land adjacent to Ramada Drive just north and east of Downtown Templeton. The workshop focused on challenges and opportunities for improving the business environment in the area.

Property owners, business owners, CEO of Twin City Hospital, representatives of Self Help Housing and Templeton Community Service District comprised the members participating in the Workshop. Staff from the County Department of Public Works, and Planning and Building, and the San Luis Obispo Council of Governments (SLOCOG) was also present to provide information and answer questions. The workshop opened with a discussion of the results from recent community surveys completed by business owners, residents and community stakeholders. Participants were separated into three groups with two or three members of the Project Team to facilitate the



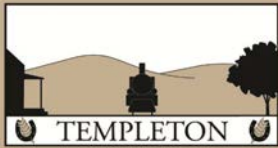
conversations regarding opportunities and challenges to the Ramada Drive area. A map of Templeton and the Ramada Drive Area were provided (see Appendix) and opportunities and challenges were discussed and noted on the map. Each table expressed a wide array of opinions regarding the Ramada Drive corridor and shared these opinions with the entire group at the end of the meeting.

With regards to potential opportunity, all of the focus group participants unanimously expressed the potential benefits that would exist through available access to the fiber optic cable that exists untapped within the Ramada Drive area. Easy access to the fiber optic cable could help attract light industrial businesses that require a higher level of digital information communication. The focus group also noted that the Ramada Drive area is located in an opportune central location with ease of access to Highway 101 from both the north and the south. Expressed by multiple participants was the demand for the development of Juan Bautista de Anza Trail which is currently labeled within the North County Regional Trail Plan. The development of this trail could benefit the area by providing more pedestrian and commuter travel to and from Ramada Drive while not necessarily heavily impacting the sensitive vehicular traffic and congestion that exists within the area. The development of non-vehicular infrastructure could also potentially create a smoother link between Ramada Drive and Templeton's Downtown district and Main Street.

In addition, focus group participants discussed the opportunity of giving the Ramada Drive area its own niche that could help integrate the surrounding amenities of the community into a particular destination. For

example, Templeton currently supports an affluent wine industry and Ramada Drive could become a location where various wine tasting and artistry businesses could locate. Through this opinion, it was agreed by many that a marketing plan should be drafted to help attract specified needed businesses and employment sources. One of the groups discussed the current senior resident population and its tendency to travel under-the-freeway culvert near the intersection of Marquita Street and Ramada Drive to get to the Target store on the opposing side of the Highway. Lastly, participants suggested the development of a non-freeway access road that could potentially reduce traffic impact fees for potential businesses.

The main challenge noted by focus group participants was the current impediment for businesses to move to the Ramada Drive area due to the high traffic impact fees, and a lengthy and costly permitting process. Due to the extra costs needed for traffic related issues, it is not feasible for new businesses to move to the area and it is also particularly hard to secure a loan for these extra costs. To mitigate these issues, it was suggested that there be a consistent availability to streamline the permitting process, as well as create a non-freeway accessed frontage road along Highway 101 (to lower traffic impact fees). Participants noted that purely residential development and mixed-use may not be feasible options due to noise from Highway 101 and traffic impact fees. Lastly, many participants expressed concern with water runoff issues from Highway 101 that negatively impact the area surrounding the intersection of Volpi Ysabel Road and Ramada Drive.



COMMUNITY WORKSHOP #2

A final Community Workshop was held in Templeton on Saturday, February 23, 2012. At this Workshop, the Project Team presented proposals for the community as a whole, 'Templeton 2030,' and Alternative Concept Plans for two opportunity areas: Downtown Templeton, which included the historic core of the town; and Ramada Drive area which addressed the Ramada Drive Corridor and neighboring land development. Descriptions of each of the proposed Concept Plans are summarized below and development proposals based on community input are provided at the end of this Report.

Approximately 40 community members attended the Workshop. The Project Team presented an overview of the work conducted thus far as well as the feedback received in previous public outreach events held in Templeton. Community members were divided into two groups to facilitate the Workshop discussion. The groups focused on discussing alternative concepts for the Ramada Drive and Downtown. The Project Team facilitated discussion and recorded community members' comments regarding the key features in each Concept Plan. Participants also filled out a list of questions regarding their thoughts about the proposed key features of each Alternative Concept Plan for both Downtown and Ramada Drive Area.



The community was, overall, very supportive of the proposed concepts. However, a number of workshop participants expressed concern over various aspects of each concept; community input for each Concept Plan are detailed in the following sections of this Report.

Templeton 2030 Concept Plan

The proposed future development proposals were shaped by the following Vision Statement for Templeton:

Through the pride and focused leadership of its citizens, Templeton will become a healthy, thriving and complete small town that celebrates the natural aesthetics of the landscape. An exceptional quality of life shall be ensured for its residents through fostering a diverse local economy and guaranteeing the exceptional provision of amenities. Through enhancing the historic small town character Templeton will become a marquee destination in San Luis Obispo County. The community will continue to uphold vibrant and secure neighborhoods for current residents and future generations.

The Templeton 2030 Concept Plan proposes the land uses and direction of growth of the community as a whole, to achieve over the next 15 to 20 years. Proposed land use distribution for the overall community is in Figure 15. The Plan divides the town into the following land use designations: Public Facilities, Open Space/Recreation, Service Commercial, Multi-Use Zone, Residential (Rural), Single-Family Residential, Multi-Family Residential, and Office/Residential.

An important aspect of the Concept Plan is

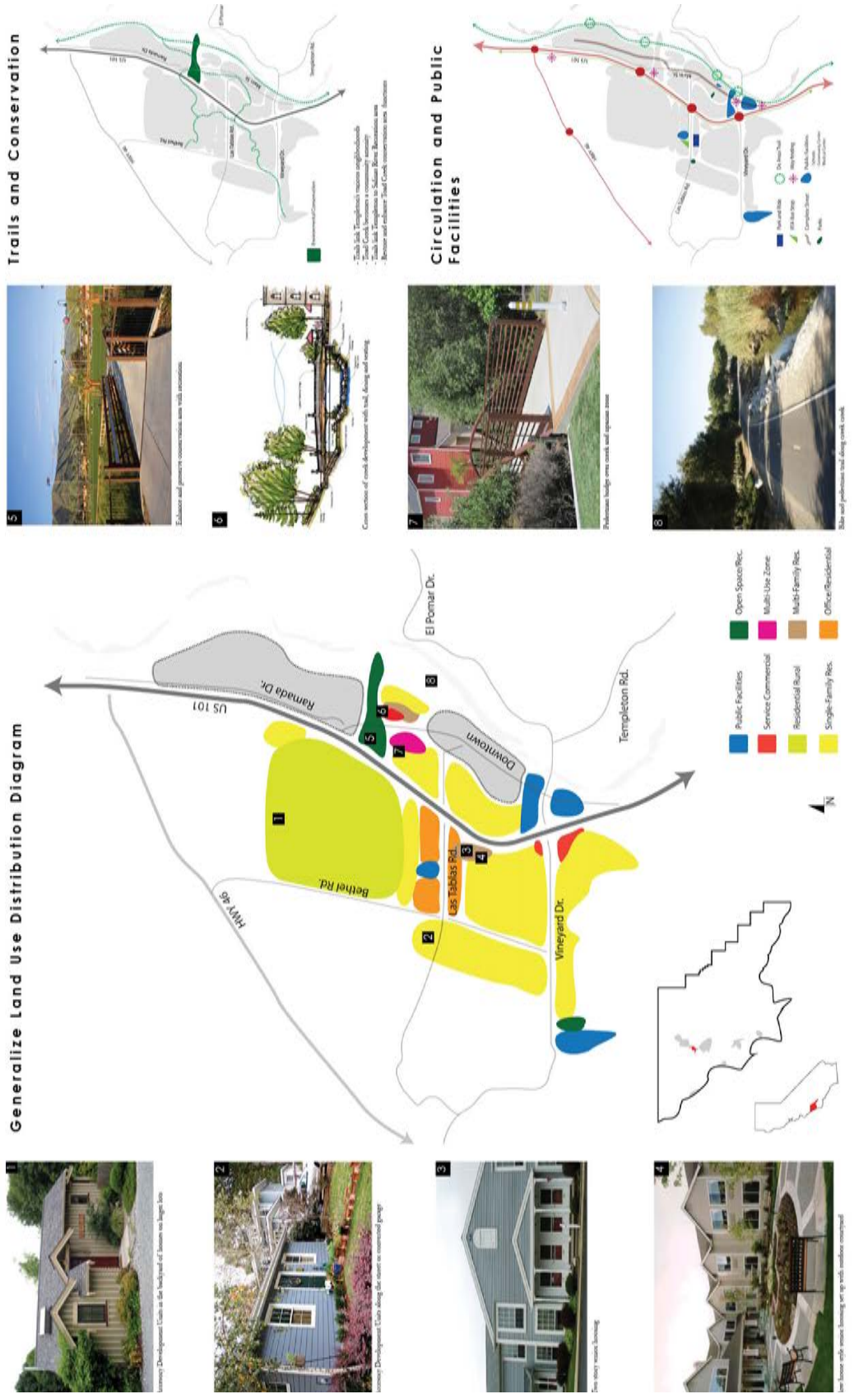
addressing local infrastructure to best fulfill community needs in anticipation of the area's anticipated population growth. This includes addressing the poor service levels and lack of multiple travel mode options through Complete Streets and pedestrian/bicycle trails. Specifically, it includes proposals for improving US 101 intersections at Vineyard Drive and Main Street.



The Concept Plan also included two specific subject sub-plans: the Toad Creek Trail and Conservation Plan, and Circulation and Public Facilities Plan. The proposed trail network would link various neighborhoods together throughout Templeton and connect Templeton to the Salinas River Recreation Area conservation (see Figure 15, upper right image). It also includes trail connections and other features that will ensure that Toad Creek will be incorporated as a community amenity. The addition of Toad Creek will reinvigorate and lace Templeton neighborhoods together.

In congruence with San Luis Obispo County General Plan goals, the Concept Plan also preserves and creates open space, focuses development along the main existing corridors, fosters linked, distinct and walkable neighborhoods, encourages mixed uses through community and stake holder collaboration (Figure 15, lower right image).

Figure 15: Tempeton 2030 Concept Plan



Public Input

Participants generally indicated support for the Templeton 2030 Concept Plan. Questions by participants focused primarily on housing and land-use but also touched on open space and circulation. The community provided a great deal of feedback, some of which contained contradicting information; for example, they would like more business incentives to assist development of retail, but thought the Plan proposed too much development.

The community's most consistent concern was the availability of water. Furthermore, the community expressed concern with attached (row-style) housing because current infrastructure capacity is unable to support new residential development. If there was new development, the participants would like to see more single family residences.

Finally, one member applauded the attention to providing open areas and walking paths and noted there should be a hotel/retail center in the Toad Creek conservation recreation area. Overall, attendees enjoyed the presentation and were enthusiastic to see that the Plan respects their ideas, wishes and prepares Templeton for the future.



In addition to the Templeton 2030 Concept Plan looking at the town as a whole, the Project Team also selected, with community input, two opportunity areas for detailed opportunity planning concepts. The two areas are the town core, downtown area, and the developing areas around Ramada Drive.

Downtown Templeton Alternative Concept Plans

Downtown Templeton is the heart of the community of Templeton, and supports the majority of shopping and retail options within the town. The Downtown area runs along the eastern part of Templeton Urban Reserve Line (URL) and parallels Highway 101. Figure 16 shows the location of Downtown in the context of the community, proposed types of development, and example images for the design of new development.

The Concept Plan for Downtown was developed with the intention of bearing out the following vision statement:

“Downtown Templeton will thrive as a community focal point that embraces its small town charm and expands on the local amenities while fostering an attractive, relaxed, and walkable environment for residents to enjoy.”

The Project Team presented two alternative concepts to the public for the future development of the Downtown in order to fulfill that vision.

Alternative A

This alternative (Figure 16, left side) is characterized by commercial mixed-use land uses adjacent to Main St. throughout the downtown area, and a and bulb-outs to calm traffic along that corridor. Community need for new housing options are satisfied through increased variety of housing types, including duplex development on the southwest side of Downtown. It also featured a new decorative gateway--helping to make the town a “destination” desired by community members--a new park on the eastern side of the Downtown along the railroad tracks and trailheads connecting to the Juan Batista de Anza Trail.

Alternative B

This alternative (Figure 16, right side) builds off existing commercial service and class 2 bike lanes along Main St. It proposes new mixed-use along the Main Street and extending into other areas of the Downtown, and intermixes retail around the existing park (which would mesh with the farmer’s market held there). The Concept Plan also proposes a new park along railroad tracks to connect with the Juan Batista de Anza Trail. New housing need is satisfied through townhomes to be developed in a strip along the western side of the Downtown. The alternative also proposes number of new controlled intersections and new wayfinding feature developments throughout the Main Street corridor,



utilizing existing historic structures, including a repurposing of the Templeton Grain and Feed Building.

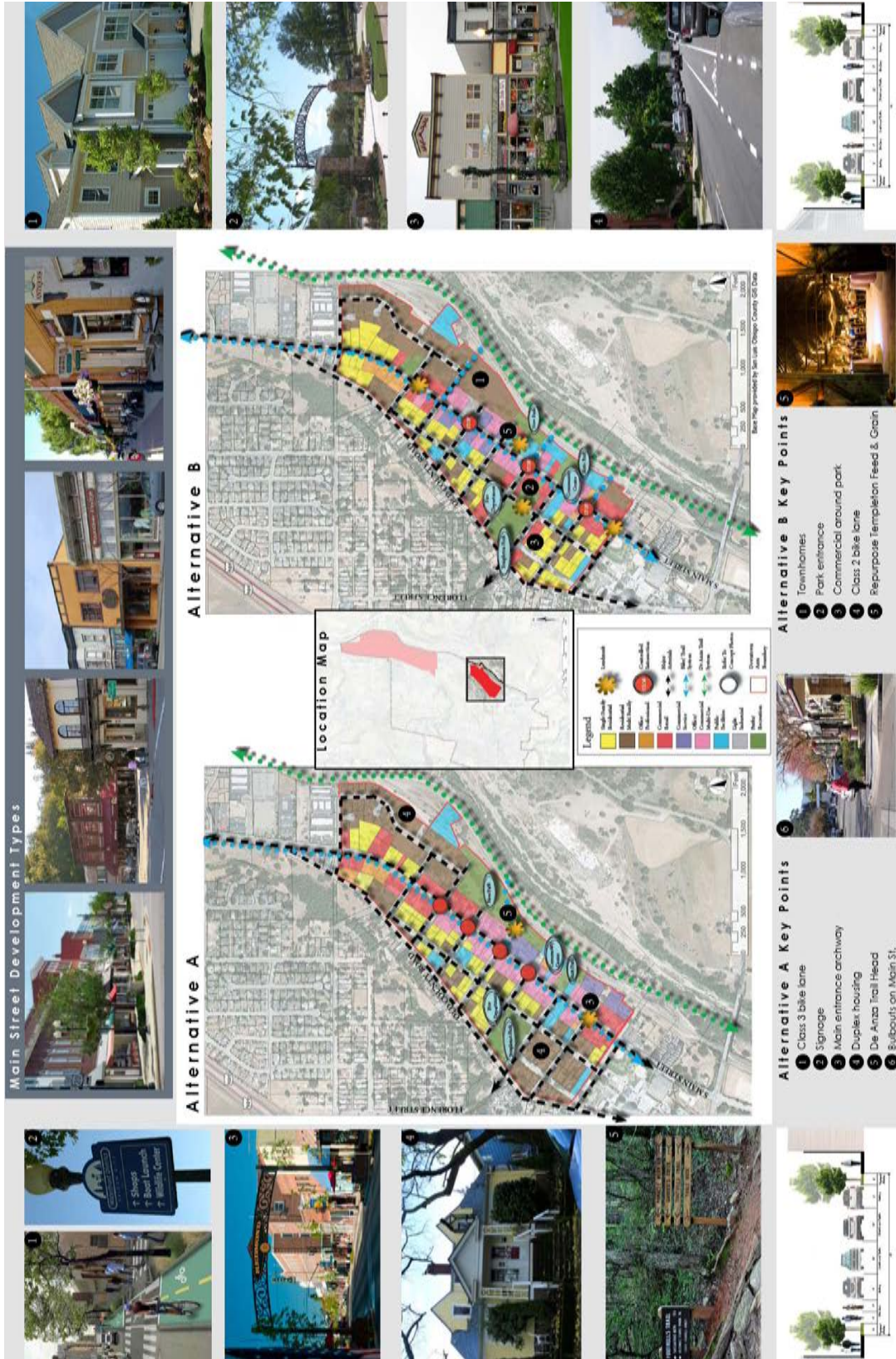
Public Input

Community members embraced several ideas from both Alternative A and Alternative B Concept Plans for Downtown Templeton. Participants noted that bike lanes are needed in the Downtown corridor. There were also suggestions to improve bike parking in the Downtown. A few community members disapproved of bike lanes because they felt the street was not wide enough and that people would not use them. A vast majority of participants approved of wayfinding signs and an entrance archway to Downtown because it would identify the Downtown area; they also suggested the signs to be in ‘western theme.’ The Juan Batista de Anza trailhead was fully embraced- participants felt that it would be a great way to maximize connectivity to the Downtown and requested that equestrian trails be included.

Bulb-outs were generally liked by the community, however many people felt that they are not a priority and that stop signs should be considered first. The idea of introducing more multifamily housing was not welcomed by all participants.

Many community members are hesitant to accept multi-family housing because of issues like landscaping, community aesthetics, and parking. Despite some hesitation several participants wrote comments preferring mixed-use residential/commercial uses and discussing the need for affordable housing. Participants also disapproved of commercial uses around the park because of the potential that those stores may compete with Main

Figure 16: Downtown Alternative Concepts



Street. They also noted that historic houses should be preserved. Most community members accepted repurposing the Granary and for those who did not approve may not have fully understood that the building would not be torn down and would only be repurposed if Feed & Grain was no longer economically viable. Overall, participants showed enthusiasm toward enhancing their downtown and improving multimodal connectivity.

Ramada Drive Alternative Concept Plans

The Ramada Drive Corridor is defined by all the areas fronting Ramada Drive between North Main Street and south of Volpi Ysaabel Road (see Figure 17). The Ramada Drive Concept Plan included goals for a connection to the Juan Batista de Anza Trail, additional walking and biking infrastructure, better connectivity to the Highway 101, and flood mitigation. The Project Team presented two alternative concepts to the public for the future development of the Ramada Corridor with those goals in mind. As part of the thorough process, the Ramada Drive alternatives reflect an overall vision for the opportunity area.

The Ramada Corridor will become a strong economic driver of North County as envisioned by the community. This will be accomplished through maximizing existing opportunities, creating partnerships and improving infrastructure to support economic growth.

Alternative A

Central to this alternative is relieving congestion at the Las Tablas Exit off Highway 101. The Concept Plan proposes a new route that connects Ramada Drive to Main Street south of where it currently meets with an intersec-

tion north of Phillips Road. The Plan also proposes a grid street system to reduce traffic and increase connectivity. Additionally, it includes multi-family residential, horizontal mixed use, offices, commercial, and light industrial and manufacturing.

Alternative B

The second alternative emphasizes enhancing existing economic strengths, especially the wine industry, while simultaneously creating an environment that encourages new industry. It opens certain land up to heavy industrial land uses, which is intended to encourage wineries to locate their wine-processing



facilities in this area. In addition, it includes a commercial retail component to the north and south of the district. The northern commercial retail land use area will cater to freeway traffic, complementing the existing retail center across the freeway. The southern commercial retail component will connect the Ramada corridor and Downtown Area.

Public Input

The community participants at Workshop #2 were supportive of a majority of the conceptual ideas presented for Ramada Drive development. There was significant support voiced by participants regarding the implementation of improved bicycle infrastructure throughout the area, as well as the conceptual proposal of a new park feature toward the southern end

of Ramada near the intersection of Ramada Drive and Main Street.

In addition, there was overwhelming support to create a network of trailheads throughout the Ramada Drive area that could function to connect the area to the proposed future Juan Batista de Anza trail. Making Templeton a more healthy community through infrastructure and services providing outdoor recreational opportunities for its residents, appears to garner strong support and should be included in future plans.

Regarding land use, participants indicated support for furthering office infrastructure toward the southern end of the Ramada Drive area. Commercial service was well-liked, and multiple community members suggested creating the street-front of the entire Ramada Drive to be designated toward commercial service rather than light industrial uses. There was a sentiment throughout the discussion that it was important for the area to utilize its visibility from Highway 101 to help draw potential business patrons.

While additional office development was supported by participants, residential development was not; multiple residents aggressively opposed this aspect of the proposal. Community members argued that the area's current traffic congestion, location near the noisy highway, and potential impacts on the existing schools would make housing unacceptable in the Ramada Drive area and in the region generally.

Industrial uses were heavily supported by community participants. There were some slight concerns about some types of heavy industrial land use designations--for example, one community member said that he would

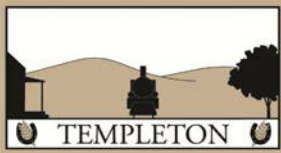
not accept an electric power plant within the area. The proposal was clarified to show that industrial density of that level not be included.

Lastly, a prominent concern by participants was the ongoing traffic congestion, level of service and safety issues at the intersection of Ramada Drive and Main Street. The idea of the Ramada Drive realignment, suggested in Concept B, received split opinions. Participants indicated stronger support for the circulation changes presented in Concept A, which included a new arterial route behind Ramada Drive, and less support for Ramada Drive realignment presented in Concept B. Various community members suggested making this alternative arterial route the focus of large truck traffic so that Ramada Drive could develop into a successful setting for commercial services.

Figure 17: Ramada Drive Area Alternative Concepts



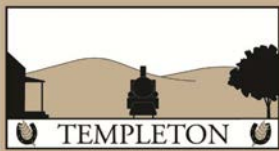
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CONCLUSION

Based on community comments and suggestions about Alternative Concepts discussed at Community Workshop #2 the Project Team developed consensus Concept Plans for Templeton Downtown and Ramada Drive area. Posters of each consensus Concept Plan providing general concept description and illustrations of potential development types are provided in the Appendix of this report.

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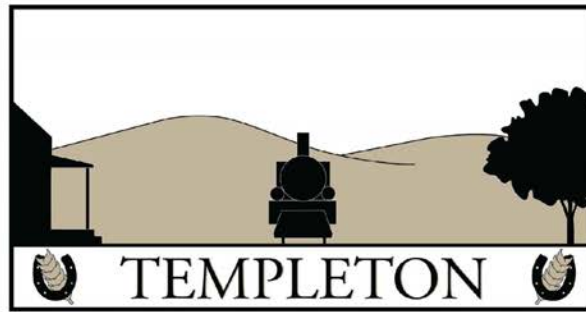
APPENDICES

1. Community Workshop #1 Flyer
2. Community Workshop #1 Agenda
3. Community Workshop #1 Personal Work Sheet
4. Opinion Survey Questionnaire
5. Business Survey Questionnaire
6. Short Opinion Survey
7. Existing Land Use Maps
8. Focus Group Workshop Invitations
9. Community Workshop #2 Flyer
10. Community Workshop #2 Agenda
11. Community Workshop #2 Invitation
12. Templeton Planning and Design Studies: Process
13. Consensus Concept Poster for Downtown
14. Consensus Concept Poster for Ramada Drive

1. Flyer distributed at Farmer’s Market and posted in other public spaces inviting Templeton community members to attend Community Workshop #1

Templeton Community Visioning Workshop

JOIN US!



Come Be A Voice For Your Town’s FUTURE

WHEN
October 23, 2012
6:30 pm - 9:00 pm

This is the FIRST of two workshops planned to discuss options for future development of Templeton

WHERE
Templeton Community Center
601 Main Street

Feel free to bring your school-aged children. Activities are planned for them too!



Hosted By:
San Luis Obispo County and the
Cal Poly City and Regional Planning Department

If you have any questions, please contact:
Airlin Singewald at asingewald@co.slo.ca.us
or
Zeljka Howard at zhoward@calpoly.edu



2. Community Workshop #1 Agenda

VISUALIZE TEMPLETON

PARTNERSHIP | PRESERVATION | PROSPERITY

COMMUNITY VISIONING WORKSHOP



TEMPLETON COMMUNITY CENTER
TUESDAY, OCTOBER 23, 2012

6:30PM – 9:00PM

Hosted By:

San Luis Obispo County Planning and Building Department
&
City and Regional Planning Department
California Polytechnic State University, San Luis Obispo

WORKSHOP AGENDA

6:30	Welcome and Introductions
6:35	Project Overview
7:50	Opinion Survey
7:00	Group Discussion
	<ul style="list-style-type: none"> ▪ What needs to be <u>preserved/enhanced</u> in Templeton? ▪ What are areas of concern in Templeton? ▪ A Wish List for Templeton
8:00	Group Reporting
8:30	Concluding Remarks



3. Individual opinion worksheet administered at Community Workshop #1.

Templeton Community Visioning Workshop

October 23, 2012

Personal Worksheet

Instructions: Please use this worksheet to write down your ideas about the following discussion topics:

1. Question 1: What do you like about Templeton/ What would you like to see preserved or enhanced?

Please list three things most important to you.

- 1. _____

- 2. _____

- 3. _____

Question 2: What is your main concern about Templeton?

Please follow each answer with brief statement why you feel this way.

- 1. _____

- 2. _____

- 3. _____

Question 3: Visioning Templeton

Please complete the following statement, considering Templeton in the next 20 years.

I wish that Templeton...

I wish that Templeton...

4. Community Survey delivered online through Survey Monkey.

Templeton Community Opinion Survey

1. Do you live in the town or rural area of Templeton?

- Do you live in the town or rural area of Templeton? Yes
- No

2. If yes to #1, do you live?

- If yes to #1, do you live? East of Highway 101 (in town)
- West of Highway 101 (in town)
- In the rural area outside of the town of Templeton

3. Do you own a business or home in Templeton?

- Do you own a business or home in Templeton? Yes
- No

4. What age group are you in?

- What age group are you in? 18 or under
- 19-25
- 26-35
- 36-45
- 46-60
- 60+

5. Where do you work?

- Where do you work? Templeton
- Paso Robles
- Atascadero
- San Luis Obispo
- Home (telecommute)
- Not applicable

Other (please specify)

6. How do you usually get to work?

- How do you usually get to work? Public transportation/Bus
- Bicycle

- Walk
 - Carpool/Rideshare
 - Telecommute
 - Drive alone
 - Not applicable
- Other (please specify)

7. For other (non-work) trips, how do you usually get to your destination?

- For other (non-work) trips, how do you usually get to your destination? Public transportation/Bus
 - Bicycle
 - Walk
 - Carpool/Rideshare
 - Drive alone
- Other (please specify)

8. Do you feel safe walking/biking in Templeton?

- Do you feel safe walking/biking in Templeton? Yes
- No

9. Where do your children play or "hang out" after school?

- Where do your children play or "hang out" after school? School
- After school care
- Downtown Templeton
- Park
- Home
- Friend's home
- I don't have school-aged children

Other (please specify)

10. Where do you shop most often for the following items?

	Templeton	Paso Robles	Atascadero	San Luis Obispo	Other
Groceries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Templeton	Paso Robles	Atascadero	San Luis Obispo	Other
Clothing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Personal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

11. How important are each of the following to you?

	Not Important	Neutral	Somewhat Important	Very Important
Natural environment and open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family/children-oriented activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nightlife entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Different types of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crime levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation options (e.g. bike lanes, buses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location in the county	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. Where should new growth occur in Templeton?

- Where should new growth occur in Templeton? Within the existing developed areas
- Next to the existing developed areas

- Anywhere within the existing urban boundary (Urban Reserve Line)
- Master-planned area(s) adjacent to and outside the existing urban boundary where new development could be a logical extension of the existing community

13. What job opportunities would you like to see in Templeton?

Check the top 3

- What job opportunities would you like to see in Templeton? Check the top 3
- Tourist and agriculturally-oriented businesses (e.g. lodging, wine tasting)
- Light and specialized manufacturing and "hi-tech" industries
- Health care services
- Education, computer-related, general professional , and technical services
- Building design and construction-related businesses
- I like the current number and types of businesses

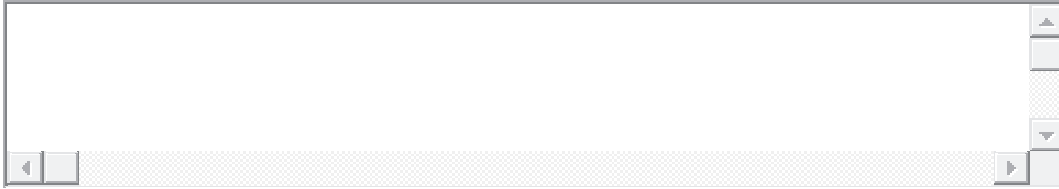
14. What types of land uses and activities would you like to see more of in Templeton?

Check all that apply

- What types of land uses and activities would you like to see more of in Templeton?
- Check all that apply
- Housing
- Tourist-related (e.g.lodging, wine tasting)
- Shopping (e.g. groceries, clothing, appliances, etc.)
- Other commercial uses and businesses
- Cultural/entertainment
- Medical
- Outdoor recreation
- Public events
- Personal services
- Car dealers
- Service stations
- None

Other (please specify)

15. What three things do you like most about Templeton?

A large, empty text input field with a light gray border and a dotted background. It includes standard scrollbars on the right and bottom edges.

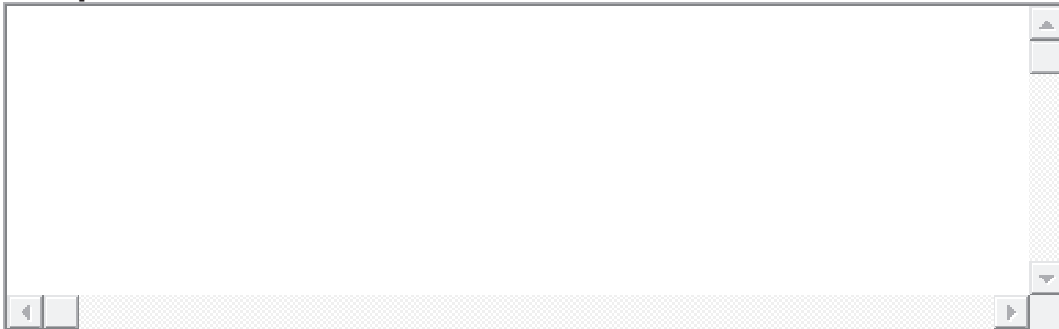
What three things do you like most about Templeton?

16. What do you think are the three most important issues facing Templeton related to land use, development, or transportation?

A large, empty text input field with a light gray border and a dotted background. It includes standard scrollbars on the right and bottom edges.

What do you think are the three most important issues facing Templeton related to land use, development, or transportation?

17. Do you have any other comments you would like to add about Templeton?

A large, empty text input field with a light gray border and a dotted background. It includes standard scrollbars on the right and bottom edges.

Do you have any other comments you would like to add about Templeton?

Done

Powered by **SurveyMonkey**

Check out our [sample surveys](#) and create your own now!

5. Business Survey delivered online through Survey Monkey.



TEMPLETON COMMUNITY



OPINION SURVEY

Your opinions are very important!

You can help shape the future of Templeton by sharing your ideas in this survey. For each question, please mark the answers as indicated, or write your answers in the space provided.

Thank you very much for your participation.

1. How long have you operated your business in Templeton? _____
2. Do you own or lease your building?
 Own Lease
3. What kind of business are you engaged in? *Please select all that apply:*
 - Agricultural/produce
 - Retail merchandise
 - Product manufacturing or distribution
 - Restaurant/food service
 - Professional or general office (e.g. real estate, law, financial services)
 - Entertainment
 - Hospitality
 - Healthcare
 - Construction /contractor
 - Business that provide services to other businesses
 - Other _____
4. Why did you choose to locate your business in Templeton?
 - Hometown
 - High traffic
 - Market need
 - Cost
 - Accessibility
 - Other _____
5. Which of the following would help support your business? (*select up to FIVE*)

- More businesses downtown and other commercial locations
- More land zoned for commercial or office uses
- More housing for employees
- Skilled workforce
- More opportunities for residential development downtown?
- More or better parking
- Businesses that are open more hours
- A downtown improvement district or other means to promote business activity
- Street and pedestrian amenities (*circle all that apply*):
 - Street trees/vegetation
 - Seating
 - Lighting
 - Wider sidewalks/boardwalks
 - Crosswalks
 - Bulb-outs
- Pedestrian or bicycle access
- Public transportation access
- Vehicle access
- Traffic speed control
- Other _____

6. What types of businesses would you like to see more of in downtown Templeton?

- Agricultural/produce
- Retail merchandise
- Product manufacturing or distribution
- Restaurant/food service
- Office
- Entertainment
- Hospitality
- Healthcare
- Contractor
- Other _____

7. Should there be an effort to attract these types of businesses?

Yes No

8. How should business be encouraged or promoted in downtown or elsewhere in Templeton?

(select all that apply)

- Form a business improvement district (BID)
- Improve or increase parking
- Make enhancements to the downtown streetscape, such as walkways, crosswalks, street trees, benches, plazas, etc.
- More housing in Templeton that employees can afford
- No action is necessary
- Other _____

9. What are your business hours?

- Weekdays from _____ a.m. to _____ p.m.
- Saturday from _____ a.m. to _____ p.m.
- Sunday from _____ a.m. to _____ p.m.

10. How many employees does your business have?

11. How do your employees typically get to work? *(select all that apply)*

- Public Transportation
- Bicycle
- Walk
- Carpool/Rideshare
- Drive alone
- Telecommute

12. Where do most of your customers come from?

- Templeton
- Paso Robles
- Atascadero
- San Luis Obispo
- Other _____

13. What best describes you? (*select one*)

- I live in Templeton (in town)
- I live in the rural area outside of the town of Templeton
- I work in Templeton (in town)
- I work and live in Templeton (in town)
- I own a business in Templeton (in town)

18. What three features/aspects of Templeton would you like to keep?

- a. _____
- b. _____
- c. _____

19. What three features/aspects of Templeton would you most like to change?

- a. _____
- b. _____
- c. _____

20. What three things would you like to add in Templeton?

- a. _____
- b. _____
- c. _____

21. What do you think are the three most important issues facing Templeton?

- a. _____
- b. _____
- c. _____

22. Do you have any other comments you would like to add about Templeton?

6. Short Survey used for random stops at the Farmers Market, and other events.



Interviewer: _____ Location: _____ Interview # _____

This survey is conducted by the students at the City and Regional Planning Department at Cal Poly in cooperation with the San Luis Obispo County Planning and Building Department. The purpose of the survey is to obtain community views about future development in Templeton.

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

1. What best describes you? (circle one)

- a. I live in Templeton
- b. I work in Templeton
- c. I work and live in Templeton
- d. I own business in Templeton
- e. I am a visitor

What brings you to Templeton? _____

2. In your mind, what are the three most distinct features/aspects of Templeton?

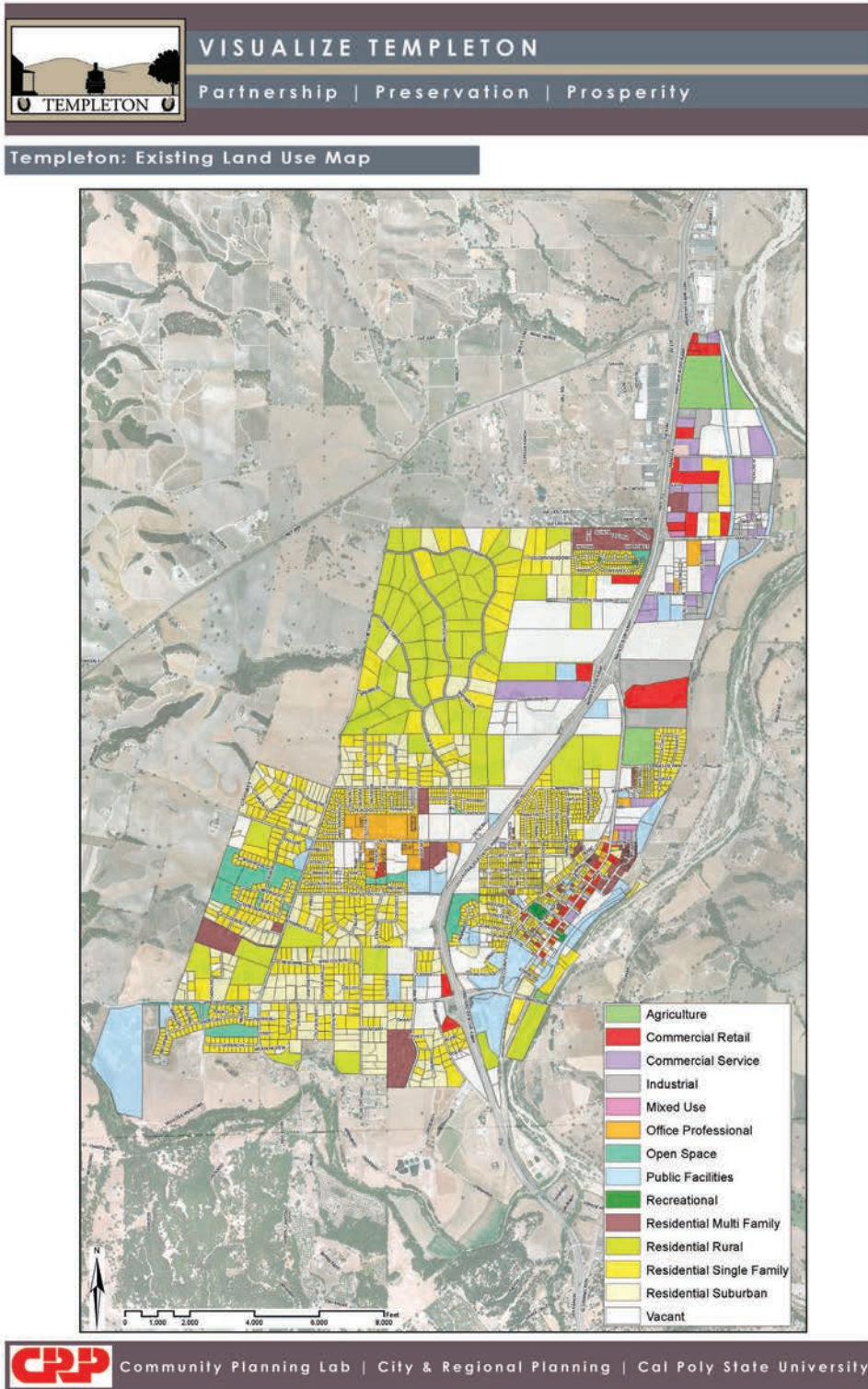
3. What three features/aspects of Templeton would you like to retain?

4. What three features/aspects of Templeton would you like to change?

5. What three things would you most like to see added to Templeton?

6. What do you think are three important challenges facing Templeton?

7. Existing land use map posters, utilized at community outreach activities, including the stakeholder meeting, Templeton High School, and other events.

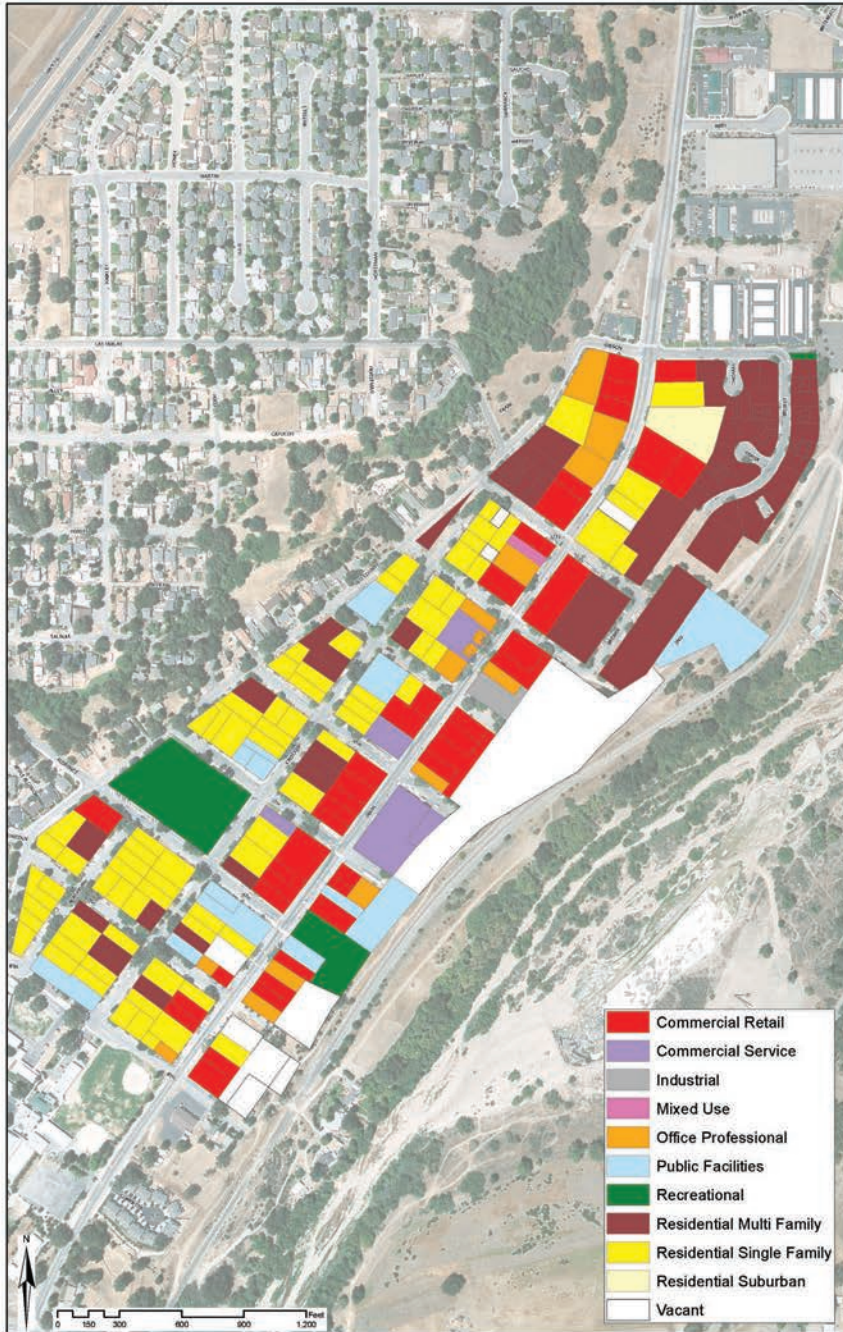




VISUALIZE TEMPLETON

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Downtown: Existing Land Use Map



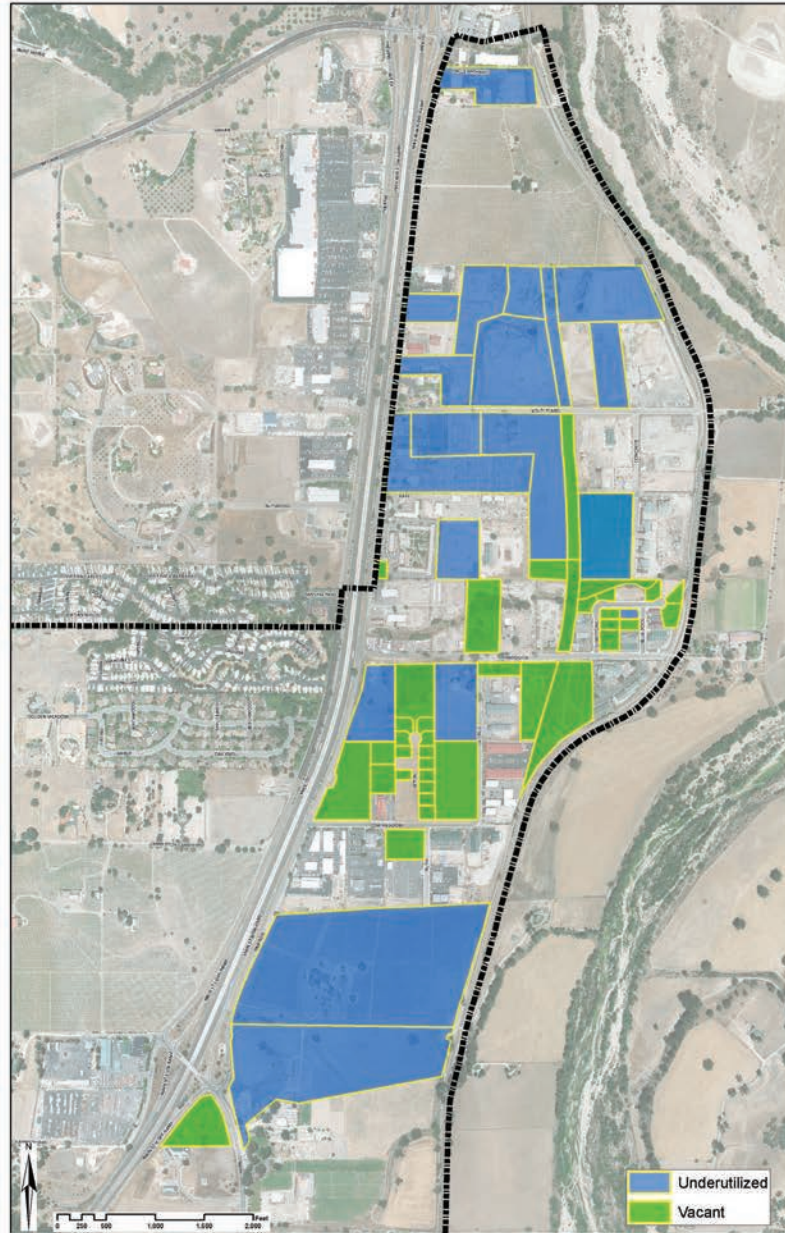
Community Planning Lab | City & Regional Planning | Cal Poly State University



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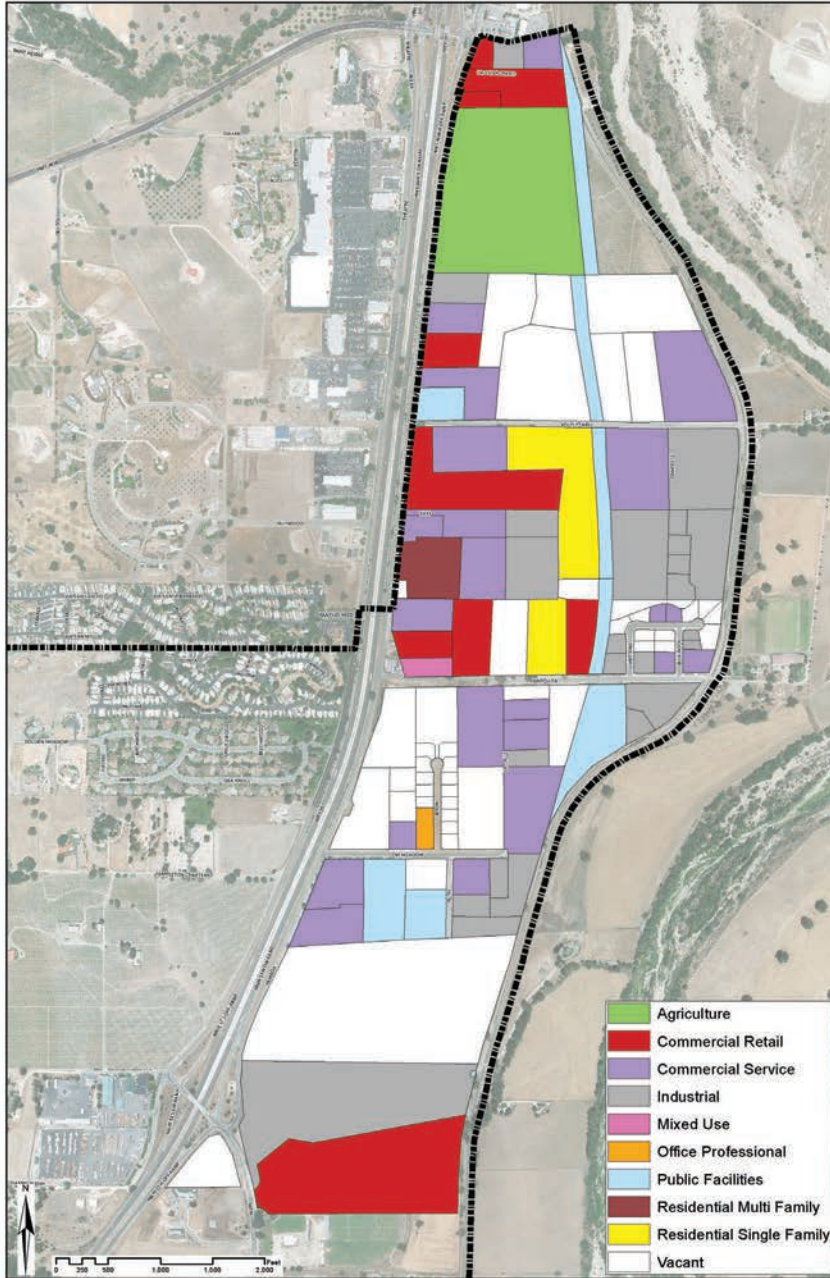
Ramada Drive: Vacant & Underutilized Parcels



Community Planning Lab | City & Regional Planning | Cal Poly State University

 **VISUALIZE TEMPLETON**
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Ramada Drive: Existing Land Use Map



8. County invitation to business owners to attend Focus Group meeting.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

RAMADA DRIVE AREA PROPERTY OWNERS MEETING

Wednesday, November 28, 2012
 8:30 to 10 a.m.

Templeton Community Center
 601 Main Street, Templeton

You're invited! Bring your coffee cup!

You are receiving this invitation because you have been identified as a property owner in the Ramada Drive commercial area just north and east of downtown Templeton. We hope you will join us for an informal group discussion on issues and opportunities for improving the business environment through land use and circulation policy improvements in this important commercial area.

You may already be aware that the County Planning and Building Department has started a collaborative planning effort with the City and Regional Planning Department at Cal Poly State University. Senior students will be providing planning and design studies as well as a public outreach program that will serve as baseline information for an update of the Templeton Community Plan should it be funded next year. Also at this meeting, results from recent community surveys completed by business owners, residents and community stakeholders will be discussed. Staff from the County Department of Public Works, Planning and Building, and the San Luis Obispo Council of Governments (SLOCOG) will be at the meeting to provide information and answer questions you may have. If you are able to participate in this event, please RSVP by contacting Professor Zeljka Howard, City and Regional Planning Department, Cal Poly, at 756-1507 or at zhoward@calpoly.edu.

We understand that you have a busy schedule and would greatly appreciate your participation in this event. If you have questions about this meeting, please contact Airlin Singewald, Planner III, at 781-5198 or at asingewald@co.slo.ca.us.

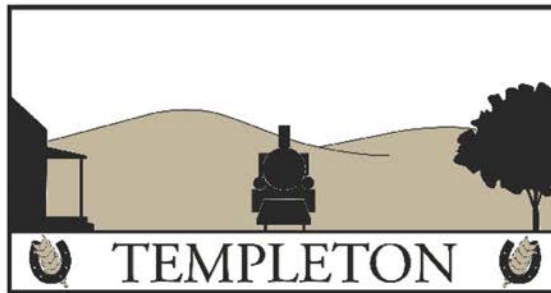
COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

planning@co.slo.ca.us • FAX: (805) 781-1242 • sloplanning.org

9. Flyer distributed to stakeholder and posted in other public spaces inviting Templeton community members to attend Community Workshop #2.

Templeton Community Visioning Workshop

JOIN US!



Come Be A Voice For Your Town's FUTURE

WHEN
February 23, 2013
9:00 am - 11:00 am

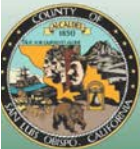
Please join us to review concept plans for future development of Templeton focusing on proposals for Downtown and Ramada Drive areas

WHERE
Templeton Community Center
601 Main Street

*Bring the whole family!
Refreshments will be provided*

Hosted By:
San Luis Obispo County Planning and Building and the Cal Poly City and Regional Planning Department

If you have any questions, please contact:
Arlin Singewald at asingewald@co.slo.ca.us
or
Zeljka Howard at zhoward@calpoly.edu

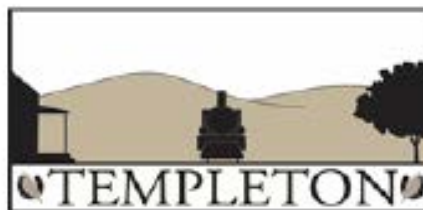


10. Community Workshop #2 Agenda.

VISUALIZE TEMPLETON

PARTNERSHIP, PRESERVATION, PROSPERITY

COMMUNITY WORKSHOP #2



TEMPLETON COMMUNITY CENTER
SATURDAY, FEBRUARY 23, 2013

9:00AM – 11:00AM

Hosted By:
 San Luis Obispo County Planning and Building Department
 &
 City and Regional Planning Department
 California Polytechnic State University, San Luis Obispo

AGENDA

- Welcome and Introductions
- Project Overview
- Public Comments Summaries
 - Workshop #1
 - Focus Group Meeting
 - Public Opinion Surveys
- Alternative Concepts
- Group Discussion
- Group Reporting
- Concluding Remarks



11. Invitation for citizens and stakeholders in Templeton to Community Workshop #2 from the County of San Luis Obispo.

COMMUNITY MEETING

- Saturday -

February 23, 2013

9:00 am – 11:00 am

Templeton Community Center

601 Main Street, Templeton

- Refreshments provided -



CAL POLY
City and Regional Planning Department

You are cordially invited to participate in the second **Community Workshop** hosted by the City and Regional Planning Department at California Polytechnic State University and the County Planning and Building Department. The results will be used in an update of the **Templeton Community Plan** should it be approved for funding during the upcoming County budget process in June.

Your participation will help plan for future growth, economic vitality, infrastructure needs, and amenities to enhance quality of life in Templeton. We encourage you to attend this workshop even if you were not able to attend the visioning workshop held in October 2012.

At this second workshop, participants will review and provide feedback on concept plans for future development of Templeton focusing on proposals for Downtown and the Ramada Drive Area. These concept plans were prepared in response to combined input from public meetings and opinion surveys conducted between October and December 2012.

Your views are very important! We would greatly appreciate your participation in the workshop and your suggestions. Please join us from **9:00 am to 11:00 am on Saturday, February 23, 2013** in the Templeton Community Center at 601 Main Street, Templeton. Should you have questions about this meeting, please, contact:

- Airlin Singewald, County Planning and Building Department, 781-5198, asingewald@co.slo.ca.us
- Professor Zeljka Howard, City and Regional Planning Dept., Cal Poly, 756-1507, zhoward@calpoly.edu

Get Involved! Participate!

12. Process Poster developed by the Project Team to illustrate steps they took to develop Concept Plans, presented at Community Workshop #2.

Templeton Planning Studies: The Process

OVERVIEW
Students in the City and Regional Planning program at Cal Poly conducted these Templeton Planning and design studies as a class project for the fourth-year Community Planning Lab. Ultimately, these studies are intended to supplement the Templeton Community Plan. Students have developed concept plans during two quarters of research and study. The Community Planning and Design Lab is structured to prepare students for working in a real-world setting at a professional level with community members, Templeton business owners, and the County of San Luis Obispo Planning and Building Department.

The objectives of this project include: (1) allowing students to learn planning practice by working with the Templeton community; (2) facilitate discussions with citizens of San Luis Obispo in the preparation of planning and design studies for future updates to the Templeton Community Plan.

The final products of this class are the following: (1) A Public Outreach Report, (2) concept plans for the Downtown Area, Ramada Drive Corridor, and the Expansion Area.

EXISTING LAND USE DISTRIBUTION

EXISTING CHARACTERISTICS

- Residential with a mix of lots of the 100 ft template
- Watershed Community, Shiba and Cora and Main St.
- The City of Templeton Recycling Center located in the Ramada Dr. Area

EXISTING LAND USE DISTRIBUTION

PROPOSED CONCEPT PLAN

THE PLANNING PROCESS

PHASE I

- SEPTEMBER: data collection & analysis
- OCTOBER: staff interviews
- OCTOBER: visioning workshop
- OCTOBER: stakeholder interviews
- NOVEMBER: key opportunity areas
- NOVEMBER: focus group mtg

PHASE II

- JANUARY: vision and goals
- JANUARY: case studies
- JANUARY: alternative concepts
- FEBRUARY: concept workshop
- FEBRUARY: prepare final reports
- MARCH: final product

PUBLIC OUTREACH

PHASE I of the planning process included three public outreach events, beginning in October 2013. The first event was a public meeting on October 29, 2013, during which community feedback in regards to what would they like to preserve in Templeton, what they would like to see enhanced, and what their main concerns are as the planning study moves forward. A Stakeholder Meeting on October 29, 2012 was held to discuss the project's goals and objectives, as well as to address any issues and opportunities for the development of new businesses in the Downtown and Ramada Drive area. Stakeholders that were present included Ramada Drive business owners, Main Street Business owners, Los Tabacos District Self Help, Templeton Chamber of Commerce and the San Luis Obispo County Government. The last of these events included a Focus Group meeting on November 28, 2012, which focused on brainstorming ideas for the main Ramada Drive area. The meeting was held in a community gathering space in Templeton. The meeting was held through the afternoon and evening hours. The meeting was held in a community gathering space in Templeton. The meeting was held in a community gathering space in Templeton. The meeting was held in a community gathering space in Templeton.

PHASE II, a survey was available online to reach a larger audience and gather the opinions of anyone unable to attend the public outreach events.

PHASE 2 included a second Community Workshop held on February 23, 2013. The students presented two alternative concepts for the two of the opportunity areas (Main Street and Ramada Drive) as well as an overall concept plan for Templeton. The survey was available online to reach a larger audience and gather the opinions of anyone unable to attend the public outreach events.

2030 Concept Diagrams and one concept plan each for the Downtown Area and Ramada Drive Area.

WORKSHOP I

STAKEHOLDER MEETING

FOCUS GROUP MEETING

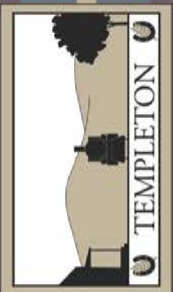
WORKSHOP II

Community Planning Lab | City and Regional Planning | California Polytechnic University | San Luis Obispo, CA

13. The Downtown Concept Poster developed by the Project Team to illustrate their concept and vision, presented at Community Workshop #2.

VISUALIZE TEMPLETON

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Downtown Concept Proposal

DOWNTOWN VISION
Downtown Templeton will thrive as a community focal point, that embraces its small-town charm and expands on local amenities while fostering an attractive, relaxed, and walkable environment for residents and visitors to enjoy.

CONCEPT OVERVIEW
The Downtown concept proposes increased opportunity for commercial, retail, and office uses along Main Street and a variety of housing types behind these businesses creating a horizontal mixed use form. The concept focuses on defining the Downtown core as a unique place within Templeton through a Western themed entrance archway and coordinating wayfinding signage. If the Templeton Feed and Grain should ever relocate it is no longer economically viable the concept envisions restoring and reusing the historic building for a public market space or a venue for community events to remain a source of historic pride for the community. The plan envisions the incorporation of complete streets through pedestrian infrastructure through sidewalks, stop signs, and signalized crossings. An additional parking lot at the south end of Main Street and dramatically enhanced pedestrian and bicycle infrastructure will encourage visitors to walk the streets, thereby increasing pedestrian traffic for businesses. A variety of housing types including single family, duplex, and townhomes are proposed and will utilize the existing design standards that will maintain the neighborhoods through landscaping, street facing entrances, and planned parking. The main addition to the Downtown area is the proposed Arizo trail that will connect the entire Community to the Arizo trail that is planned to run from Alacabero to Palo Verde.

LAND USE DISTRIBUTION



KEY DESIGN FEATURES

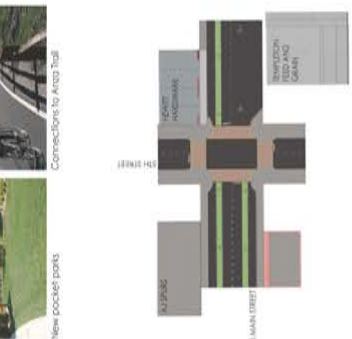


CIRCULATION



Redesigned Main Street accommodates traffic, coming sub-outs as well as a Class II bike lane. Where the granary is located, the bike lanes will be striped with this vehicular to slower driving speeds, as well as shorter crossing distances for pedestrians. Stop signs at 5th and Main and at 2nd and Main are also proposed.

RECREATION/OPEN SPACE



RESIDENTIAL SINGLE FAMILY

The concept proposes to maintain much of the single-family homes that exist in the Downtown area. The plan seeks to provide areas for single-family homes on urban-lot lots of less than one acre. At a currently allowed density of 1.7 dwelling units per acre, these homes should not exceed two stories and or cover more than 50% of the site.

RESIDENTIAL MULTI-FAMILY

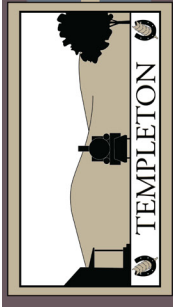
The concept proposes to integrate more multifamily housing in the local parcels for the blocks of 1.8 units per acre, which is lower than current allowed densities of 1 to 36 dwellings per acre. The proposal recommends two multifamily housing types: townhomes and duplexes.

MULTI-USE OFFICE/RETAIL

A mix of uses will integrate commerce uses on the ground floor as well as office uses on the second floor. In doing this, the ground floor is activated for public use by offering the locating the office uses on the second floor creates a semi-private space, while doubling the amount of services on the same lot.



14. The Ramada Dr. Concept Poster developed by the Project Team to illustrate their concept and vision, presented at Community Workshop #2.



VISUALIZE TEMPLETON

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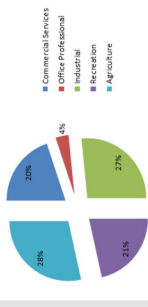
Ramada Drive Area Concept Proposal

VISION STATEMENT
The Ramada Corridor will become a strong economic driver of North San Luis Obispo County as envisioned by the community. This will be accomplished through maximizing existing opportunities, creating partnerships and improving infrastructure to support economic growth.

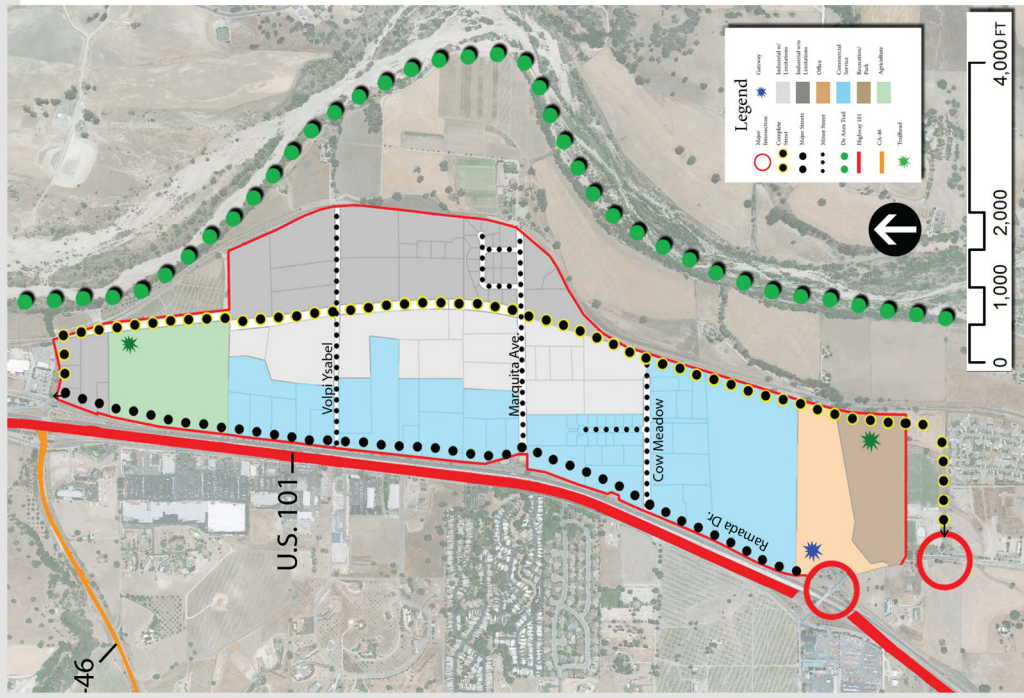
CONCEPT OVERVIEW
The Ramada Drive corridor will serve as the economic core of Templeton. Encouraging development in this area will ensure economic growth and stability in the future.
The proposed concept plan features 145 acres of Commercial Service zoning. This zoning designation is proposed mainly along Ramada Drive to capitalize on the freeway frontage off US Highway 101. This type of development adds amenities that are currently unrepresented in other areas of Templeton.
Other zoning is also included in the proposed concept plan. 24 acres of office zoning is proposed for office development, and 24 acres of agricultural zoning is proposed to blend the downtown area and the higher intensity uses on Ramada Drive.

The proposed concept plan also includes 190 acres of industrial use. This is broken up into 2 categories: industrial with limitations and industrial without limitations. The intensity of industrial use is highest on the eastern edge of the plan. The industrial zones are located along the new north-south arterial road proposed in the plan.
The proposed concept plan maintains the agricultural zone on the north end of the site to preserve the historic Dust Vineyard. This zone also allows for future wine related activity such as wine processing.
The concept plan proposes to create a gateway into the Ramada Drive corridor. This gateway will be located at the intersection of Ramada Drive and Margueta Ave as a distinct part of Templeton and impart character and continuity throughout town.

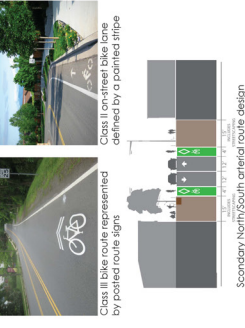
LAND USE DISTRIBUTION



KEY DEVELOPMENT FEATURES



CIRCULATION



The plan proposes a secondary north-south arterial along the rear of the site, adjacent to the Anza Trail and Salinas River. This will provide for public coverage on Ramada Drive. The secondary arterial will be designed to be a fully functioning complete street. The new complete street



RECREATION/OPEN SPACE



will be equipped with sidewalks, trees and vegetation. Integrated Class II bike lanes to increase the opportunity for safe cycling and content in participating. Secondary arterial will be developed to provide for public coverage with Class III bike lanes which share the traffic lane.

AGRICULTURE

Agricultural uses will be developed to recognize and retain commercial agriculture as a desirable land use and as a major segment of the county's economic base. Agricultural uses will be developed to protect the agricultural basis of the county economy while ensuring compatibility with surrounding uses.

INDUSTRIAL USE WITH LIMITATIONS

Industrial zone with limitations is designed for compatibility of scale with the commercial service uses nearby. New development will allow for research and development oriented businesses, complementing the design of nearby commercial service uses.

INDUSTRIAL USE WITHOUT LIMITATIONS

Industrial land uses without limitations is designed for more intense industrial uses such as wine processing facilities that may set up in the Ramada Drive area. New development will allow for businesses that will be larger than an average commercial service use but still be compatible with the overall area as a whole.

OFFICE

The Office land use area is designed to provide a concentration of office uses for their mutual benefit and to provide a variety of office uses. Office uses and uses will be established in such a way that will minimize conflicts and adverse impacts on other land uses. The Office uses will be transitional areas between the Central Business District and between major commercial facilities.

COMMERCIAL SERVICE

Commercial service land uses are designed for commercial uses that are compatible with the surrounding area. Commercial service land uses will be designed to protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.

