Templeton Community Plan

[Planning Commission Recommended]

August 8, 2013

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Chapter 1: Introduction

1.1 Purpose

The Templeton Community Plan establishes a vision for the future that will guide land use and transportation over the next 20 years.

1.2 Relationship to General Plan

This community plan is part of Part III of the Land Use and Circulation Elements (LUCE) of the County General Plan. This plan is consistent with the other elements of the County General Plan. All other County plans, policies and programs that involve the community of Templeton and are subject to the County General Plan are to be consistent with and implement this plan. In addition, where applicable, all public and private development is to be consistent with the LUCE, including this community plan. It should be recognized, however, that this plan is subject to higher legal authority; for example, federal and state statutes, case law, and regulations.

> ***Note:*** The terms "Land Use and Circulation Elements (LUCE)" and "Land Use Element (LUE)" are used interchangeably throughout this document and the County Land Use Ordinance.

The Framework for Planning (LUCE Part I) is the central policy document, while this plan contains programs more specifically applicable to this community. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. In addition to the Framework for Planning, the North County Area Plan contains regional land use and circulation goals, policies, and programs that apply to Templeton.

The Land Use Ordinance contains development regulations that are applicable countywide, as well as standards and guidelines for local communities that may be different than the county-wide regulations. The Templeton Design Plan was adopted by the County Board of Supervisors on December 11, 1990 and is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the community of Templeton, including regulations also adopted in the Land Use Ordinance and Land Use Element. All information contained in this plan is taken from the Salinas River Area Plan, which was last updated on January 2, 1996. Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the LUCE. No changes have been made to reflect current conditions in Templeton.

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of 1996) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the North County Area Plan contains areawide land use and circulation policies affecting the community of Templeton. These policies are implemented in Templeton through the recommended programs in Chapters 3, 5, and 6 of this plan and the standards in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages).

Proposed programs listed at the end of Chapters 3, 5, and 6 are non-mandatory actions that may be initiated by the County, communities, or other agencies to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of the North County Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the North County Area Plan may also affect the community of Templeton.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the North County Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). The standards provide criteria for detailed evaluation of development projects.

Chapter 7 provides reference information for the Templeton Community Design Plan, which is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in Templeton. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of flood hazards and historic resources. While this plan focuses on public facilities, services, and resources within the Templeton urban area, the North County Plan addresses these topics on a regional scale.

Area Plan Maps

Land use, circulation and combining designation maps are shown following Chapters 4, 5 and 6, respectively. They illustrate:

- **Land Use Categories** – which determine the uses that are allowable on a piece of property, including density and intensity of development.
- **Combining Designations** – which identify areas of hazards and historic resources.
- **Circulation** – which consists of roads and pedestrian, bicycle, and equestrian facilities.

Due to scale limitations, the maps in this plan are for reference purposes only. The official maps (LUCE Part IV) are available at the County Department of Planning and Building.

1.4 Setting

The unincorporated community of Templeton is home to approximately 3,378 residents (1995) and is located in the North County planning area between the cities of Atascadero and Paso Robles, in the Salinas River sub-area.

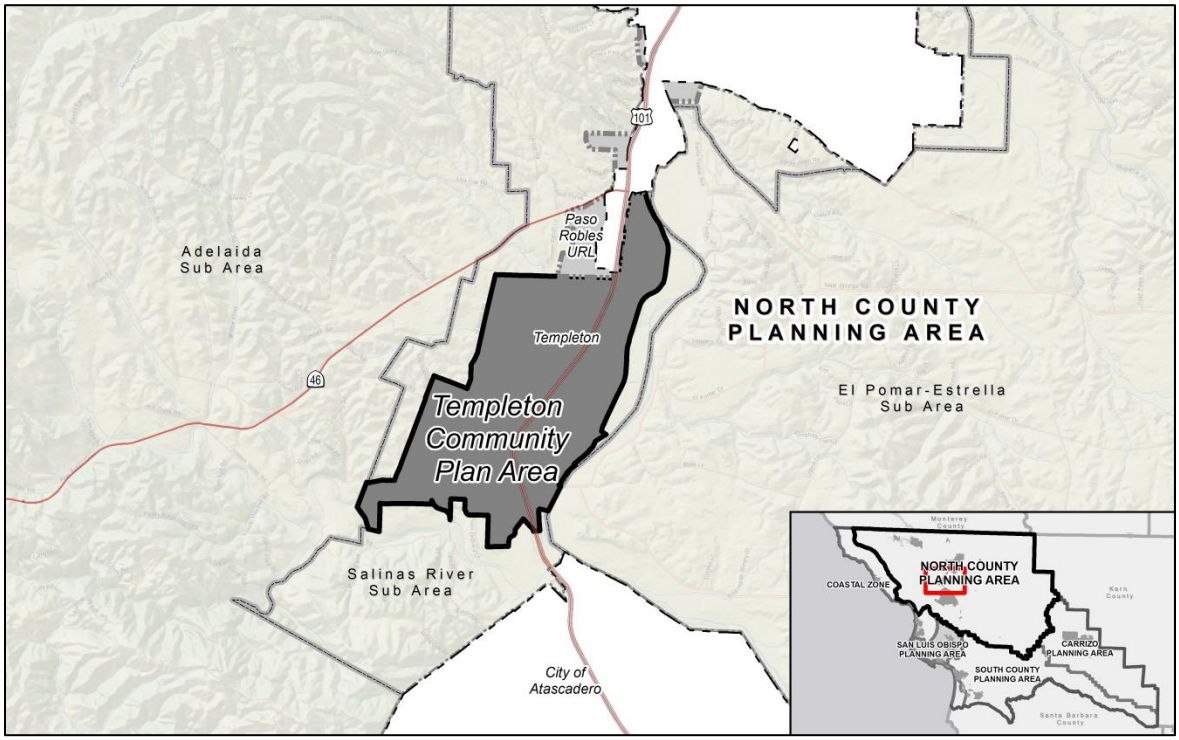

Figure 1-1: Regional Map

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Chapter 2: Population and Economy

This chapter focuses on the population and economy of Templeton. The discussion in this chapter is current as of the last major update to the Salinas River Area Plan (1996).

2.1 Population

Templeton has maintained a stable environment with a small town atmosphere. In 1995, the population is estimated to be 3,139, or 8.7 percent above the population of 2,887 in 1990. This population represents 5.2 percent of the total Salinas River sub-area population. The population in 1990 was about 2,887, which was 137 percent greater than the 1980 population of 1,216 (1992 Regional Profile - San Luis Obispo Coordinating Council). During this period, the community's average annual growth rate escalated to 9 percent making it difficult to provide general services, such as water and schools, in a timely manner. Between 1990 and 1995, the annual growth rate dropped to approximately 1.7 percent; reflecting the economic recession during that period. The 1996-2000 growth rate is estimated at approximately 4 percent annually (based on TCSD hook-up demand and SLO County construction permit issuance).

According to the 1990 census, the median household income was $35,433 per year, while 9 percent of the community had incomes below the poverty level.

2.2 Housing

The 1990 census estimated that Templeton consisted of 1,043 dwellings, of which 52 or 5.2 percent were vacant. The median house value was $190,800, and the vacancy rate was 5.2 percent, or 57 units of the housing supply of 1,100 dwellings. Templeton's housing information is shown in Table 2-1.

Table 2-1: Housing and Income Information	
Occupied Households	1,043
Vacant Households	57
Vacancy Rate (percent)	5.2
Persons per Household	2.68
Median Price of Housing	$190,800
Median Household Income	$35,433

Source: 1990 U.S. Census

2.3 Economy

Historically an agricultural service and residential community, Templeton has become an important regional medical center but continues to rely heavily on employment in other nearby communities. It is foreseen to incorporate as a city once that an adequate stream of public revenue occurs to provide a fiscal foundation.

Templeton's economy is intertwined with and, in many ways, inseparable from the economy of the larger North County region. The North County Area Plan describes Templeton's role in the North County economy and establishes regional economic goals. The achievement of these goals will depend on the cooperation of all North County communities, including Templeton.

Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within Templeton. It identifies capacities and compares them with current and projected demand levels, based on 1995 information. It then identifies appropriate program options that the County might use to deal with current and potential deficiencies. In addition, this chapter identifies programs for improving our basic understanding of existing and potential resources.

> ***NOTE:*** This chapter describes service levels and available resource capacities as of the last major update to the Salinas River Area Plan (1996). More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning (LUCE Part I). Appropriate development levels within Templeton are addressed in Chapter 4 of this plan. The intent of Chapter 3 is to provide the public and decision makers with basic information and a range of options to be considered when evaluating growth and development issues. Where appropriate, resource narratives are augmented by graphs indicating estimated resource demand as the population increases toward build-out. Projections of future demand are by the Department of Planning and Building, based upon 1995 per capita demand and a constant annual growth rate.

In addition to the discussion in this chapter, the North County Area Plan describes regional facilities and services that are not necessarily based in Templeton but are available to North County residents. The Area Plan also describes natural resources and environmental characteristics in the larger North County region, including geological resources, groundwater, soils and agriculture, biological resources, visual resources, and air quality.

3.2 Status of Public Facilities, Services, and Resources

The unincorporated community of Templeton is provided with services by the Templeton Community Services District (TCSD), formed in November, 1976, as a result of the reorganization of several single purpose districts (see Figure 3-1). The TCSD is responsible for providing water, sewer, stormwater drainage, parks and recreation, fire protection and lighting services.

Water Supply

The TCSD's wells extract water from the Salinas River and from the Paso Robles groundwater basin (Templeton sub-basin). The combined safe annual yield from these two sources is approximately 1,580 acre-feet. TCSD maintains a will-serve waiting list. The district has been attempting to secure more water and reduce demand. To that end, the district has implemented a retrofit program and established a new well in the groundwater basin. Efforts to establish additional groundwater wells are on-going. To meet the County's long term projected community build-out estimates, the district has also requested a 1,475 afy allocation from the Lake Nacimiento project. Additional future water resource development will include feasibility analysis for water reclamation/reuse projects. Water demand projections are shown in Figure 3-2.

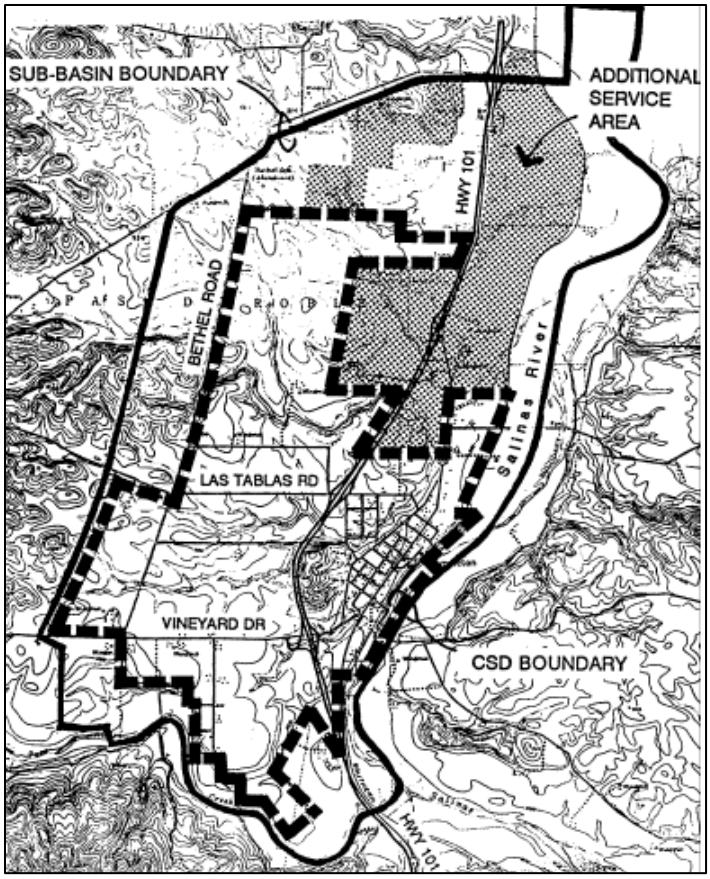

Figure 3-1: Templeton Community Services District

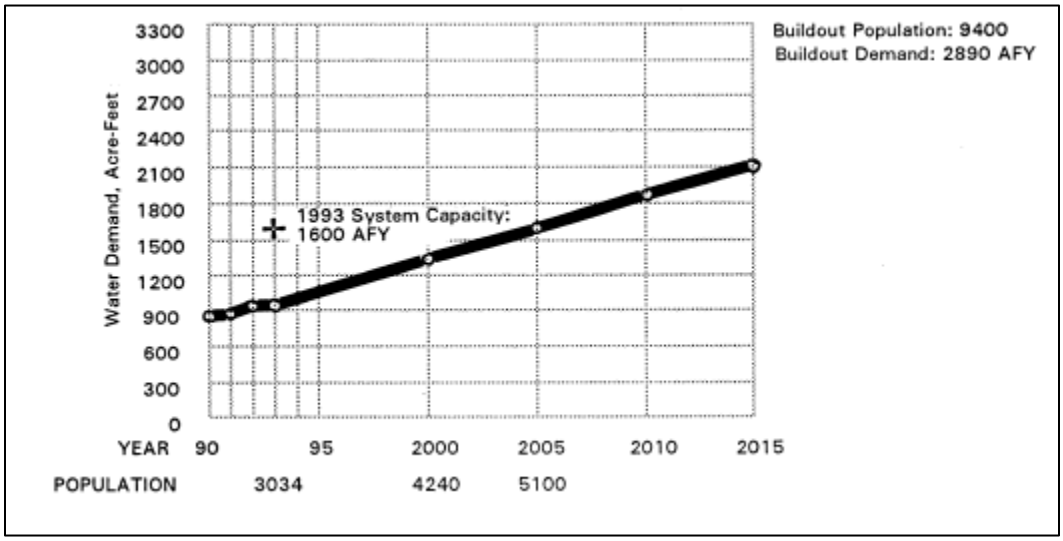

Figure 3-2: Projected Water Demand - Templeton
Source: Templeton Community Services District; County Department of Planning and Building

Sewage Disposal

The city of Paso Robles sewage treatment plant, with a total plant capacity of 4.9 million gallons per day (mgd), serves both Paso Robles and Templeton. While Templeton is allocated 443,000 gallons per day based on annual flow, this allocation is constrained due to physical limitations in collection system capacities. Although Templeton's allocation of treatment capacity could serve a population of approximately 4,430 (assuming a per capita flow of 100 gpd), due to these conveyance capacity limitations in the Paso Robles interceptor sewer, the district is effectively limited to an average daily flow capacity of about 300,000 gpd. [Amended 1999, Ord. 2865]

To resolve wastewater treatment constraints and to serve the growing community, the TCSD has acquired the Meadowbrook wastewater treatment plant south of Bennet Way. A first phase expansion of this plant to 300,000 gallons per day is planned for FY 1998-99. This new capacity, combined with the existing allocation at the Paso Robles treatment plant and planned future expansion phases at the Meadowbrook plant, is intended by the district to serve future population growth in Templeton. [Amended 1999, Ord. 2865]

Sewer service operates on a service charge basis with customers financing the cost of existing facilities and operation. New facilities are paid for from development fees. A majority of the lands west of Highway 101 would not require sewer services if developed at the suburban residential densities in this plan.

Schools

Templeton Unified School District covers 99 square miles in the Salinas River, El Pomar/Estrella and Adelaida sub-areas and operates two elementary schools, a middle school and a high school. At the beginning of the 1993-94 school year, enrollment in all four schools totaled 1,425 students. Enrollment projections are shown in Figure 3-3.

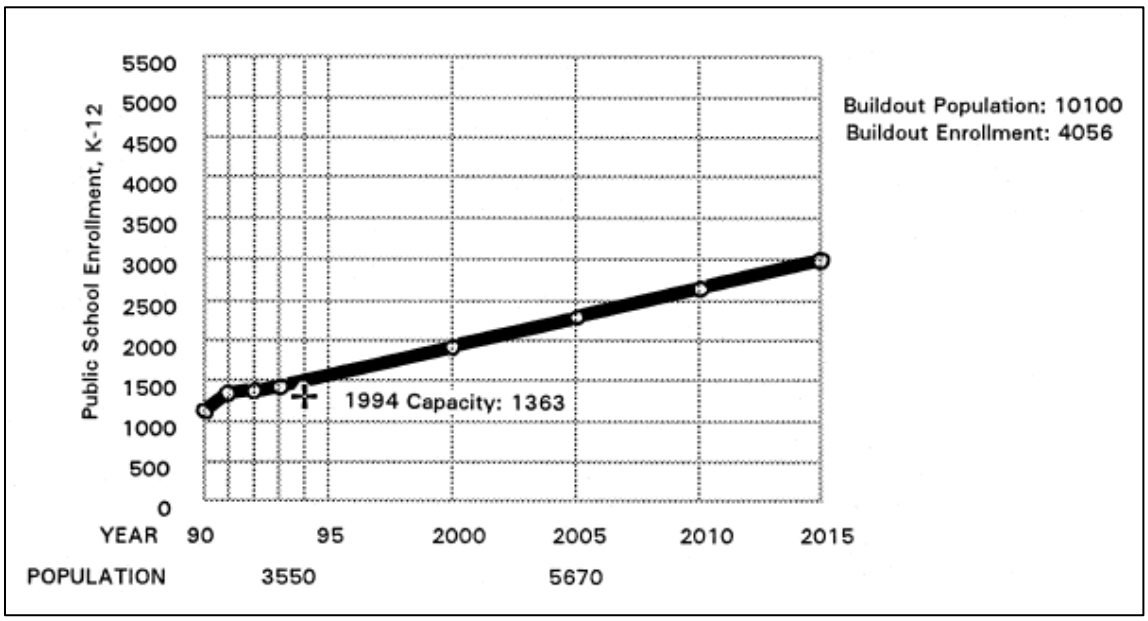

Figure 3-3: Public School Enrollment - Templeton

Source: Templeton Unified School District; County Department of Planning and Building

Parks

TCSD is the only portion of the county's unincorporated area with neighborhood parks owned and operated independently of the county. Bethel Road Park is TCSD's only developed neighborhood park. Additional acreage is set aside for future park development. Templeton County Park is owned and operated by the County. Heilmann County Park is the regional park nearest to Templeton. Three public school sites provide additional recreational facilities. Total park acreage for Templeton is shown in Table 3-2.

Table 3-1: Templeton Area Neighborhood and Community Parks

Facility	Size (acres)
Bethel Road Park	4.5
Templeton County Park	3.5
School Playgrounds, three schools[1]	20.0 (est)
Total	**28**

[1]School acreage credit is 50% of actual acreage.

Fire Protection

Fire protection is provided by the TCSD. The part time fire chief and all volunteers have county fire dispatch pagers which are provided, on contract, by CDF/County Fire. Equipment is housed in the fire station located at Fifth and Crocker Streets. Depending on the distance from the station, the response times vary between 3 and 10 minutes. Additional protection is provided by CDF/County Fire which has an engine staffed by full time personnel, and is supported by a separate volunteer company located next door. Future plans include expansion of the fire station.

Police Protection

Uniformed patrol in Templeton is provided by the San Luis Obispo County Sheriff's Department.

Drainage

Presently, surface water runoff is directed to either the Toad Creek drainage channel or the Salinas River. During heavy rains, some flooding occurs along the Toad Creek channel. West of Highway 101, the flood area has not been mapped by the Federal Emergency Management Administration. A flood hazard boundary should be established to reflect this flooding problem.

3.3 Community Service Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself.

> ***NOTE:*** In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of Templeton.

Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

The following public service programs apply to Templeton. Table 3-3 identifies the responsible agencies, potential funding sources and the preferred time-frames for completion.

1. **Flood Hazard Boundary in the Templeton Area.** The County Public Works Department should identify areas subject to flood hazard along the Toad Creek drainage channel in Templeton. Flood hazard boundaries should be established as a Flood Hazard Combining Designation.

Table 3-2: Schedule for Completing Public Facilities, Services, and Resources Program

Title	Responsible Agency	Potential Funding	Timeframe (years)[1]	Priority[2]
1. Flood Hazard Boundary	County Public Works	Flood Control District	1-3	High
2. Drainage Control	County Public Works	Flood Control District	3-5	Moderate

Notes:

1. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan.
2. Priority listings are the relative importance within each timeframe.

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Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the community of Templeton. The Land Use Element official maps separate the community into land use categories, which define regulations for land uses, density and intensity of use. No land use programs are established specifically for Templeton; however, the North County Area Plan includes programs that recommend actions by the County or other agencies to address land use and growth-related issues in the rural portions of the planning area.

The Templeton urban area is planned to form a self-contained community that may also accommodate regional uses in recognition of the town's central location in the north county. Implementation of the Templeton Community Design Plan (refer to Chapter 7) will ensure high quality development that is integrated within the community's historical character and its rural features. The design plan is important for the whole community and all land uses, not just the downtown, since it contains guidelines that apply to residential as well as non-residential development. The plan is incorporated by reference (see Chapter 7) as a part of the Land Use Ordinance and is available at the Department of Planning and Building.

4.2 Distribution of Land Uses

The primary method of allocating land uses within Templeton is through the mapping of 14 land use categories. The uses that are allowed within each category are shown in Article 2 of the Land Use Ordinance. Further limitations on allowable uses may be imposed by standards located in Article 10 of the Land Use Ordinance (Chapter 22.104 – North County Area Communities and Villages).

The location and distribution of the land use categories is shown in the official maps on file in the Department of Planning and Building and on the informational report map at the end of this chapter.

Table 4-1 summarizes the acreage of each land use category in Templeton. Rural land use acreage is summarized in the North County Area Plan.

Table 4-1: Land Use Category Acreage

Land Use Categories	Acreage
Agriculture	154
Rural Lands	0
Recreation	20
Open Space	0
Residential Rural	679
Residential Suburban	954
Residential Single Family	308
Residential Multi-Family	40
Office and Professional	101
Commercial Retail	216
Commercial Service	72
Industrial	121
Public Facilities	102
Dalidio Ranch	0
Total	**2,767**

4.3 Templeton Development Capacity

Templeton has enough land to almost triple its residential development, and increase its commercial development 13 times, offices 300 percent and industrial 360 percent. Due to its location in the center of the urban corridor, it has a very large capacity for regional commercial and industrial development.

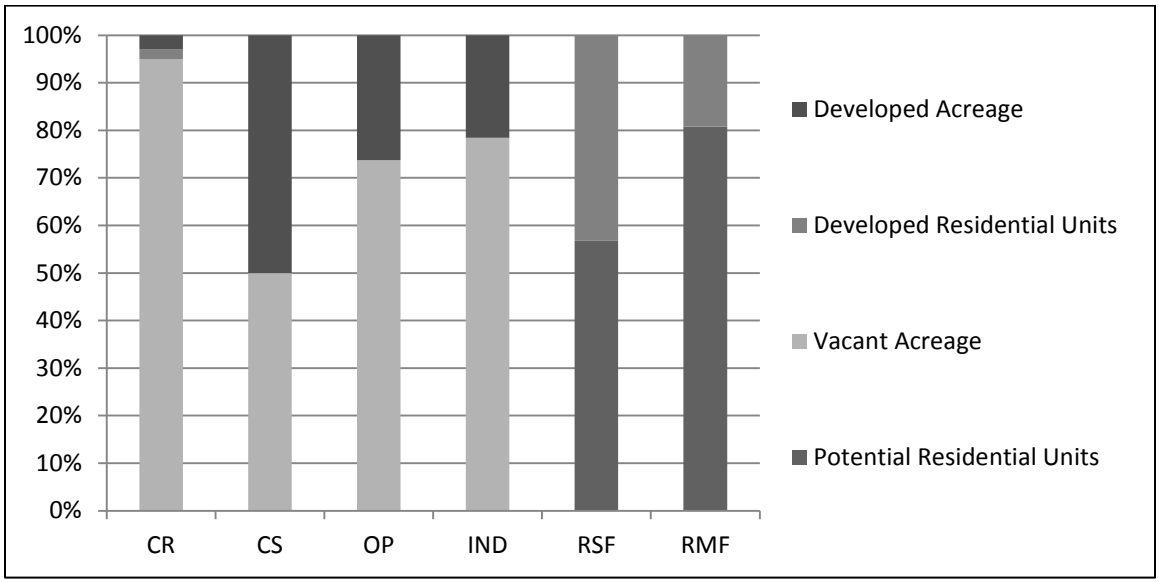


Figure 4-1: Templeton Development Capacity

4.4 Major Land Use Issues

The following are issues concerning residents and property owners of Templeton. Each issue is addressed by the response desired by the community.

1. **There is a lack of local employment opportunities and retail services.** Four new Commercial Retail areas are planned. They are located so they will serve neighborhoods, the community and region. Some of these areas will provide the larger properties that are needed for developing the scale of businesses applicable to these functions. These areas will relieve pressure on downtown retail zoning to provide for shopping needs that might not be consistent with its small-town character.

2. **The Templeton water supply is limited, and the present plan allows growth beyond the capacity of existing or planned resources.** The land use plan does allow development if water supply is available. Decisions regarding any necessary growth limitations in response to a limited water supply will be made separately from this area plan as part of the Resource Management System.

3. **High-density residential development in downtown, and the allowance of mobile home parks in the Residential Suburban category, would crowd the existing neighborhoods and be incompatible.** The Residential Multi Family category in downtown has been limited to a density of 12 units per acre and mobile home parks to the Residential Single Family and Multi Family categories where other similar densities occur by standards in Article 10 of the Land Use Ordinance.

4.5 Templeton Land Use Categories

The following sections discuss land use within each land use category on the plan maps.

Agriculture

The northeastern part of the Templeton urban reserve area is designated Agriculture. The area between Highway 101 and the Salinas River may be regarded as a long range industrial reserve area providing for potential expansion of industrial lands designated to the south. Agricultural uses are encouraged to persist until the land is clearly needed for urban expansion after build-out of other areas.

Residential Rural

Several hundred acres of land in the northwest Templeton urban area are designated for Residential Rural use. This rolling land adjacent to the community provides rural estate homesites close to community services. Adjacent to Highway 101, the area could continue to provide the appearance of a rural separation between Templeton and Paso Robles by clustering or using similar techniques that locate development out of view of the highway. Agricultural uses should also be encouraged to continue within the area to maintain this rural separation.

Residential Suburban

Suburban areas are characterized by tracts with one acre lots or by clusters of residences within large open space lots. Clustering of allowed development or other techniques that achieve the same purpose as clustering are encouraged when needed to preserve rural visual character, steep hillsides, oak woodlands and creek riparian habitats within this area. Properties along North Main Street are designated Residential Suburban to retain the existing rural landscape adjacent to Highway 101.

Residential Single Family

Most existing residential lots in the original townsite of Templeton are 7,500 square feet (50 x 150 feet), with a number of homes occupying double lots. Spacious yards with shade trees and outdoor living areas typify the area. Five single family expansion areas are outside the original townsite of Templeton. They are located west of Highway 101 surrounding higher intensity uses along Las Tablas Road; along Theater Drive; east of Highway 101 north of Las Tablas Avenue and east of Highway 101 between Cayucos Avenue and Vineyard Drive, and on Phillips Lane.

Residential Multi Family

Multi Family development in the past has been interspersed within the single family neighborhood in downtown, where it often was inconsistent with the single-family appearance of the older neighborhood. Density is limited to 12 units per acre in this area, which will allow the creation of rental units without disrupting the neighborhood's character. Outside of the central area, a density up to 26 units per acre is allowed on designated large properties located adjacent to convenience shopping areas on Las Tablas Road and on North Main Street.

Recreation

Recreation facilities in Templeton will continue to be primarily resident- rather than tourist oriented. Recreation facilities presently include Templeton Park with swimming pool, playground area, ball field, BBQ pits and picnic area, and community bandstand, all of which provide for active and group recreation needs; and Bethel Road Park which provides a play field.

Office and Professional

Four separate Office and Professional areas are located in Templeton, in the downtown area, the northern end of the main business district, the Las Tablas Road area west of Highway 101, and Vineyard Drive west of Highway 101. The downtown area includes some single family homes which should be retained for office use rather than be moved or destroyed. Public and quasi-public offices and services and limited retail uses should be encouraged and attempts should be made to maintain the historic motif as established in many of the new uses and remodeled structures.

The North Main Street area is an extension of the main business district along the strip of land between Toad Creek and Main Street. This area could attract a variety of office and service uses that might be unsuitable for the other two locations.

The Las Tablas area designated as Office and Professional includes substantial development in the vicinity of Twin Cities Hospital. The easy access from Highway 101 and the large lot sizes provide opportunity for master-planned subdivisions and developments that relate to hospital or quasi-public facilities, such as offices, convalescent facilities, multifamily developments, schools or similar uses. Impacts on infrastructure, especially water and sewer, and on adjacent residential land should be considered as development occurs in this area. These Office and Professional uses together with adjacent Residential Single Family areas will provide a transition to surrounding lands designated for Residential Suburban development and will provide a logical termination of urban service extensions on the west side of Highway 101.

Commercial Retail

The Commercial Retail category encourages different types of retail shopping areas depending on their location in the community. The traditional community shopping area has been downtown on Main Street. The central business district can be expected to provide neighborhood and visitor shopping as the town and surrounding population grow. It should develop with commercial uses appropriate to the small-scale lot pattern in downtown. Main Street should be enhanced as an attractive two-lane business street.

The Templeton Community Design Plan encourages retaining existing oak trees and utilizing architectural harmony, signing and landscaping to create a desired community theme of historic design. These concepts should be reinforced with tree lined sidewalks and parallel parking with possibly a landscaped median strip.

Another community shopping area is planned on North Main Street at the stockyard site to serve projected development, where large parcels will accommodate larger stores. Regional shopping districts are planned on Ramada Drive just north of the North Main and Highway 101 interchange and just south of Marquita Drive, with the purpose of serving the north county region with major commercial establishments and providing visitor theme destinations.

Visitor-serving commercial areas are located at the North Main, Las Tablas and Vineyard Drive/Highway 101 interchanges to provide for traveler needs. Sites on Las Tablas Road are located near the Highway 101 interchange to provide traveler services, lodging and

entertainment. The North Main Street site is adjacent to public land that is planned for a north county regional government center. Offices are intended to be a fundamental use at that site as well. The Vineyard Drive site west of Rossi Road is also intended to be neighborhood serving for convenience shopping.

Neighborhood sites are also located on Las Tablas Road on each side of the office area to provide for daily shopping needs of nearby residents and employees. All commercial sites are encouraged to include affordable incidental residential uses to provide housing opportunities as part of their benefit to the community.

Commercial Service

Service or heavy commercial activities are appropriately located along the railroad tracks, the east side of Main Street and on Ramada Drive. Traditional downtown uses include the very prominent Templeton Feed and Grain building.

North of downtown, service commercial areas are located along the North Main Street and Ramada Drive corridors in front of industrial areas that are next to the railroad. Another area designated for commercial service uses is located on Cow Meadow Lane south of Marquita Avenue.

As service commercial uses are established or restored, attention should be given to their visual impact from Main Street, Highway 101 and nearby residential and retail areas. The Templeton Design Plan and the Land Use Ordinance should be fully utilized for high quality screening, siting, architecture and unobtrusive signing.

Industrial

The areas designated Industrial in Templeton include the Templeton Stock Yard south to Gibson Street on North Main Street and a larger area north of Marquita Drive. These areas are suited to industrial development because they are fairly level, adjacent to the railroad, have easy access from the freeway and have proximity to community services and facilities.

Future industrial uses should not conflict with the residential qualities of Templeton or with adjacent commercial or agricultural uses. To prevent land use conflicts, industrial subdivisions should be oriented internally and provide substantial fencing and landscaped screening when located adjacent to other land use categories. Proposed industrial uses should be evaluated for possible off-site noxious effects when located in the proximity of other land use categories.

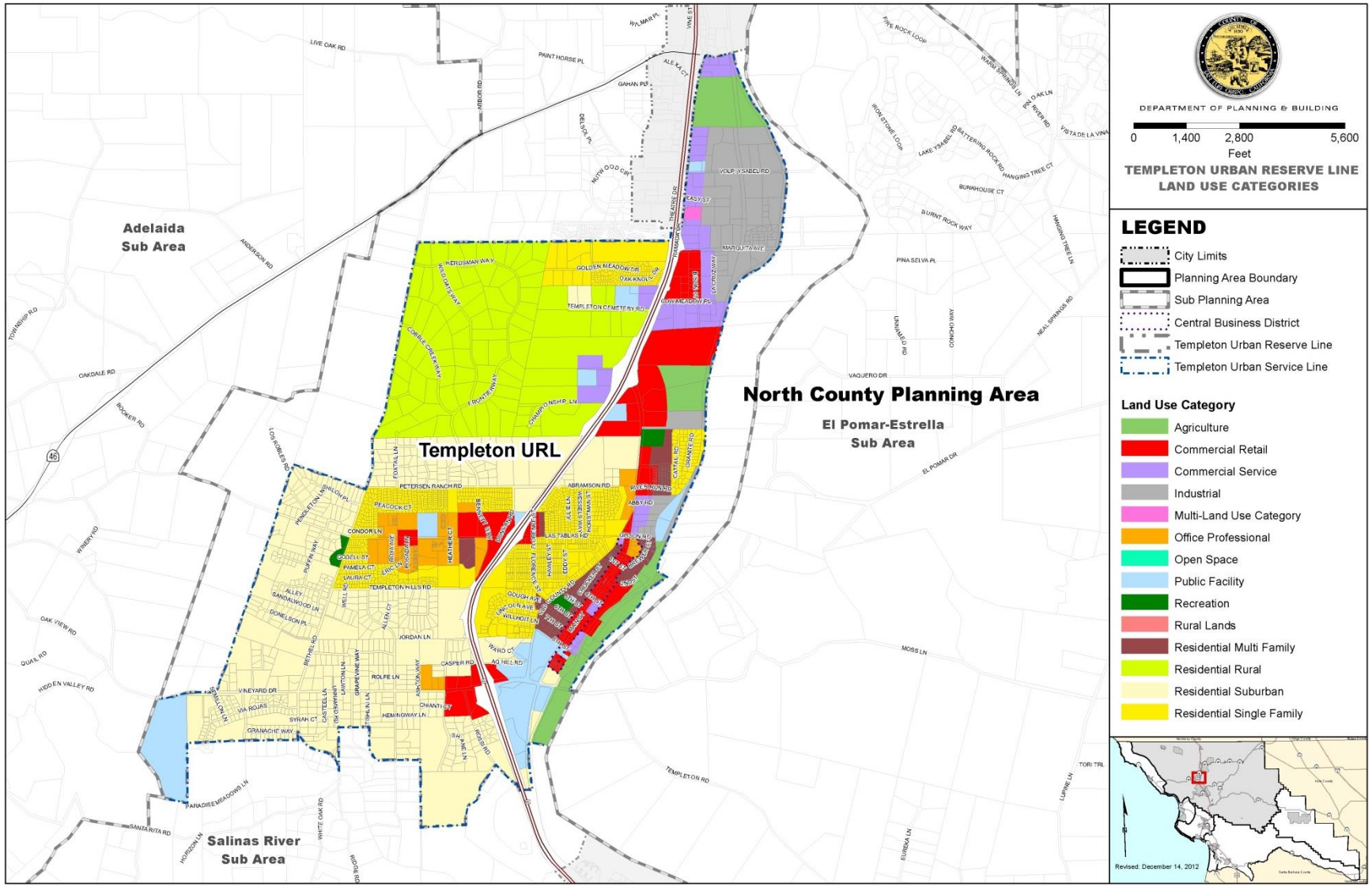
Public Facilities

Existing public facilities include the Templeton Community Services District office, district fire station, a future north county regional center site at North Main/Highway 101, the Veterans Memorial Building at Main and Eighth Streets, and the post office on North Main Street. The Templeton Unified School District provides kindergarten through 12th grades at their present location north and south of Vineyard Drive on Main Street. A new elementary school on Vineyard Drive has been completed. Additional public facilities include the California Highway Patrol Station at Highway 101 and Las Tablas Road and Twin Cities Hospital on Las Tablas Road.

The north county regional center site is located on a highly visible hill adjacent to Highway 101. Any development should serve as a landmark at the northern entrance to the community. Building architecture would be appropriate that is exemplary of civic functions within the historic context of Templeton. It should be complemented by landscaping, with special attention to setbacks from the highway to partially buffer views.

4.6 Land Use Programs

No land use programs have been established for Templeton. Refer to the North County Area Plan for a discussion of regional land use programs that could affect Templeton.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Templeton Urban Service Line
Land Use Category
Agriculture
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Commercial Service
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Chapter 5: Circulation Element

This chapter is the Circulation Element for Templeton. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the North County Area Plan (LUCE Part II). The circulation map at the end of this chapter shows the existing road network and planned road improvements within the Templeton urban area.

The Regional Transportation Plan, which is prepared by the San Luis Obispo Council of Governments (SLOCOG), is a relevant source document with a countywide perspective and more technical information on transportation. It contains goals and objectives for state highways, major local routes of significance, alternative transportation modes and strategies for transportation system and demand management. The Congestion Management Plan, which is adopted by SLOCOG, has policies for integrating land use planning and transportation planning. These documents, along with the Clean Air Plan as well as supporting technical studies, provide input to making decisions on transportation projects, as illustrated in Figure 5-1.

Land use and circulation planning should support each other so that the pattern of land development is supported by a well-defined system of transportation linkages. Roads, bikeways, airports, railroads and various modes of transportation make up the circulation system. Improvements occur by a combination of public and private measures, including the dedication of land to the public in proportion to the impacts created by development. It is understood that public dedications will be reviewed on a case-by-case basis to meet nexus and other legal requirements.

The following sections describe transportation management programs, the major features of the circulation system, and alternative modes of travel to the private automobile. System improvements and programs are recommended to implement the circulation needs of the Land Use Element.

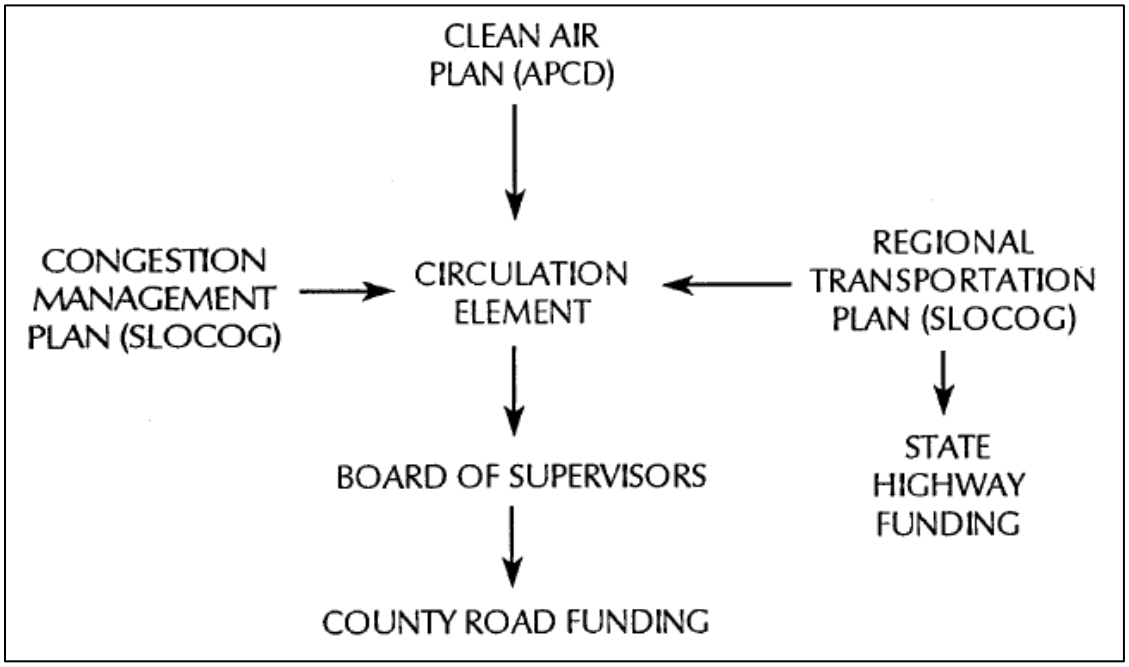


Figure 5-1: Circulation Element

5.1 North County Circulation Issues and Objectives

The North County's various communities and rural areas are connected by a network of state highways and major arterial roadways. The North County Area Plan (LUCE Part II) describes some key issues that affect the regional transportation system and establishes policies and objectives in response to those issues.

5.2 Roads

Deficiencies in Templeton

The Templeton Circulation Study monitors traffic patterns annually. The study projects capacity situations on North Main Street, Ramada Drive, Theater Drive, Las Tablas Road and Vineyard Drive.

Road Improvement Projects

The following sections identify major improvements as the land uses envisioned by this plan develop along with growth in Atascadero, Paso Robles and the larger area. The circulation plan maps show functional classifications of existing and proposed roads within Templeton. Improvements will be required with proposed land divisions by the County Real Property Division Ordinance and planning area standards.

The Resource Management System (RMS), through the annual Resource Summary Report, identifies the necessary timetables for making road improvements with timely funding decisions. It also describes procedures for revising Land Use Element policies if timely funding decisions cannot be reached. The RMS utilizes a level of service "C" in rural areas, which begins at 33 percent of capacity, and level of service "D" in urban areas, which begins at 58 percent of capacity, to identify the threshold at which traffic congestion is of concern. The annual report utilizes an analysis by the Public Works Department to identify those roads nearing or exceeding capacity. The Final Environmental Impact Report for the 1995 Salinas River Area Plan update identifies existing traffic and capacities for major roads in the former Salinas River planning area. Improvement standards are more specifically shown in the Public Works Department's "Standard Improvement Specifications and Drawings." Funding decisions for road improvements will consider the feasible use of County general funds, state and federal grants and funding sources, and development fees.

The following are major proposals for the road system that is shown on the circulation maps at the end of this chapter. The listed order does not imply any priority.

Principal Arterials

Highways 101, 41, 46 and 58 serve as the area's principal arterials, with the function to carry traffic on trips connecting population centers. The North County Area Plan describes anticipated improvements, as listed in the Regional Transportation Plan, for these arterials. No improvements to principal arterials are proposed within Templeton.

Arterials

The functional purpose of arterial roads is to carry traffic between principal arterial roads, centers of population, and to serve large volumes of traffic within an urban area or rural area. Several roads shown as existing arterials in the rural area are being used for this purpose. Improvements will be needed to achieve County standards in addition to making the proposed

realignments and extensions shown on the circulation plan map. Road improvements that can link Paso Robles, Templeton and Atascadero will need to be considered as important alternatives to widening Highway 101.

1. **North Main Street.** The County should work with residents of Templeton for improvements on North Main Street, as shown in Figure 5-2.

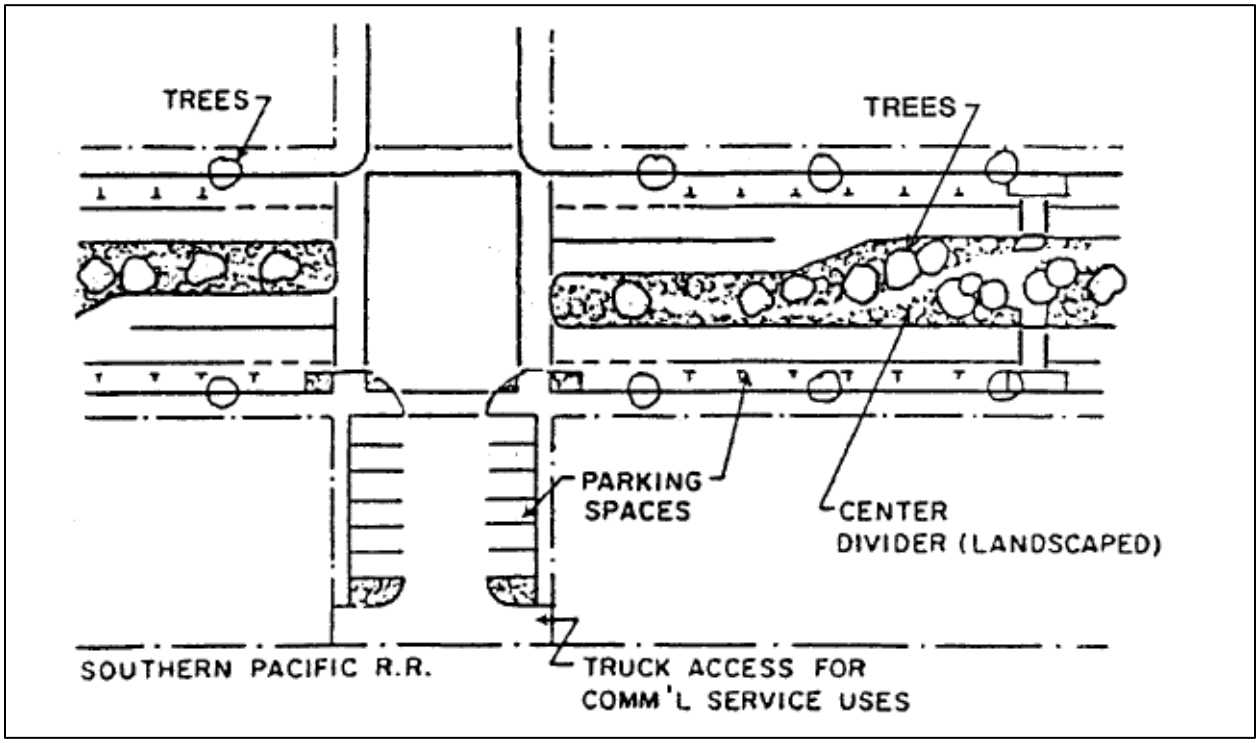


Figure 5-2: El Camino Real Improvements - Templeton

Collectors

Collector roads or streets function to enable traffic to move between minor roads or streets and arterial roads or streets. The following major proposal for the road system is shown on the LUE circulation maps.

1. **Las Tablas Road.** In Templeton, widen consistent with the Templeton Circulation Study. This is considered a "long range" improvement to be completed within 10 to 20 years (from the last major update of the Salinas River Area Plan Update, 1996).

Local Streets

Local roads and streets function to carry traffic and alternative transportation at low volumes within neighborhoods and non-residential areas. No specific improvements are proposed within the larger scope of this plan. Road improvements, including walkways for pedestrians, will be determined at the project and subdivision review stage consistent with adopted plans and regulations.

Alleys

Alleys in Templeton offer both problems and opportunities. Problems that are typically associated with alleys are security, garbage accumulation and lack of paving. They provide utilitarian corridors for parking, trash collection, utilities, and informal access between houses within a block. They provide access for secondary dwellings located at the back of a lot. Where alleys exist or are planned, minimal levels of improvements are necessary to attract and secure usage. Continuous pavement to driveways, at an adequate width for emergency vehicles, lighting and amenities such as fencing and landscaping are often needed to upgrade alleys. Greater alley usage can lessen street traffic by placing parking and garages at the rear of properties, which also can provide better views of the street from residences.

5.3 Other Means of Transportation

Both the North County Area Plan and Framework for Planning encourage alternatives to single occupancy vehicle travel. These alternatives are described below.

Public Transit

The North County Area Plan describes the benefits of public transit and the current needs and planned improvements for the North County's public transit system. It also contains policies that encourage and guide transit oriented development (TOD) in the North County's urban reserve areas. These policies are implemented by area-wide TOD standards in Article 10 of the LUO.

Carpooling - Park and Ride Lots

The overall goal for park and ride lots is to increase their numbers throughout the county. Park and ride lots are transfer areas where people may drive or carpool to the lot, park their vehicles and continue on with another carpool or transit route. The Clean Air Plan and the Regional Transportation Plan have emphasized park and ride lots as transportation system management measures to shift away from single occupancy vehicle travel. Funding should be obtained for park and ride lots.

The Caltrans Park-and-Ride Lot Report (May, 1993) identifies four potential locations for park-and-ride lots in the Templeton area, including: Vineyard Drive east side of Route 101; Rossi and Vineyard; Las Tablas and Duncan at Route 101; Bennett and Las Tablas.

Bikeways

A goal of this plan and the County Bikeway Plan is to provide a framework for establishing a safe and efficient bikeway system. Planned projects should not only include the construction of bikeways, but also consider the installation of facilities such as bike racks, bike lockers, bike and ride racks, signs, showers, the creation of bike maps and safety and education programs. The County Bikeways Plan lists and maps the bikeway system, and includes policies for integrating bike-related facilities within the transportation system. The North County Area Plan describes the regional bikeway objectives, consistent with the County's Bikeways Plan.

Trails

Proposed equestrian and hiking trails are shown in the County Parks and Recreation Element.

Railroad

Rail transportation provides an important method of conveying goods and people within the transportation system. In Templeton, the railroad runs parallel to Main Street. Templeton's commercial area is in close proximity to the railroad. For this reason the railroad should be considered in central business district design plans recommended by the LUE for Templeton. The county should work with the operator of the railroad line to resolve the issue of blockage of particular crossings so as not to affect the health, safety and welfare of the general public. When the county discovers a health and safety issue concerning the railroad, it should communicate the deficiency to the railroad.

Rail transit should be studied for its feasibility within Templeton, and perhaps to San Luis Obispo and other regions. The addition of this mode of transportation could be integrated with the transit-oriented planning policies mentioned above concerning activity centers. It would be necessary to integrate any light-rail trolley system with freight and passenger operations.

Telecommunications

Personal computers enable people to perform work, research and communications at home or other sites that are separate from traditional locations, communicating electronically or "telecommuting." Decentralizing work to people instead of moving people to work has the potential to reduce commuting trips and employer/employee costs. Telecommuting worksites should be established that have computer workstations, electronic network service and teleconferencing capabilities. In conjunction with the Highway 101 Cuesta Grade widening, scheduled for 1996-97, Caltrans has organized a multi-agency project for a telecommute site with connections to city, county and other agency offices and allow access to the general public.

5.4 Circulation Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the goals and objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on a consideration of community needs and substantial community support for the program and its related cost. Refer to the North County Area Plan for a list of regional circulation programs.

> ***NOTE:*** In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of Templeton.

The following circulation programs apply with Templeton:

Roads and Highways

1. **Street Improvements in Templeton.** The county should work with residents of Templeton for improvements on North Main Street, as shown in Figure 5-2.

2. **Alley Circulation.** Work with residents to improve alley circulation in general by widening pavement where it is too narrow, provide paved driveway aprons, and assist property owners with lighting, fencing and landscaping alternatives for security and privacy.

Park-and-Ride Lots

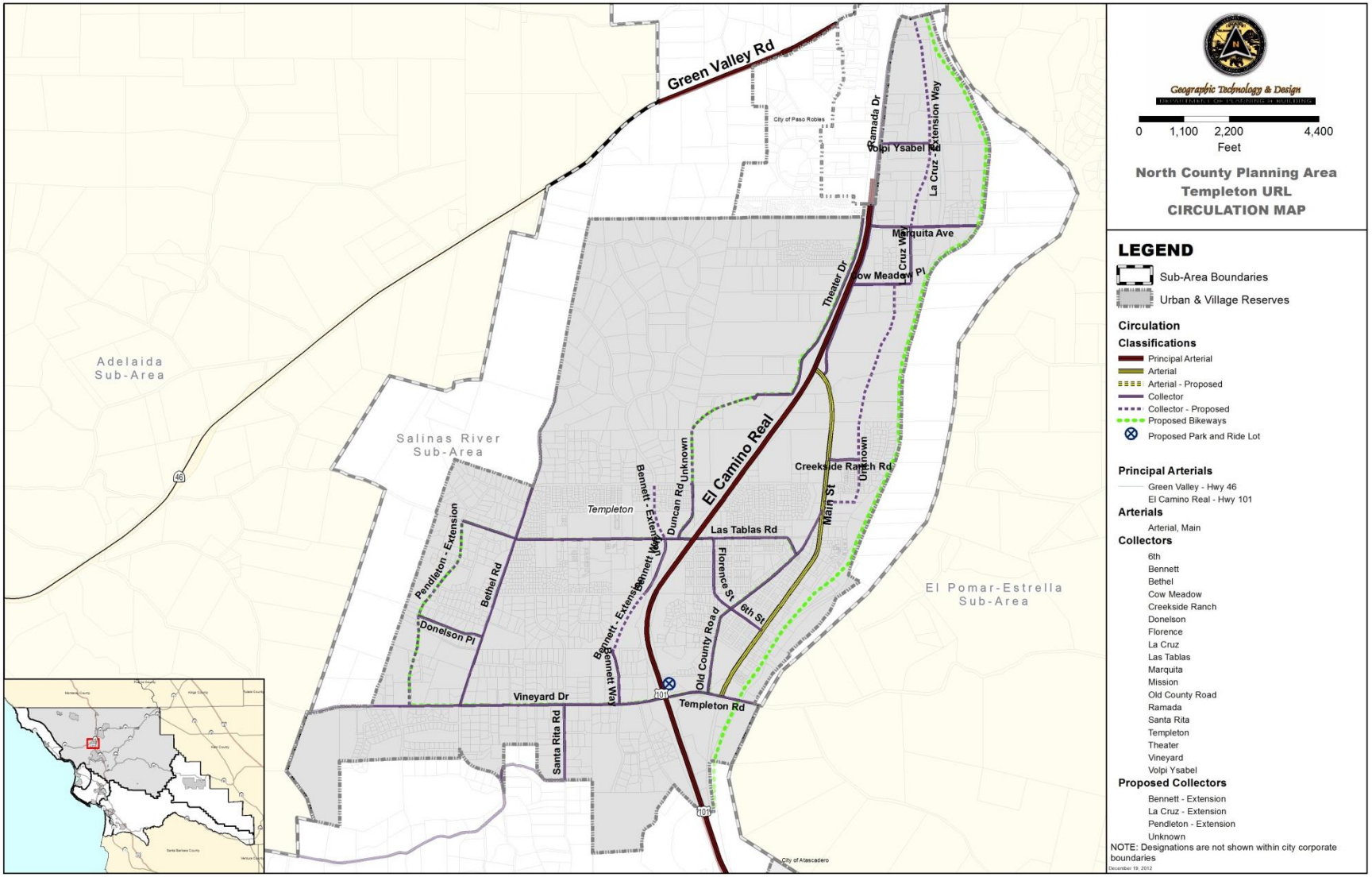
3. **Additional Park-and-Ride Lots.** Park-and-ride lots should be developed in accordance with the Caltrans Park-and-Ride Lot Report (May, 1993). This report identifies four potential locations for park-and-ride lots in the Templeton area, including: Vineyard Drive east side of Route 101; Rossi and Vineyard; Las Tablas and Duncan at Route 101; Bennett and Las Tablas.

Table 5-1: Schedule for Completing Circulation Programs

Program Title	Responsible Agencies	Potential Funding	Timeframe (years)[1]	Priority[2]
1. Street Improvements in Templeton	Co. Planning, Public Works; Cal-Trans	SLOCOG; CalTrans STIP; Assessment District; private funding	3-5	Moderate
2. Alley Circulation	Co. Planning, Public Works	Assessment Districts; private funding	3-5	Low
3. Additional Park-and-Ride Lots	Co. Public Works; SLOCOG; Cal-Trans	Cal-Trans; County	1-3	High

Notes:

1. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan.
2. Priority listings are the relative importance within each timeframe.


Green Valley Rd
City of Paso Robles
Ramada Dr
Volpi Ysabel Rd
La Cruz - Extension Way
Marquita Ave
Cruz Way
Cow Meadow Pl
Theater Dr
Adelaida Sub-Area
Salinas River Sub-Area
El Camino Real
Creekside Ranch Rd
Unknown
Main St
Templeton
Bennett - Extension
Duncan Rd
Las Tablas Rd
Pendleton - Extension
Bethel Rd
Donelson Pl
Florence St
6th St
Old County Road
Bennett Way
Vineyard Dr
Santa Rita Rd
Templeton Rd
El Pomar-Estrella Sub-Area
City of Atascadero
Geographic Technology & Design
0 1,100 2,200 4,400
Feet
North County Planning Area
Templeton URL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Proposed Bikeways
Proposed Park and Ride Lot
Principal Arterials
Green Valley - Hwy 46
El Camino Real - Hwy 101
Arterials
Arterial, Main
Collectors
6th
Bennett
Bethel
Cow Meadow
Creekside Ranch
Donelson
Florence
La Cruz
Las Tablas
Marquita
Mission
Old County Road
Ramada
Santa Rita
Templeton
Theater
Vineyard
Volpi Ysabel
Proposed Collectors
Bennett - Extension
La Cruz - Extension
Pendleton - Extension
Unknown
NOTE: Designations are not shown within city corporate boundaries
December 19, 2012

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Chapter 6: Combining Designations

6.1 Introduction

Combining designations are special overlay maps and symbols applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. Symbols denote the vicinity of proposed public facilities such as government uses, parks and schools. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 10 of the Land Use Ordinance (Chapter 22.104 – North County Area Communities and Villages) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 Templeton Combining Designations

The Templeton urban area includes the following combining designations, which are shown on the map at the end of this chapter:

1. **Salinas River Flood Hazard (FH).** The Salinas River and the immediate area are designated on the Combining Designations map as a flood plain.

2. **Bethel Lutheran Church – Historic (H).** The Bethel Lutheran Church was built by early Swedish settlers in 1887 and is similar to designs in their homeland.

3. **C. H. Philips House – Historic (H).** This vernacular Victorian style house was built by Chauncey H. Phillips in 1886 1887. The Phillips house was the first home built in the new town of Templeton and has been kept in very good condition by the various owners since Mr. Phillips sold the house in 1891.

6.3 Proposed Public Facilities

Only those public facilities that have a direct effect on land use and are publicly managed are considered. The public facilities needed for the community are determined by many public agencies. Development guidelines for proposed public facilities are contained in Framework for Planning.

The following public facility projects are proposed in Templeton:

1. **Elementary Schools.** Two additional elementary schools may be needed in the future to serve proposed residential areas east and west of Highway 101. The schools would be most appropriately located in areas of sin-gle family residential densities.

2. **Civic Center Site.** Locate community governmental functions, such as offices, library, museum and meeting hall close to other uses. Final site selection should be coordinated with the Templeton Community Services District and the Templeton Area Advisory Group.

3. **Regional Government Center Site.** A county government facility site is shown at the Highway 101/North Main Street interchange for region-serving public safety facilities, a court and county offices.

6.4 Combining Designations and Proposed Public Facilities Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the objectives of this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of Templeton.

The following programs apply to Templeton:

Flood Hazard Area (FH)

Regarding flood hazard areas, the San Luis Obispo County Flood Control and Water Conservation District is one source of funding.

1. **Drainage Control in Templeton.** The County should identify problem areas and prepare remedial measures to correct flooding problems.

2. **Channel Maintenance in Templeton.** The County and the Templeton Community Services District (CSD) should obtain maintenance easements for the creekways and initiate a program to remove rubbish, dead and obstructive vegetation and other obstacles that may increase flooding.

Public Facilities (PF)

3. **Areawide Neighborhood Parks.** The County should work cooperatively with a local school district in the acquisition of neighborhood park sites adjacent to any new elementary school locating in an urban area to more economically provide playground and park facilities for both pupils and neighborhood residents.

4. **Templeton Linear Park.** The County should work cooperatively with the Templeton Community Services District and property owners for the acquisition and development of a linear park parallel to Paso Robles Creek.

Table 6-1: Schedule for Completing Combining Designation and Public Facilities Programs				
Program	**Responsible Agencies**	**Potential Funding[1]**	**Timeframe (years)[2]**	**Priority[3]**
Flood Hazard Area (FH)				
1. Drainage Control in Templeton	County Flood Control District	Zone of Benefit	1-3	High
2. Channel Maintenance in Templeton	County Public Works, TCSD	District, Co.	3-5	Moderate
Public Facilities (PF)				
1. Areawide Neighborhood Parks	General Services	N/A; grant; district; fees	On-going	High
2. Templeton Linear Park	General Services, Templeton CSD	N/A; fees; grant; district	Low	Low

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff as a part of the normal agenda of a County department. No special funding is required.
2. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan.
3. Priority listings are the relative importance within each timeframe.

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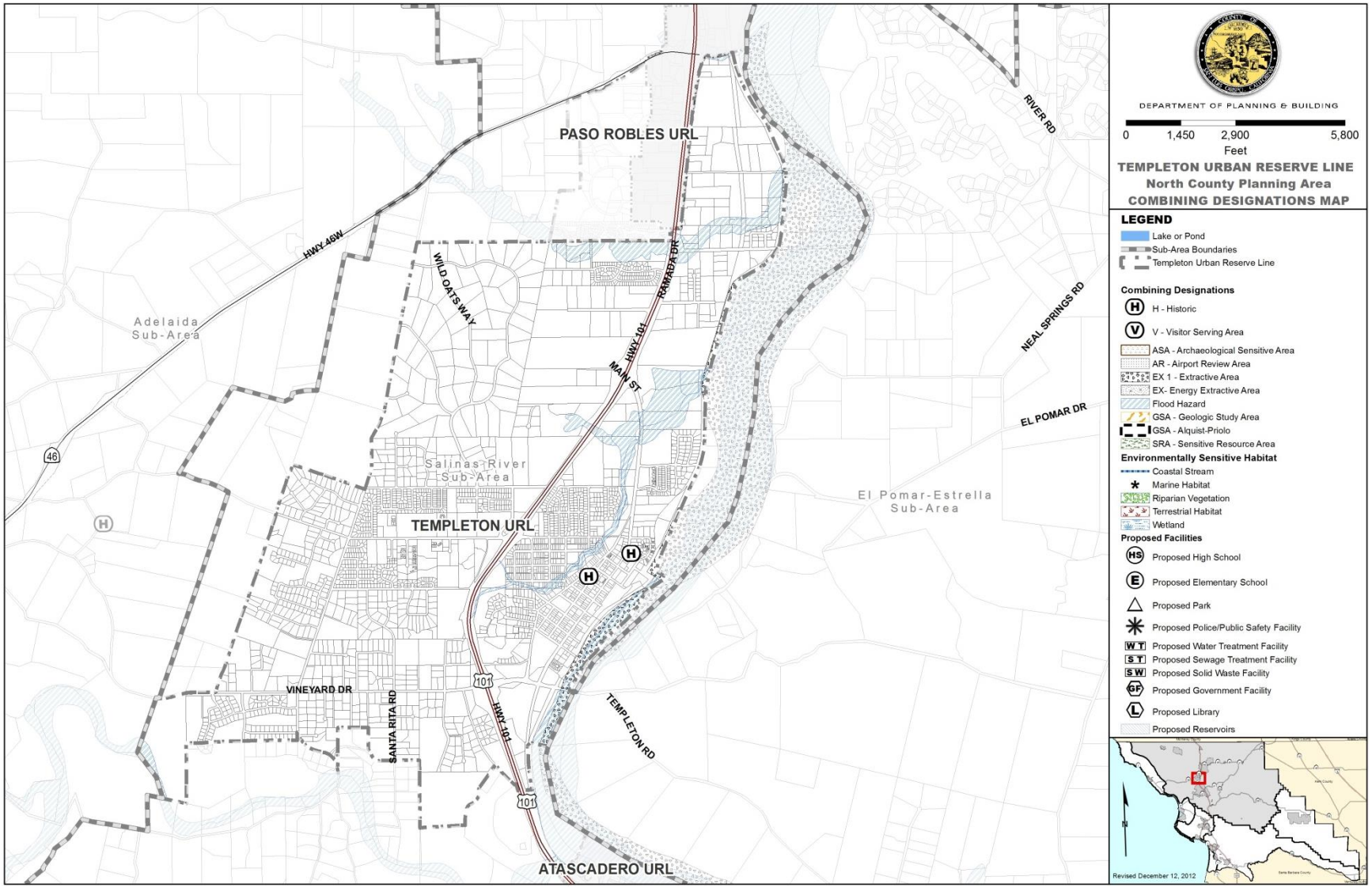
PASO ROBLES URL
TEMPLETON URL
ATASCADERO URL
Adelaida Sub-Area
Salinas River Sub-Area
El Pomar-Estrella Sub-Area
HWY 46W
WILD OATS WAY
RAMADA DR
HWY 101
MAIN ST
RIVER RD
NEAL SPRINGS RD
EL POMAR DR
VINEYARD DR
SANTA RITA RD
TEMPLETON RD
DEPARTMENT OF PLANNING & BUILDING
0 1,450 2,900 5,800
Feet
TEMPLETON URBAN RESERVE LINE
North County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Templeton Urban Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
SRA - Sensitive Resource Area
Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
Terrestrial Habitat
Wetland
Proposed Facilities
Proposed High School
Proposed Elementary School
Proposed Park
Proposed Police/Public Safety Facility
Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 12, 2012

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Chapter 7: Templeton Community Design Plan

The Templeton Community Design Plan was adopted by the County Board of Supervisors on December 11, 1990, and is incorporated by reference into Title 22 of the County Code.

NOTE: The Templeton Design Plan is available in its entirety at the San Luis Obispo County Department of Planning and Building and on the Department's website: (www.sloplanning.org).

The guidelines in the Design Plan are intended to inform and guide property development in Templeton so that the form and character of the overall community is protected and enhanced. They are available to prospective developers so that early design decisions can be made that are consistent with the plan. The guidelines are both advisory and discretionary, to be used in the review of subdivision and development projects by County staff, the Planning Commission and the Board of Supervisors to protect the public welfare and environment. The development review process makes a careful examination of a project's quality of site planning, architecture, drainage design and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

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