

Templeton Expansion Area Plan

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Project Description


Identifying areas for future growth is essential for cities to grow successfully. This plan will guide the future planning process for Templeton's expansion area. This area was identified as a suitable area for development from the Strategic Growth Assessment done in 2009 by SLO County GIS staff. This area is approximately 300 acres and is located off of Templeton Road. The area is free of significant natural hazards, and

Templeton Road is currently the highest Level of Service A in the area. Furthermore, the proposed area is within one mile of historic downtown and approximately a half mile from Templeton High School. Templeton is currently reaching its buildout population and will need to increase in size to accommodate the anticipated growth. Area plans are important to identify areas for future expansion and also establish goals and policies to guide the development of its growth.

The Templeton Expansion Area plan goals and policies were established from the most valued wishes from community outreach and professional guidance. Implementation measures are also established to carry out these goals and policies. Beginning actions are proposed to support the preliminary planning phases of the Expansion area. Proposed land uses were established using the existing conditions report created by the Cal Poly City and Regional Planning 410 studio. The information contained in the report has been summarized, with the full report available in the appendix.

Based on the 1983 National Recreation and Park Standards Association guidelines, which San Luis Obispo County abides by, Templeton and the County fail to meet the minimum required park space. The guidelines specify a minimum of 5 acres of park space per 1,000 residents; Templeton has nearly 10,000 residents requiring it to have 50 acres of park space. There is only one park, Templeton Park, which is 3.5 acres. Park space in the expansion area aims to increase park space to decrease the park allocation gap.

San Luis Obispo County is currently below the required number of affordable housing units based on its Housing Element. For "very low income unit" to "moderate income unit" brackets the County needs 317 additional units to meet housing needs. This was determined by the Regional Housing Needs Plan, adopted by the San Luis



Obispo Council of Governments, which designates 1,295 total units for the County. Templeton's housing supply is currently very skewed; 80% of the housing in Templeton costs over \$400,000, making it an ideal location for a portion of the required housing units. Proposed housing in this plan will increase the amount of affordable units and complement SLO County Smart Growth principles by requiring mixed use housing in commercial areas.

Agriculture is the existing use in the expansion area and this plan aims to preserve some areas as agriculture for local produce. Agriculture can provide food security and serve as an education HUB for local schools.

Vintner is a creative way for Templeton to engage the wine culture in San Luis Obispo County. This zone allows wine tasting, restaurants, and vineyards together to add to the wine culture that Templeton strongly values. this use will create Templeton as a desirable destination for food and wine.

Open space is valued very highly by community members shown by its importance during public outreach meetings and surveys. It is important for a community to have plentiful open space for recreational opportunities, retaining the natural environment and public health benefits. Connecting the DeAnza trail to the expansion area will enhance outdoor lifestyle. The DeAnza Trail will also connect to historic downtown Templeton to create more walkable environments.

Additional fire and police services will be necessary to sustain the increase in population that the expansion area will bring. Police and fire service are currently at their limit and will not be able to support the expansion area.

Land Use and Concept Design

Templeton is a rural community with an abundance of open space and agricultural land, a characteristic highly cherished by residents. Land use development patterns in the expansion area will reflect these characteristics by minimizing impact on open space and keeping development compact. Land uses will be developed to enhance public space, promote alternative transportation and provide for resident's daily needs. The proposed land use designations and acre allotments for the Templeton Expansion Area are:

Proposed Land Uses	
Land Use Designation	Acres
Argiculture	30
Special Wine Use	25
Open Space	65
Park Space	50
Mixed Use	3
Residential Estate	25
Residential Single Family	20
Residential Medium Lot	7
Residential Small Lot	3
Public Facilities	14
Total	242





11X17 CONCEPT MAP



Housing Supply and Typology

Housing Supply

According to the US Census data from 2010 there are 3,006 housing units available in Templeton with 2,830 of those available units being occupied, which is a 5.9% vacancy rate spread across Templeton as a whole. Although this is a healthy vacancy rate, the 5.9% of vacant units does not provide many diverse housing options; instead they may move to the neighboring cities of Paso Robles and Atascadero. In order to address this issue the expansion area provides a diverse range of housing options that are affordable for ownership in a range of income brackets. Housing types will range from small lot, attached townhomes to one acre estate lots.

Housing Supply			
Land Use Designation	Acres	D.U./Acres	Number
Residential Estate	25	1	25
Residential Single Family	20	3	60
Residential Medium Lot	7	6	42
Residential Small Lot	3	22	66
Total			193

Housing Typology

Residential Estate

Large lots that allow ample distance between dwelling units allowing for more privacy; the extra space also allows for more freedom in the design process of the home for design standards and size.

Lot Size: 1 acre

Parking: 4 residential spaces, 1 guest space



Residential Single Family

Lots that provide adequate privacy for residents and room for outdoor activity where people live.

Lot Size: 14,520 sq/ft

Parking: 3 residential spaces, .5 guest spaces



Residential Medium Lot

Medium residential lots will be townhomes designed to provide residents with a community living experience while maintaining individually.

Lot Size: 7,260

Parking: 2 residential spaces, .25 guest spaces



Residential Small Lot

These communities will be composed of duplexes that will provide living spaces at an affordable rate. Some units will be attached and others will be detached to provide for a variation of living quarters.

Lot Size: 1,980 sq/ft

Parking: 2 residential spaces, .25 guest spaces





Relevance to Planning

The Templeton Expansion Area Plan establishes a link between the San Luis Obispo County General Plan and individual development projects; as well as provides a framework for future growth and development within the expansion area. Templeton has shown a trend of increasing population and as the town continues to develop, there needs to be a plan guiding this growth in a way that is consistent with the needs and desires of the residents and the law. The Templeton Expansion Area Plan begins the initial steps of guiding development of the area by identifying community goals and developing policies, actions and implementation measures to reach those goals.

Assessing the Expansion Area

A joint study was conducted by a Cal Poly City and Regional Planning studio and the County of San Luis Obispo to determine the most appropriate location to accommodate future growth in Templeton. Two possible locations were chosen based on susceptibility to natural disasters such as fire, flooding and landslides; and the roadway level of service, accessibility to schools and distance from the downtown corridor. After reviewing these potential hazards, the current location, just south of the Salinas River, was determined to be the most appropriate location. The location has low susceptibility to natural hazards according to criteria in the Safety Element of the General Plan though there is an inactive fault line in close proximity that is of minimal concern. The Expansion Area is located close to existing educational facilities (approximately half-mile) and the downtown corridor (approximately one mile) and the current roadway infrastructure is LOS A. The location topographically is relatively flat with a small sloping hill on a portion.



Ventura Downtown Specific Plan

The first case study analyzed was the Ventura Downtown Specific Plan. The Ventura Downtown Specific Plan is relevant to our document because it creates goals and policies designed to control growth and development within a specified area. Ventura did a very good job developing these policies with multiple sub-actions that detail the exact way to achieve their goals. An example of the policies and actions is to: Re-connect Downtown to the beach and promote other linkages to the hillsides and Ventura River. Enhance such places for future generations to enjoy; with supporting actions: Renovate the Pierside Promenade and beachfront area to enhance the Downtown waterfront's appeal as a recreational destination; Enhance the visual and functional link to the waterfront along Ash Street through streetscape improvements and complementary design of new development. Policies and actions such as these provide a very detailed and structured method of achieving the goals of a plan. An excellent organizational component of the Ventura Plan is the inclusion of small informational boxes that are placed throughout the document, giving readers quick and easy access to the important information contained in that section. By including these informational boxes, the plan is much simpler and easier to navigate and understand.

Orcutt Area Specific Plan

This case study was utilized as an example because it is very well organized and is written for a location that is approximately the same acreage as the Templeton Expansion Area. The Community Design chapter of the Orcutt Plan is one of the more detailed and well-thought out design documents I have read. They have guidelines for the types of paving material, site layouts, building colors, etc. These guidelines are very detailed and will have a major impact on the way the site will grow. Despite the strengths of this chapter of the Orcutt Plan, it also serves as an example of a poorly developed design chapter. Despite having very detailed and thorough design guidelines, the Orcutt Plan using wording such as “are recommended” and “is encouraged.” With language such as this, the Orcutt Plan has less implementation power than if it had utilized language such as “shall be” or “are required.” Another unique component of the Orcutt Plan is the way it organizes goals and policies into separate chapters based on the sector involved (ie: Land Use, Circulation, etc). Placing the goals and policies within the relevant chapter allows readers to find all the appropriate information in one spot.



Glendale Downtown Specific Plan

The Glendale Downtown Specific Plan is a visually stunning document. The document utilizes earth-tone colors, soft edges and a lot of white space to create a document that is aesthetically pleasing and simple to navigate. In addition to the excellent design of the document, the Glendale Plan has a very unique table of contents. The Table of Contents is split into sections with short paragraphs describing the reason for the chapters and what is contained within the chapters. By including these small descriptions in the Table of Contents, the document is much easier to understand and navigate for users who may have little to no planning background. They will be able to look through the Table of Contents and be able to find exactly what they are looking for. The final component of the Glendale Plan that was very well laid out is the section in the introduction providing direction for people who have never previously used the document. It has step-by-step instructions detailing how to use and what information is contained in each chapter.

Planning Process

This project is based on work completed in two phases by Cal Poly's community planning laboratory. Phase One spanned from late September to the beginning of December 2012. Phase Two ran from January to Mid-March 2013. The first phase of the community planning laboratory was utilized to gather background information regarding environmental resources and hazards, population and housing, land use and urban form, circulation and noise, and public services and utilities. This information was obtained from an analysis of the existing characteristics, visual assessments of Templeton, Synoptic Surveys of Downtown, Ramada Drive, and the Las Tablas Corridor, an assessment of the opportunities and challenges for development in Templeton and various community outreach endeavors (Community Workshop #1, Staff Interviews, Stakeholder Interviews, Focus Group Workshop, online surveys, Templeton High School student input, and community opinion surveys) The second phase of this project was used to formulate conceptual proposals for future development in Templeton focusing on the key opportunity areas in the Downtown, Ramada Drive Corridor, and Expansion Area. These key opportunity areas are based on the background material and information collected from the community input and correlates to the class vision statement and goals. The second phase of this project included a public meeting, in which, the alternative concepts for Templeton, the Ramada Drive Corridor, and Downtown were presented, in order to receive community feedback. (The Expansion Area was not introduced during the public meeting). The products of the project, overall, include four documents: A Community Outreach Report, Development Proposal for each the Ramada Drive Corridor, Downtown Main Street, and Expansion Area.

The Expansion area plan is specific to its project area and does not include other reports discussed above. The Expansion Area has been embraced by the team as an opportunity for the development of commercial/retail, office space, public facilities, residential options, and the preservation and enhancement of open space. In order to provide the County and Templeton's constituents with a multitude of options for the development of this highlighted area, the team has created an area plan to guide the future growth of the area.



Public Outreach



During Cal Poly's City and Regional Planning 410 and 411 studios, workshops, meeting, and surveys were conducted to create a general vision and consensus on what the community really valued. Public outreach was very important in this planning process to identify the most necessary ideas which are:

Retaining Unique Character

Templeton is located in a unique natural environment and the community strongly values the current small rural town. To retain this unique small town characteristic Templeton carries, the expansion area plan will create development types, more open space, agriculture and parks to enhance this quality of life that the community strongly values.

Walkability

Creating walkable environments was valued highly by the community. To create walkable environments the community expressed the need for more bike lanes, sidewalks, trails, stop lights, crosswalks, and signage. The streetscape section in this area plan will go in detail on the design characteristics of the streets. Providing safe walkable streets is very important to families that have their children walking to school by themselves or even visitors enjoying the community. Having these additional streetscape characteristics creates a more desirable community for residents and visitors to enjoy.

Wine Culture

To attract visitors and promote Templeton as a destination, the community will need to have more wine tasting, and food that complements this culture. Templeton's beautiful natural setting can accommodate this culture, and the expansion area can provide for spaces such as agriculture and elevated areas that provide amazing views of the rolling hills.



Trails and Recreation

To accommodate the needs of the younger generations, the plan identifies connecting the expansion area to the DeAnza trail to downtown and to the Salinas River. There will also be parks and sports fields to accommodate sports and outdoor activities that Templeton strongly values. This doesn't mean this is restricted to any age group, however younger age groups have expressed that there is little to do in Templeton and providing opportunity for every age group is very beneficial for a community as a whole.

Community Vision

Templeton's Expansion Area will become a healthy and livable community that will express the wishes of the community by creating walkable environments that connect Downtown and the Salinas River. Innovative housing types will complement Templeton's culture and retain the beloved small town characteristics. Not only will the expansion area add to Templeton's rich and rustic appeal, it will enhance the wine experience through creation of special wine zones that will have vineyards and tasting rooms.



Expansion Area Goals

Through the collaborative effort of the Templeton community, SLO County Planning Department, and Cal Poly, six planning goals were identified to guide the future growth of the expansion area. These goals represent the community's wishes along with the professional guidance of Cal Poly's graduating planning students that ultimately express the established vision of the community.

Retain Rural Character

Retain the historic rural character of Templeton that is so highly prized by its citizens. This will be accomplished through design guidelines and standards that will retain and complement Templeton's valued aesthetic appeal.

Mobility

Create trails and effective transportation options to create an environment that will promote walking and biking to and from the expansion area. Streetscape design, and trail connections will create safe and walkable environments to Downtown Templeton and throughout the expansion area.

Rural Wine Experience

Promote wine culture in Templeton to increase economic vitality and create desire for outsiders to travel to Templeton. This will be accomplished through planning spaces that will accommodate wine tasting venues with exceptional views of the natural setting.

Innovative Living

Provide a variety of housing types which complement and enhance Templeton's rustic setting. This will be accomplished through development standards and design guidelines.

Creative Spaces

Retain the natural setting that Templeton strongly values, by providing agriculture, parks, pocket parks, and community gardens that will be strategically located throughout the expansion area create a desirable place for families to live and enjoy Templeton's rural culture. Sustainability will also be created through food security, and education that will promote local grown produce.



Public Services

Increase the amount of police and fires services to be at a level of service that will support the increase in population from the expansion area. Provide area for a police and fire station by designating land uses.

Templeton expansion area creates ample opportunity to enhance and expand on what the community offers. Housing is typically the biggest issue in Templeton considering the amount of diverse housing the community offers. Housing that attracts various economic segments of a community usually creates negative perceptions about these housing types. This plan will clear these perceptions and create a unified community that respects and welcomes various housing types that will complement Templeton's values. Because of the expressed values from the community during workshops and surveys this plan mainly focuses on:

1. Retaining small town characteristics and natural setting through goals, policies, and land use designations.
2. Creating implementation measures and strategies for the long-term benefit of Templeton and the expansion area.
3. Implementing streetscape measures that will provide safety and comfortable travel for bikers and walkers of the expansion area to enjoy.
4. Creating various housing options that will enhance the quality of life for various economic segments of the community.

San Luis Obispo has recently adopted smart growth goals and policies to sustainably plan for the future growth of the county, Templeton's expansion area plan will be consistent with SLO County Smart Growth Principles, SLO County General Plan, and Templeton Design Guidelines. SLO County Smart Growth Principles outline development types and diverse housing specifications that protect and provide housing options for all economic segments of the community. Through goals and policies in this plan Templeton will be able to increase affordable units and be on track with County Goals.

Existing Conditions

Templeton's Small Town Characteristics

Templeton is a town that has developed around its rural heritage and its identity has become intertwined with this heritage. As with many rural communities, Templeton has maintained a traditional old western architectural style, strong community pride & involvement and a community with no strangers. Alongside the western style architecture, Templeton has very few paved sidewalks, primarily two-lane roads and very little infrastructure to support alternative modes of transportation.

The residents living in Templeton are very happy with the way the town has developed and feel a very strong bond with their home and a large majority of the community does not want to see their town change at all.

Historical Assets

Templeton has a long and rich heritage based around the railroad and its various agricultural operations. Much of the subsequent development was based around these industries and many buildings have historical value. The Templeton Historical Museum Society maintains a thorough listing of these various historical buildings within the town.

The most prominent historical building is Templeton Feed & Grain. The Feed & Grain was originally built in 1913 to be used as a garage for Chevrolet vehicles and Illinois tractors. In the 1930's it was converted to a grain mill, which is currently the largest within 100 miles of Templeton.

Archeological Resources

San Luis Obispo has been occupied for thousands of years and during those years there have been significant artifacts and remains found within this region. Whenever artifacts or remains are found, guidelines found in the San Luis Obispo County Land Use Element, California Public Resources Code, and Health/ Safety Code must be followed to ensure proper handling of the site. Native American sites are typically kept confidential to protect the culture, heritage, and religious resources. The most sensitive areas are located near the Salinas River because these were the primary locations Salinas Indians used to occupy. These areas could be archeological sensitive because of the possibility of archeological artifacts or remains being found.



Architectural Style

Templeton has a unique western architectural design that is consistent throughout town. This architectural design follows the old western style with front porches, beam supported overhangs, high, flat roof faces and hitching posts. It is a characteristic that residents are very proud of and the Templeton Design Guidelines were created with community input to maintain these western characteristics as the town continues to grow.

Pedestrian Infrastructure

Templeton is currently lacking in safe infrastructure for Pedestrians. There are sidewalks in very few places throughout town, even around the schools there is a lack of pedestrian infrastructure. On the west side of Templeton, there are very wide streets with simple gravel paths which are utilized walking and parking.

Bicycle Lanes

Templeton is currently lacking sufficient bicycle infrastructure. There are no Class I bike lanes anywhere within city limits and Class II-IV scattered throughout the town. These bike lanes are highly intermittent and there is no consistent path for riders to take. In addition to the inconsistency of bike lanes in Templeton, there are no bike lanes for children to utilize to get to school.

Housing Equity

According to San Luis Obispo County regulations, Templeton is facing a major housing imbalance. The housing market in Templeton is skewed toward owner-occupied residences with the number of owners double the number of renters. In addition to being primarily owner-occupied residences, more than 80% of all units are valued at \$300,000 or more. Standing in stark contrast to the very high home prices are the affordable housing units, comprising only 4% of the total housing stock.

Economic

Templeton's current primary economic activity is centered around the educational system and professional medical services. The largest employer in Templeton is the Las Tablas Medical District, with the Public School District coming in a close second. These two industries combine to make up almost a third of the community's economic activity.

Development Standards

Templeton is a rural community with an abundance of open space and agricultural land, a characteristic highly cherished by residents. Land use development patterns in the expansion area will reflect these characteristics by minimizing impact on open space and keeping development compact. Land uses will be developed to enhance public space, promote alternative transportation and provide for resident's daily needs. The proposed land use designations and acre allotments for the Templeton Expansion Area are:

Housing Supply

According to the US Census data from 2010 there are 3,006 housing units available in Templeton with 2,830 of those available units being occupied, which is a 5.9% vacancy rate spread across Templeton as a whole. Although this is a healthy vacancy rate, the 5.9% of vacant units does not provide many diverse housing options; instead they may move to the neighboring cities of Paso Robles and Atascadero. In order to address this issue the expansion area provides a diverse range of housing options that are affordable for ownership in a range of income brackets. Housing types will range from small lot, attached townhomes to one acre estate lots.

Housing Typology

Residential Estate

Large lots that allow ample distance between dwelling units allowing for more privacy; the extra space also allows for more freedom in the design process of the home for design standards and size.

Lot Size: 1 acre

Parking: 4 residential spaces, 1 guest space

Residential Single Family

Lots that provide adequate privacy for residents and room for outdoor activity where people live.

Lot Size: 14,520 sq/ft

Parking: 3 residential spaces, .5 guest spaces

Residential Medium Lot

Medium residential lots will be townhomes designed to provide residents with a community living experience while maintaining individually.



Lot Size: 7,260

Parking: 2 residential spaces, .25 guest spaces

Residential Small Lot

These communities will be composed of duplexes that will provide living spaces at an affordable rate. Some units will be attached and others will be detached to provide for a variation of living quarters.

Lot Size: 1,980 sq/ft

Parking: 2 residential spaces, .25 guest spaces

Development standards are utilized in the Templeton Expansion Area Plan to ensure the goals and objectives of the plan are implemented. These standards guide development and facilitate consistency across all projects within the area.

Open Space

No development will occur within open space land use designations, unless discretionary approval is granted by the County Board of Supervisors.

Park Space

Primary Structure: Designated play structures and play areas will be built no less than 100' away from the nearest street.

Residential Estate

Primary Structure: Primary structure will be built 300' from the property line in all directions. Primary structure can be built anywhere within that designated area.

Accessory Structures: Accessory structures within property lines are not restricted if they are not in view-shed of neighbors. If desired accessory structure is within the viewshed of neighbors a discretionary building permit must be acquired from the County Board of Supervisors.

Building Size: Height restricted to two stories; square footage is not restricted.



Residential Single Family

Primary Structure: Primary structure will be built 150' from the property line in all directions. Primary structure can be built anywhere within that designated area.

Accessory Structures: Accessory structures will be limited to storage sheds no larger than 10'x10', children's play structures, and shade trellises in the backyard.

Checklist review permit required before any accessory structure will be erected; if original application denied then that decision can be appealed to the County Board of Supervisors.

Building Size: Height restricted to two stories.

Residential Medium Lot

Primary Structure: Front setback will be 20'. Side setbacks shall be 7'. Rear setback will be 30'.

Accessory Structures: Accessory structures will be limited to storage sheds no larger than 10'x10', children's play structures, and shade trellises in the backyard.

Checklist review permit required before any accessory structure shall be erected; if original application denied then that decision can be appealed to the County Board of Supervisors.

Building Size: Height restricted to two stories.

Residential Small Lot

Primary Structure: Front setback will be 10'. Side setbacks will be 5'. Rear setback shall be 15'.

Accessory Structures: No accessory structures will be erected without a discretionary



review permit from the County Board of Supervisors.

Building Size: Height restricted to three stories.

Mixed Use

Primary Structure: Must be set 8' back from edge of curb. Must allow no less than 6' between adjacent structures and no more than 10'.

Building Size: Height restricted to two stories.

Public Facilities/Schools

Must follow state guidelines and requirements for schools, police stations, fire stations, and other public facilities.

Streetscape Standards

Sidewalks

Sidewalks will be 10-12 feet, to promote comfortable walkable environments.

Tree grates with large openings can create walking issues for pedestrians, so it is important to choose grates that won't affect travel experience. Best tree grates are usually ones that are not really noticeable and that can be used as sidewalk space.

Textured Crosswalks

Textured crosswalks create comfortable livable streets that promote activity and pedestrian accessibility.

Vegetation

Trees can provide enclosure on wide sidewalks for the comfortable pedestrian experience. Trees also provide a nice natural setting that Templeton really values. Vegetation will be also very important to improve scenery and natural setting. Drought tolerant landscaping is more desired because of water supply and maintenance issues.

Street Art

Street art is also important for the ultimate pedestrian experience; this doesn't have to be monuments however these are not excluded. Art such as murals on trash cans or walls can improve vibrancy and travel experience.

Bicycle Travel Lanes

Bike lanes are a key element to alternative transportation and reducing traffic congestion; bicycle travel lanes will be 6-8' wide.

Lighting

Lighting is very important to create a bright environment at night to attract residents to mixed use areas, and promote outdoor activity at night.

Vehicle Travel Lanes

Vehicle travel lanes will be 10'-11' wide.



Trails

Trails coming in and out of the expansion area will have extensive lighting to promote safe environments, especially during the nights when bikers and pedestrians might not feel as safe on trails. Having the right lighting will provide a safe environment for pedestrians using the trails at night. Trails will also have pedestrian paths that will be 6'-8' as well. Trails will give more opportunity for Templeton residents to enjoy outdoor life.

Goals, Policies and Actions

Information from public outreach is vital for the successful planning and longevity of the expansion area. Public outreach provided the basis for the information needed to create goals and policies that will lead Templeton to implement and achieve their vision for the expansion area.

Goals in this chapter establish the values in which the community expressed during workshops and community outreach.

Policies will create the desired course of action for decision makers to follow to properly implement community goals.

Actions will be implemented by the city and various groups to carry out policies.

Each goal in the Expansion area specific plan will also support the communities most valued wishes for Templeton. Goals and policies in this chapter are in the best interest of the community and will enhance Templeton's rich historical culture that the community strongly values. Retaining the towns character was the biggest concern for residents in the workshops and the specific plan identifies these concerns, and aims to enhance this unique character. This chapter is organized into the planning goals identified in the overview section which are:

1. Retain Rural Character
2. Mobility
3. Rural Wine Experience
4. Innovative Living
5. Creative Spaces
6. Public Services



Retain Rural Character

Templeton has developed with a very unique western style architecture. There is an abundance of open space, dirt paths, hitching posts and wide roads. These unique rural characteristics are highly valued throughout the community; it will be of utmost importance to retain this historic rural culture that Templeton has created. The town will effectively protect it through identification of historically significant land and structures, which will be identified by working in conjunction with the Historical Preservation Society. Effective design guidelines and standards will retain and complement Templeton's valued aesthetic appeal.

Goal: Retain the historic rural character of Templeton that is so highly prized by its citizens. This will be accomplished through design guidelines and standards that will retain and complement Templeton's valued aesthetic appeal.

Policy A: Enhance, preserve and protect Templeton's rural character.

Action 1.1: Utilize compact development to prevent sprawl and maintain open space.

Lead Agency: City

Support Agency: SLO County Planning Department, Templeton
Historical Preservation Society


Action 1.2: All new development and renovation must be consistent with the "Development Standards" section of this document.

Lead Agency: City

Support Agency: SLO County Planning Department

Policy B: Set aside land as an agricultural preserve.

Action 2.1: Conduct a historic survey to identify the key significant agricultural property.

- 
1. Significant land is any property that has operated as a working agriculture property for more than 50 years.
 2. Significant land is any property where historical artifacts are discovered.

Lead Agency: City

Support Agency: Templeton Historical Museum Society

Action 2.2: Set aside historically significant agricultural fields located in Action 2.1 in a land conservancy.

Lead Agency: City

Support Agency: Templeton CSD

Action 2.3: Create an Agricultural Overlay Zone

Lead Agency: City

Support Agency: Parks and Recreation Department

Action 2.4: Create a permit application fee to fund maintenance of agricultural preserves.

Lead Agency: City

Support Agency: TAAG

Policy C: Protect views of the landmark Templeton Feed & Grain from the Expansion Area.

Action 3.1: Develop height restrictions which maintain Templeton Feed & Grain as the tallest building in the area.

Lead Agency: City

Support Agency: SLO County Planning Department



Mobility

An effective transportation system includes a variety of modes for getting around. Templeton is heavily focused on vehicular transportation and lacks alternative transportation infrastructure, creating an environment that are hazardous to pedestrians and bicyclists. As the town continues to grow, better transportation options need to be developed to reduce traffic, reduce vehicular traffic and improve connectivity.

Goal: Create trails and effective transportation options to create an environment that will promote walking and biking to and from the expansion area. Streetscape design, and trail connections will create safe and walkable environments to Downtown Templeton and throughout the expansion area.

Policy A: Develop a complete transportation system to effectively serve Templeton's locality.

Action 1.1: Assess the most efficient location for a transit hub within Templeton.


Lead Agency: City
Support Agency: SLOCOG, RTA

Action 1.2: Develop a local bus service.

Lead Agency: City
Support Agency: SLOCOG

Action 1.3: Install bike lanes with all road development and improvement projects.

Lead Agency: City
Support Agency: SLOCOG



Action 1.4: Create a network of trails to improve accessibility throughout the expansion area and Templeton.

Lead Agency: City

Support Agency: Parks and Rec Department

Action 1.5: Support ongoing efforts to provide a regional connection through San Luis Obispo County.

Lead Agency: SLOCOG

Support Agency: CalTrans

Policy B: Provide streetscaping consistent with the “streetscape standards” section of this document.

Action 2.1: Sidewalks must be designed consistent with the Streetscape Design section of this document.

Lead Agency: City

Action 2.2: Sidewalks must be included with all new development.

Lead Agency: City

Support Agency: TAAG

Action 2.3: Focus on improving pedestrian connectivity and reducing reliance on vehicular travel.

Lead Agency: City



Rural Wine Experience

The wine industry is a major economic backbone in the Templeton area and provides an excellent opportunity for tourism. There are a limited number places in the world where people can go to a winery and see the plants that grew their wine. Templeton can capitalize on their position as one of these wine producing locations through good marketing and development of a unique rural wine destination.

Goal: Promote wine culture in Templeton to increase economic vitality and create desire for outsiders to travel to Templeton. This will be accomplished through planning spaces that will accommodate wine tasting venues with exceptional views of the natural setting.

Policy A: Develop local educational programs for Templeton youth to learn about the wine industry.

Action 1.1: Implement an educational program in conjunction with local vineyards and the primary education facilities.

Lead Agency: City

Support Agency: TAAG, Templeton School District

Action 1.2: Evaluate feasibility of implementation of a small program fee to secure continuous funding for the educational program.

Lead Agency: City



Support Agency: Templeton School District
Time Frame: Annual budgeting review of fee amounts

Policy B: Create a consistent signage system.

Action 2.1: Develop a sign program to design a consistent style of signage to be used throughout the expansion area and Templeton.

Lead Agency: City

Support Agency: Department of Public Works

Action 2.2: Develop a visitor information center to further supplement the signage program

Lead Agency: City

Support Agency: Community Development

Policy C: Promote Templeton as the premier wine destination on the Central Coast.

Action 3.1: Develop a marketing system that complements and enhances the sign program from Policy B.

Lead Agency: City

Support Agency: TAAG

Time Frame: Marketing strategies review every 18 months.

Action 3.2: Facilitate development of world class wine tasting venues.

Lead Agency: City

Support Agency: Chamber of Commerce

Action 3.3: Provide a streamlined process for businesses to obtain permits to host live entertainment and serve wine.

Lead Agency: City



Innovative Living

Templeton's rich housing supply is strongly valued throughout the community and is one of the major concerns for retaining the town's character. During community workshops it was clear that the community perceives density and housing types will bring negative characteristics to their town. It is important to understand that the community is growing and children that are growing up in the community that want to live in Templeton in the future need a home that is affordable for them. This doesn't mean low quality housing and it doesn't mean low quality people. Buying a house is a huge investment and younger age groups don't have a lot of money, so if they buy a house they will be more likely to take care of it. Having high quality and diverse housing types is essential for a complete community, and will only complement Templeton's culture and values. This section will provide a baseline for what is necessary to create high quality housing that meets the needs of all economic segments of the community.

Goal: Through development standards and housing types, the expansion area will provide a mix of housing types that will complement Templeton's rural character.


Policy A: Create a diverse range of housing types that meet the needs of all economic segments of the community while preserving Templeton's character.

Action 1.1: Use housing typology and development types in this plan to create diverse housing options.

Lead Agency: City

Support Agency: Economic Development

Timing: On going



Action 1.2: Design housing that will complement communities character, using Templeton Design Guidelines and SLO County Strategic Growth policies.

1. Design with nature and environment using landscape techniques to complement rich rural culture.
2. Use colors and materials that will complement natural setting.

Lead Agency: City

Support Agencies: SLO County Planning Department, TAAG

Timing: On going

Policy B: Retain natural setting by locating housing strategically.

Action 2.1: Use topography maps to locate housing beneath hillsides to minimize view conflicts and preserve natural hillsides.

Lead Agency: City

Supporting Agency: TAAG, Community Development

Timing: On going

Action 2.2: Locate housing away from major roads such as Templeton Road.

1. If this isn't possible then use vegetation to block viewsheds of development while also enhancing natural setting.

Lead Agency: City

Supporting Agency: Community Development, TAAG, Public Works.




Creative Spaces

Bringing a variety of spaces for Templeton to appreciate and congregate is highly valued throughout the community. Having this variety of spaces can also increase real-estate values, like instead of one big park located in a community or residential area there can be multiple smaller parks. Having multiple smaller pocket parks can be very desirable for families looking for homes. Pocket parks also attract visitors and provide areas to sit and relax. Other creative spaces include community gardens, vineyards, recreational fields, and plazas. Community gardens and vineyards can also serve as an education hub for schools in Templeton.

SLO County has one of the best Universities in the world for wine and viticulture. Templeton can use this as an opportunity to use vineyards for educational purposes for students who want to pursue this as a career or just want to understand more about this topic. Community gardens can also serve for education on how to grow your own food, and maintain a garden. Since the average piece of food travels 1500 miles, community gardens can provide food locally, fresh and organic. These gardens can also provide education on how to stay healthy and eat right. During public outreach and workshops residents discussed a valued theme that can be enhanced throughout the community which is eating healthy, supporting locally grown fruits and vegetables, and exercising. These factors are established through Templeton's amazing farmer's markets, locally run family business, Templeton high's amazing sports programs, and outdoor activity.

Outdoor activity in Templeton is highly valued and can be enhanced through creating plazas and sports fields. Having these amenities gives residents more opportunity to be outside and recreate. This section provides a baseline on how to create these spaces and maintain them easily.

Goal: To retain the natural setting that Templeton strongly values, the expansion area will provide agriculture, parks, pocket parks, and community gardens that will be strategically located throughout the expansion area create a desirable place for families to live and enjoy Templeton's rural culture. Sustainability will also be created through food security, and education that will promote local grown produce.



Policy A: Create pocket parks throughout the expansion area to create desirable and attractive environments.

Action 1.1: Locate pocket parks strategically in residential areas to create desirable and attractive housing.

1. Locate pocket parks in entrances to residential areas to create more appealing livable environments.
2. Pocket parks should be within 250 ft to create more activity on the streets and create more attractive environments.
3. Allow pocket parks in every use zone to promote more pocket parks and attractive environments.

Lead Agency: Parks and Recreation

Supporting Agency: City, TAAG, Community

Timing: On going


Action 1.2: Locate Pocket parks where necessary to complement the natural setting of Templeton.

1. Locate pocket parks along major roads outside of the expansion area to complement natural setting and provide visually appealing views to travelers passing the expansion area.
2. Locate pocket parks along roads 250 ft from another to add to the natural setting of Templeton.

Lead Agency: Parks and Recreation

Supporting Agency: City, Community, and TAAG

Timing: On going



Action 1.3: Design Pocket parks to be visually attractive, with landscape features and design features that complement Templeton's natural setting.

1. Use drought tolerant landscaping for purposes of low maintenance and water savings.
2. Use materials that complement Templeton's natural environment for seating.
3. Use amenities such as drinking fountains where necessary to promote outdoor activity.

Lead Agency: Parks and Recreation

Supporting Agency: City, Community, and TAAG

Timing: On going

Policy B: Create vineyards in the expansion area as an education hub.

Action 2.1: Partner with Templeton schools and Cal Poly University to create classes for wine and viticulture at Templeton High and local schools.

1. Have Guest Speakers that are educated in this field for a good understanding of this topic.
2. Students should help maintain vineyards for community service hours to get into college.
3. Community should also use this as an opportunity for family fun and activities.

Lead Agency: Templeton Unified School District

Support Agencies: Cal Poly University, City, SLO County

Timing: On Going

Policy C: Create Vineyards next to uses such as restaurants and residential zones to complement natural setting and view sheds.

Action 3.1: Set up tours and design pocket parks in the vineyards to create an environment that truly complements the central coast wine culture.

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1. Parks should be used to relax drink wine and eat food, while enjoying the natural setting.

Lead Agency: Parks and Recreation

Support Agency: City, TAAG, Chamber of Commerce

Timing: On going

Policy D: Create community gardens for educational purposes for sustainability and health.

Action 4.1: Partner with schools to have students maintains gardens for educational purposes.

1. Students can use this for volunteer hours.
2. Students should learn about the benefits of buying and supporting locally grown produce.

Lead Agency: Templeton Unified School District

Support Agency: City

Timing: On Going

Action 4.2: Use gardens to educate students on the benefits of eating healthy and using gardens to their advantage.


Lead Agency: Templeton Unified School District

Support Agency: City

Timing: On Going

Policy E: Partner with less fortunate families and income groups that live in the expansion area to create programs that give them produce.

Action 5.1: Create Community Garden agreement with families that are interested in this program that makes families responsible for a specific



section of the community gardens. Once families are assigned their section they will be responsible for the maintenance of their section.

1. Families in community garden agreement will be responsible for the maintenance of the gardens.
2. Maintenance should include watering, trimming, and fertilizing gardens.
3. If problems arise with maintenance of the gardens families should contact parks and rec department to have specialist come and look at garden problems.

Lead Agency:

Support Agency:

Policy F: Create sports fields in the expansion area for additional park space and outdoor activities.

Action 6.1: Locate sports fields near school areas for safe walking distance to and from school if necessary.

Lead Agency: Templeton Unified School District

Support Agency: City

Timing: On going

Policy G: Use proposed Special Wine Use to create a mix of wine tasting, restaurants, and vineyards.

Action 7.1: Allow these various uses together and lessen the restriction of



food options in these uses to let businesses have more freedom in what they want to serve for food options.

1. Restrictions should only be on the type of alcohol served. Wine will be the only option for alcohol to encourage and promote the wine industry.

Lead Agency: City



Public Services

Templeton will need to increase their police and fire services for the expansion area because they are approaching their limit to how big of a population they can serve with their services. This section talks about how to implement these services to create a safe environment for Templeton.

Goal: Increase the amount of police and fires services to be at a level of service that will support the increase in population from the expansion area. Provide area for a police and fire station by designating land uses.

Policy A: Use concept design to designate area for police and fire services for new stations to accommodate the additional population.

Action 1.1: Locate Police and fire service near school zone in the expansion area to create safe schools, communities and neighborhoods.

Lead Agency: City

Support Agency: Community Development

Timing: On going

Action 1.2: Partner with schools and community to create safety alerts for emergency situations to make safer environments.

1. Create an email service and text alerts to notify residents of an emergency.

Lead Agency: City

Support Agency: Community Development

Timing: On going

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Appendix



Appendix A: Public Outreach Report

Appendix B: Existing Conditions Report





