


TO: PASO ROBLES CITY COUNCIL

FROM: RONALD WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR 

SUBJECT: LAFCO CONSIDERATION OF TEMPLETON SPHERE OF INFLUENCE REQUEST

DATE: APRIL 18, 2006

Needs: For the City Council to provide direction on the presentation for the April 20, 2006 LAFCO Board hearing and offer input on the joint request by the City and County for deferral of Templeton's Sphere Amendment.

- Facts:
1. The community of Templeton is requesting several expansions of their Sphere of Influence (SOI). As discussed in your March 21st Agenda Report, "Study Area No. 4" has the potential to affect the City of Paso Robles.
 2. The Council voted unanimously on March 21st to direct the Mayor to send a letter to the LAFCO Board outlining the City's objections to Templeton's request.
 3. Subsequent to the Mayor's letter, LAFCO received a letter from Vic Holanda, Planning Director for San Luis Obispo County expressing some similar concerns and requesting that LAFCO defer action on Area 4 until representative from the City, County, and Templeton could work together on a solution that addressed everyone's needs (see letter, Attachment 1).
 4. In hopes that LAFCO staff and their Board could see the benefits of such a deferral, the City sent a similar letter concurring with the County's request and committing to work with the County, Templeton CSD, and LAFCO staff on mutually agreeable alternatives to Templeton's sphere expansion (see letter, Attachment 2).
 5. The LAFCO staff report has been prepared (see Attachment 3) and is supportive of a majority of Templeton's request. Although there is reference to the City's and County's requests for deferral of Study Area 4, as well as similar requests by The Citizens Concerned for Templeton's Future and Paso Watch, LAFCO staff is not recommending tabling the matter.

6. The County Planning Department hosted a meeting on April 13th with members of City staff, County planning staff, County Agricultural Commissioner staff, Templeton CSD, Templeton Area Advisory Group (TAAG), and LAFCO staff. The purpose of the meeting was to discuss Templeton's request and to try to find mutually agreeable solutions to issues that the County and City Planning Departments have raised. Although the meeting was cordial and productive in terms of identifying possible work scope items for future study, there was no agreement reached on the desire for a deferral.

Analysis
and

Conclusion:

As stated in our earlier reports and comment letters to LAFCO, good planning practice and General Plan policy strives to maintain a clear distinction between urban and rural development. Templeton has stated that they share many of the desires of Paso Robles to keep the area in question in a rural state. If we are after the same objectives, then why is Templeton proposing such a sphere expansion? As stated in the LAFCO staff report, Templeton's motivation is to "protect these areas from being annexed by the City of Paso Robles." From the City's perspective, the development potential of lands outside of our regulatory control runs contrary to our purple belt and community gateway principles.

It is staff's experience that land use decisions that ignore sound General Plan policy and are based solely on "fear", often lead to mistakes that are difficult if not impossible to correct. While the City's earlier position of opposition is founded on solid planning principles, it does little to abate Templeton's fear of Paso Robles' motivations in the area. For this reason, staff believes that the deferral option would provide the best possible set of solutions to this issue.

If the City and County are successful in getting a deferral then we need a clear set of objectives that we intend to negotiate or accomplish including:

- gaining an understanding and recognition of Templeton's obligations to serve water to parcels in Area 4 that are currently outside of their Service District Boundaries
- identifying the development potential of those parcels in Area 4 and how that development could impact the Highway 46 corridor
- understanding what Templeton's desires are in terms of keeping the area in its rural state
- exploring clustering concepts, transfer of development credits, or other land use regulations that might provide the parties tools to assure adequate

community separation and a distinctive gateway on the Highway 46W corridor

- identifying logical boundaries for both Templeton CSD and Paso Robles and the desire to either provide a hard urban edge or more transitional approach.
- consideration of amendments to the City's Land Use Element Map for the area to identify appropriate land use designations to be more in line with the City's Purple Belt program.
- solicit and gain County involvement and agreement with City Gateway Design Standards to be developed out of a separate process (see item 12 on the April 18th Council Agenda)

The Council should indicate their support for these objectives as well as identify others that they wish to have "on the table" if future negotiation meetings occur.

Policy

Reference: See earlier staff reports

Fiscal

Impact: No immediate, direct fiscal impact

Options:

- a. That the City Council
 - (1) determine who should represent the City of Paso Robles in making comments to the LAFCO Board; and
 - (2) request LAFCO Board members consider the City and County requests for deferral of Study Area 4 and direct staff to work with LAFCO, County staff, Templeton CSD, and the TAAG to explore options for maintaining an adequate urban separator between Templeton and Paso Robles.
- b. Amend, modify or reject the foregoing option.

Attachments:

1. County Planning Department letter requesting deferral
2. City Community Development Director letter requesting deferral
3. LAFCO staff report and background letters

ATTACHMENT 1



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Paso Robles

VICTOR HOLANDA, AICP
DIRECTOR

MAR 29 2006

Planning Division

March 27, 2006

Paul Hood, Executive Director
San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, California 93401

Subject: Templeton Community Services District (CSD) Sphere of Influence (SOI) Study

Dear Paul:

Should we all work together proactively before something avoidable becomes a problem? I suspect your answer is a categorical "yes".

As planners I think we all subscribe to the adage that planning ahead is worth the lifetime value for taxpayers, property owners and citizens. In planning, public service, public debate, and public policy decisions, *goodwill* or *process* sometimes isn't the primary objective. Sometimes the objective is doing something right the first time effectively and efficiently.

Consider the SOI request by the Templeton CSD before LAFCO at their next meeting relative to recent issues raised by Paso Robles as well as the County. Does a SOI decision really need to be made? Will the resultant decision of SOI boundaries make everyone happy? Will goodwill and better relationships be enhanced? Will useful *Smart Growth* planning become a reality?

In light of the letter from Paso Robles as well as the County's comments submitted on February 7th, I believe it would be prudent for LAFCO to consider postponing any decision on the SOI request by the Templeton CSD until affected parties concerned can work together in formulating a meaningful and diplomatic solution.

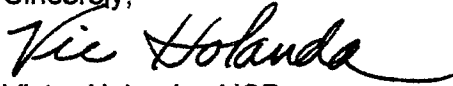
By postponing or deferring a decision on the SOI boundaries the affected parties will be able to:

1. Create, voluntarily, adjustments in respective policies.
2. Coordinate goals and objectives.
3. Yield better understanding of land use goals among jurisdictions.
4. Provide incentives and rationale for General Plan and Zoning changes.
5. Work toward implementation of Smart Growth principles.

The postponement on a decision will be less expensive than unnecessary delays and arguments in the future. Plus, you allow the affected parties to resolve specific issues and you don't have to impact your agenda with bitter debates on the same concerns. I think that you'll agree that's a win-win proposition for you, your Board and the affected parties.

Should our staffs get together for a chat? Call me and let's set up an appointment at (805) 781-5708.

Sincerely,

A handwritten signature in black ink that reads "Vic Holanda". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Victor Holanda, AICP
Director of Planning and Building

Cc Bob Lilley, Agricultural Commissioner/County of San Luis Obispo
David Edge, CAO/County of San Luis Obispo
✓ Ron Whisenand, Community Development Director/City of El Paso de Robles

ATTACHMENT 2



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

April 7, 2006

San Luis Obispo LAFCO
Attn: David Church, Senior LAFCO Analyst
1042 Pacific Street – Suite A
San Luis Obispo, CA 93401

SUBJECT: Sphere of Influence Update and Municipal Service Review for the Templeton Community Services District

Dear Commissioners:

The City of El Paso de Robles would like to join the County of San Luis Obispo in requesting that LAFCO defer action on Templeton Community Services District's request to expand their Sphere of Influence (SOI). As was pointed out in our March 22, 2006 letter, City and County General Plan policies as well as general principles for good regional planning discourage Templeton's boundaries from wrapping around the City's southern edge without maintaining an adequate urban separator.

The City would again like to emphasize that we do not object to LAFCO proceeding on Templeton's Study Areas 1-3. If LAFCO is not inclined to deny Study Area 4, then the City would request deferral to provide sufficient time to work with representatives of the County Planning Department to address appropriate jurisdictional boundaries and land use controls to protect the Highway 46 corridor. The City would like to explore land use amendments including a possible change to the City's General Plan in addition to gateway design standards, agricultural protection, and possible use of clustered development in order to preserve and enhance a distinctive urban gateway to Paso Robles and the area's rural character consistent with the City's Purple Belt Policies.

We would like to thank LAFCO in advance for your consideration of the City's and County's requests to maintain a well planned and logical boundary between Paso Robles and Templeton. We look forward to working with LAFCO staff and our County planners in developing a suitable plan for the area.

Sincerely,

Ronald Whisenand
Community Development Director

cc: Mayor & Council
Jim App, City Manager
Vic Holanda, San Luis Obispo County Director of Planning and Building

ATTACHMENT 3

LAFCO
Local Agency Formation Commission
Meeting Agenda

April 20, 2006, at 9:00 a.m.

Board of Supervisors Chambers
New County Government Center
1055 Monterey Street
San Luis Obispo, California

Phone: (805) 781-5795
Fax: (805) 788-2072

www.slolafco.com

**Please Note: LAFCO meets in the
New Board of Supervisors
Chambers**

Commissioners: Shirley Bianchi, David Brooks, Richard Roberts, Allen Settle, Wendy Scalise, Vice-Chairman Katcho Achadjian, Chairwoman Barbara Mann, and Alternates Tom Murray, and Jim Patterson.

Call to Order/Roll Call: 9:00 a.m.

Approval of the Minutes: March 16, 2006.

Non-Agenda Public Comment Period:

All persons wishing to speak on agenda items or during the public comment portion of the meeting are asked to fill out a "request to speak form" and provide it to the Commission Clerk prior to the beginning of that item. Each speaker will be limited to a three-minute presentation. During public hearings, applicants or their representatives will be given the opportunity to speak first after the staff report is given and questions of the Commission have been addressed.

Consent Agenda: Approval without discussion unless pulled for separate action.

A-1 LAFCO File 1-E-06: Activation of Cemetery Powers for the Templeton Community Services District - Recommend Approval

Regular Matters:

B-1 LAFCO File 2-S-05: Consideration of Sphere of Influence Updates and Municipal Service Reviews for the North County Community Services Districts' (Heritage Ranch, San Miguel, and Templeton) - Recommend Approval

Special Matters:

C-1 Consideration of 2005-06 LAFCO Third Quarter Budget Report - Recommend:
1). Receive and File the Third Quarter Budget Report, 2). Authorize the Executive Officer, if necessary, to process a loan from the County General Fund

Closed Session: (No Staff Report)

- D-1** The Commission will meet in closed session pursuant to Government Code Section 54957 to discuss the annual Public Employee Personnel Evaluation and Amendments to Employment Contract.

Title: Executive Officer.

Special Matters:

- C-2** Consideration of Amendments to the Executive Officer's Employment Contract - No Staff Report

Commissioner Comments:

Legal Counsel Comments:

Executive Officer Comments:

Adjournment:

Information Only

Submitted Proposals:

Dissolution of the Los Osos Community Services District
Annexation to the City of San Luis Obispo (Froom Ranch)
Annexation to the City of San Luis Obispo (Madonna Gap)
Annexation to the City of San Luis Obispo (Harmony Way)
Annexation to the City of San Luis Obispo (Bishop Knoll/Foothill Blvd)
Annexation to the Templeton Community Services District (McCoy Lane Partners)
Annexation to the San Miguel Community Services District (San Miguel Ranch)
Annexation to the City of Pismo Beach (Los Robles Del Mar)
Annexation to the Nipomo Community Services District (Nipomo Hills)
Annexation to the Nipomo Community Services District (Holloway)
Annexation to the City of San Luis Obispo (Dalidio)

Potential Proposals:

Incorporation of Nipomo
Annexation of the SLO Airport/Margarita Area
Annexation to the City of San Luis Obispo (Hospital Property)
Annexation to the Oceano Community Services District (RV Park)
Annexation to the Nipomo Community Services District (Canada Ranch)
Annexation to the Nipomo Community Services District (Craig Property)

LAFCO • The Local Agency Formation Commission
Serving the Area of San Luis Obispo County

TO: MEMBERS, FORMATION COMMISSION

FROM: PAUL L. HOOD, EXECUTIVE OFFICER

DATE: APRIL 20, 2006

**SUBJECT: APPROVAL OF SPHERE OF INFLUENCE (SOI) UPDATE
AND MUNICIPAL SERVICE REVIEW FOR THE NORTH COUNTY
COMMUNITY SERVICES DISTRICTS: TEMPLETON-SAN MIGUEL-
HERITAGE RANCH**

Recommendation: It is respectfully recommended that the Commission take the following actions:

1. Certify by resolution that the Initial Study/Negative Declaration found in the Public Review Draft of the Sphere of Influence Update and Municipal Service Review is complete and adequate.
2. Approve the Sphere of Influence Update and Municipal Service Review. This action will incorporate by reference the written determinations addressing the nine factors stated in the Cortese-Knox-Hertzberg Act and found in the Municipal Service Review.

Summary. A Sphere of Influence (SOI) is defined by the Cortese/Knox/Hertzberg (CKH) Act as "...a plan for the probable physical boundary and service area of a local agency or municipality...". An SOI is generally considered a 20-year growth boundary for a jurisdiction. The Act further requires that a Municipal Service Review be conducted prior to, or in conjunction with, the update of a Sphere of Influence. The CKH Act now requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County by January 1, 2008.

ATTACHMENTS

A: Sphere of Influence Maps

B: Comment Letters

A Sphere of Influence Update and Municipal Service Review has been prepared for the Community Services Districts (CSDs) in accordance with the CKH Act. The Sphere of Influence Update is prepared for these

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B-1-1

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Executive Officer

RAY BIERING
Legal Counsel

DAVID CHURCH
Senior LAFCO Analyst

DONNA J. BLOYD
Commission Clerk

jurisdictions is based on a Municipal Service Review that analyzes a jurisdiction's capability to serve existing and future residents. The Municipal Service Review for each District can be found in Chapter Three-Templeton, Chapter Four-San Miguel and Chapter Five-Heritage Ranch. The Sphere of Influence Update proposes the addition of approximately 447 acres of land to several areas around the fringe of the Templeton CSD, includes the San Miguel Ranch proposal in the CSD's Sphere after the General Plan Amendment is approved by the County Board of Supervisors, and makes no changes to the Heritage Ranch Sphere. The SOI recommendation was derived from the evaluation of the Study Areas. These Study Areas were identified through discussions with District and LAFCO Staff.

California Environmental Quality Act (CEQA). LAFCO Staff prepared the Initial Study and resulting Negative Declaration. The Initial Study/Negative Declaration is found after Chapter 5, the Municipal Service Review for Heritage Ranch, and provides for environmental review of this Sphere of Influence Update. The project description includes the recommended Spheres of Influence found in Chapter Two. **The project description does not include the Study Areas in their entirety because of the potentially significant impacts to agricultural resources; particularly prime agricultural land. To include these areas in the Sphere of Influence would trigger the need for further environmental review.**

A Sphere of Influence is a plan for probable, physical boundary and service areas of a local agency or jurisdiction. As such, it does not give property inside the Sphere boundary any more development rights than already exist. The Sphere of Influence Boundary is a long-range planning tool that assists LAFCO in making decisions about a jurisdiction's future boundary. Also, it is often uncertain what type of land use is going to be proposed for a specific area. In some cases, areas already have approved development entitlements and have completed the environmental review. The study of impacts associated with the Sphere of Influence is often speculative since it is unclear what type of project might be proposed or if an area will even be annexed in the future.

The County studies impacts comprehensively when a project-specific environmental review is completed. This is the case with the San Miguel Ranch area where a General Plan Amendment is being evaluated by the County. This GPA includes the preparation of an Environmental Impact Report that reviews project specific impacts. If the area were included in LAFCO's action, it could be argued that the area should be studied to a project level of detail because LAFCO's decision would be the first step toward development of the property.

Service Review & Sphere of Influence Update Process. The CKH Act calls for the Service Review to be completed either prior to or concurrent with the Sphere of Influence Update. The process for updating the Spheres of Influence includes several steps:

1. LAFCO and District Staff discuss possible SOI boundaries and Study Areas and services to be provided. Information to prepare the Service Review is gathered from the District. Information regarding development standards, Agricultural resources, and zoning requirements is gathered from the County.
2. Preparation of a Public Draft Sphere of Influence Update/Municipal Service Review and completion of the environmental review process consistent with the California Environmental Quality Act (CEQA).
3. A 30-day Public Review and Comment period for all documents. Revisions to the documents are evaluated.
4. LAFCO consideration of Sphere of Influence Update, Municipal Service Review, and Environmental Review documentation.

Outreach and Public Notification. LAFCO met the legal notification requirements for adopting a Sphere of Influence under Government Code sections 56153, 56154, and 56427. These code sections require that an advertisement be placed in a newspaper of general distribution and that interested agencies and parties be notified 21 days prior to the public hearing. These notices have been completed pursuant to the code. In addition, LAFCO sent notices on February 22, 2006 directly to public agencies, property owners within the existing SOI, and to interested parties notifying them that the public review drafts of the SOI Update, MSR and Negative Declaration were available for a 30-day review and comment period. The Commission was also provided with monthly status reports since January 2005, at regular LAFCO meetings. The following activities were completed to address issues in the Templeton CSD Sphere Update:

- Presentation, questions and answers at a regular meeting of the Templeton CSD Board of Directors
- Conducted a LAFCO Commissioner bus tour of the Study Areas being considered for inclusion into the SOI (attended by County Planning Staff, Agricultural Commissioner's staff, TCSD staff, and the press)
- Facilitated a meeting in the LAFCO office between the City's Community Development Director, the TCSD's General Manager, and a TAAG member regarding Study Area Four
- Included the County Planning Department's General Plan analysis as part of the Sphere of Influence Study
- Conducted a survey of property owners within the Study Areas.

- Worked closely with the Agricultural Commissioners Office to identify prime agricultural land and agricultural resources within the Study Areas
- Worked closely with the TCSD to identify the areas in Study Area Four that are already served with water by the District

Pursuant to CEQA, a Notice of Intention to Adopt a Negative Declaration was published in the newspaper on March 6, 2006.

Municipal Service Review. A Municipal Service Review has been prepared for the CSDs in accordance with Section 56430 of the California Government Code. The Cortese-Knox-Hertzberg Act requires that nine factors be addressed with written determinations. The Determinations are considered by the Commission when the Sphere of Influence is updated. Information regarding each of the factors to the right is provided in the Municipal Service Review Chapters Three, Four, and Five, of the Sphere of Influence Update. Consideration of the Written Determinations is incorporated by reference into today's action. The Service Review

- | |
|---|
| <p><u>Nine Municipal Service Review Factors</u></p> <ol style="list-style-type: none">1. Infrastructure Needs and Deficiencies2. Growth and Population3. Financing Constraints and Opportunities4. Cost-Avoidance Opportunities5. Opportunities for Rate Restructuring6. Opportunities for Shared Facilities7. Government Structure Options8. Evaluation of Management Efficiencies9. Local Accountability and Governance |
|---|

Guidelines prepared by the State Office of Planning and Research were used to help develop information, perform the evaluation, and organize this study. Guidelines approved by the San Luis Obispo LAFCO were also used in preparing the document.

The Municipal Service Review concludes that all three CSDs are capable of providing services to the Sphere of Influence areas. The CSDs plans for future development, are well organized, and maintain contact with the public through regular meetings, direct mailings, websites, and other outreach tools. The CSDs appear to be in sound financial condition and are prepared to manage future annexations.

Comments

Attachment B contains copies of the comment letters received during the 30-day public review period. Most of the comment letters are in regard to the Templeton CSD. One comment letter was submitted regarding the San Miguel CSD from the owner of the San Miguel Ranch concurring with recommendation in the Public Review Draft. No comment letters were received regarding the Heritage Ranch CSD. In general, the comments provided input on whether or not a particular Study Area should be included (in part or whole) within the Sphere of Influence and the reasons for their position. These are summarized in the following discussion.

Comments-Templeton CSD Sphere of Influence Update

Templeton CSD. At the District's March 7, 2006 Board of Directors meeting, the Board recommended that Study Areas One and Four be included in the District Sphere of Influence in their entirety. The District's intent is to protect these areas from being annexed by the City of Paso Robles and to establish a greenbelt for the Templeton area. The recommendation in the Sphere Update is to exclude the areas zoned agriculture (all of Area One and part of Area Four) because the provision of services to these areas could cause the conversion of agricultural lands especially those land with prime soils. A number of State, County General Plan and local San Luis Obispo LAFCO policies that support the staff recommendation are referenced in the documents.

Staff continues to recommend inclusion of the Residential Rural and Residential Suburban areas into the District's Sphere and exclusion of the Agricultural land in Areas One and Four. The McCoy Lane property in Study Area One should be included in the TCSD's Sphere after a General Plan Amendment is completed by the County. Area One has several planning issues that should be addressed prior to annexation through the County's Land Use process, including: conversion of prime agricultural land, at-grade train crossings, sand and gravel operations, and impacts to biological and habitat resources in the river.

In Area Four excluding the agricultural land is fully supported by the State, the County General Plan, and LAFCO policy base as documented in Chapter Two. The District has recommended that this agricultural area be included to help protect against the possible annexation of these areas by the City of Paso Robles. The Sphere of Influence is a planning tool and should not be used to defend against annexations by another jurisdiction. It is logical that the District serve areas that they already have agreements with to provide water.

City of Paso Robles. The City supports the inclusion of Study Areas One, Two and Three into the District's Sphere of Influence. The City of Paso Robles requests that Study Area Four be excluded in its entirety from Templeton Sphere. The City is concerned that the Theater Drive area would eventually be bordered by the District on three sides. They are also concerned that the SOI would induce growth in the area that would contribute to the traffic congestion problems at Highway 46 and 101. Those congestion problems are caused primarily by the City's commercial expansion south on Theater Drive.

The City also submitted a letter on April 7, 2006 requesting that LAFCO defer a decision on Study Area Four to allow the City and County to discuss planning issues regarding the future development of this area. The Commission may decide on Study Areas 1-3 and consider this request for Area Four at the meeting.

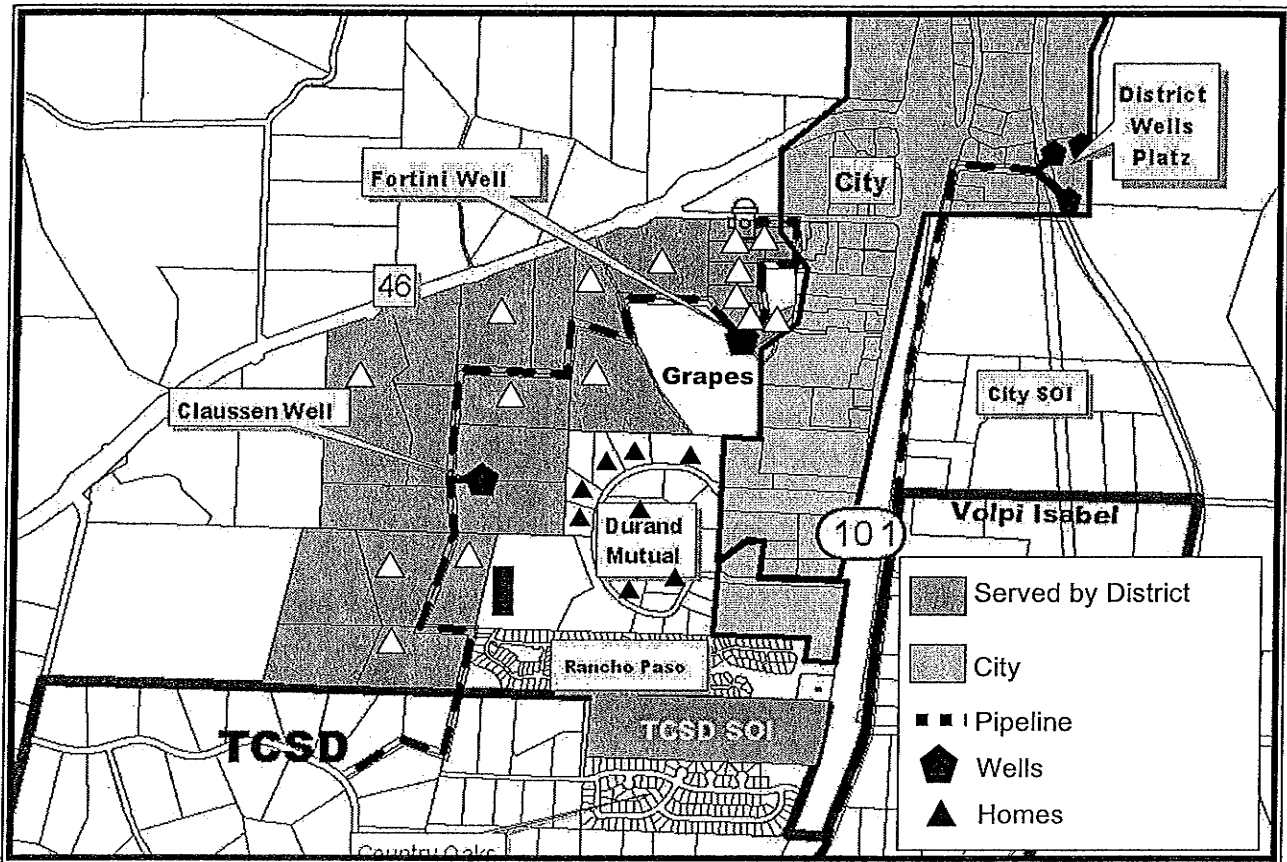
It should be noted that the City's General Plan envisions the Residential Rural (1 unit/10 acres) and Residential Suburban (1 unit/ 1 acre) parts of Study Area Four as Residential Single Family, if it is included in the City. The City's RSF zoning would at least double the density allowed by the County under the Residential Suburban zoning. In the Residential Rural zoned part of Area Four, the City's RSF zoning would allow for 2 units per one acre parcel as opposed to the County's current 1 unit per 10-acres. This could mean that if this area eventually builds out under the City's current plan that a 10 acre parcel could build up to 20 units. Under the County's current zoning and area standard only one unit per 10 acres is allowed because of the desire to preserve the surrounding agricultural uses.

In Study Area Four the recommended area for inclusion is 286 acres; 142 acres are zoned Residential Rural (15 parcels) and 144 acres (37 parcels) are zoned Residential Suburban. Of the 286-acre area recommended for inclusion into the Sphere of Influence, 69% (198 acres) is served or will be served by the District through Outside Service/User Agreements entered into prior to 1994. At that time these agreements did not need LAFCO approval. In 1994 the law was amended by the Gotch Bill. Outside User/Service Agreements are now required to obtain LAFCO approval.

The map on the next page shows the parcels in Area Four that are already served by the District and the water wells and pipeline infrastructure that is owned and operated by the District. The lots that have existing residences are also shown with a triangle. This map has been updated to include all parcels that have an agreement with the District for water service. Also, the Dusi property just north of the Durand Mutual is not served by the District as shown in the Draft Sphere Update. These changes were made based on information provided by the District after the public review draft was distributed.

Another important consideration is the amount of build-out in Study Area Four that has already occurred under the existing zoning. In the 144 acres zoned Residential Suburban 62 acres (15 of 37 parcels) already have existing residential development (15 residences). Also, the tract being served by Walnut (formerly Durand) Mutual Water Company is in the process of building out and includes 20 lots. Eight residences have been built so far in this development. The 21-acre Dusi property is being used to grow grapes using an on-site well. This property has severe access constraints in terms of future development. Of the 15 parcels (142) of Residential Rural zoned property seven (83 acres) have residences already constructed. Staff continues to recommend inclusion of the Residential Rural and Residential Suburban areas into the District's Sphere in Study Area Four.

The Rancho Paso mobile home park is served by the Walnut Mutual Water Company (formerly Durand) and has a packaged wastewater system to treat sewage and wastewater. This area was not included in the TCSD's Sphere because the mobile home park is already adequately served.



County of San Luis Obispo. The County provided a letter that requested a postponement of the Sphere of Influence Update to allow the City of Paso Robles and the County to discuss the land use issues related to Study Area Four. The letter is attached along with the response from LAFCO indicating the many steps that have been taken to prepare the Sphere Update. The LAFCO letter also provides the rationale for including the Residential Rural and Residential Suburban areas in the Sphere while excluding the Agricultural areas in Area Four. The County's letter did not provide specific comments with regard to the Sphere Update, Municipal Service Review or Negative Declaration.

Templeton Unified School District. The School District's Board of Trustees requests that all of Study Areas 1-4 be included in the Sphere of Influence. They assert that including all of the Study Areas into the TCSD's Sphere is a logical boundary for the Community of Templeton. The School District also states that including these areas in the Sphere would avoid sprawl by preventing the City's of Atascadero and Paso Robles from annexing areas on the fringes of Templeton. They cite the Target Center in Paso Robles and the Home Depot in Atascadero as examples of development on the fringe. The School District links the development of these commercial centers to expansions of the School District's population.

Including all of the Study Areas is inconsistent with the County's General Plan, the Clean Air Plan, and the County's Agricultural and Open Space policies. Please see comments from the County Agricultural Commissioners Office and Air Pollution Control District below. Also, as mentioned above, the Sphere of Influence is a planning tool and is not intended to be used as a defense against other jurisdictions. The Sphere identifies areas that could eventually be served by the TCSD. As an urban services provider, these areas could then receive services that would promote growth. Study Areas One and Four contain large amounts of prime agricultural land. Preserving prime agricultural land is one of LAFCO's key legislative mandates.

County Agricultural Commissioner Comment Letter. The Agricultural Commissioner indicates that including Agricultural Lands within the District's Sphere of Influence could cause potentially significant impacts that would need to be studied as part of further environmental review under CEQA. The Agricultural Commissioner recommends excluding the agricultural areas from the District's Sphere of Influence due to increasing the potential for conversion of these areas into more urban uses. The Commissioner supports the recommendation in the Public Review draft in the Study Areas One and Two.

APCD Comment Letter. The APCD letter indicates that all Study Areas should be excluded from the Templeton CSD's Sphere of Influence for several reasons:

1. Build-out within the existing Urban Reserve Line has not been reached and the SOI should not be expanded until build out is achieved.
2. Increasing sprawl and vehicle trips with the increase of the recommended SOI.
3. Expanding the SOI may eliminate the potential for a community separator or greenbelt.
4. The expanded SOI could lead to leap-frog development that is inconsistent with Clean Air Plan.

The letter provides details for their recommendation that the District Sphere of Influence not be expanded at all. The APCD supports Staff recommendation to exclude Area One. In area Two the District assumes that because this area will be within the District's SOI residential development will occur. The land use for Area Two would be subject to the County's discretion and the review of the APCD during the development and review process. The mitigation measures suggested for reducing health impacts would be appropriate at that point in time. Also, Area Two is recommended for inclusion and makes a logical boundary for the District, if annexation does occur sometime in the future. Part of the Study Area is surrounded by the existing Sphere of Influence. In Study Area Three the APCD recommends that it be excluded from the Sphere. The APCD also recommends exclusion of all of Study Area Four. While the APCD raises interesting points about development on the fringe of the District, it should be noted that these areas are being built

out under the existing zoning with County approvals and with the District already providing water services to much of the recommended area in Study Area Four (see map of previous page). Staff continues to recommend inclusion of both Study Areas Three and Four into the TCSD's Sphere of Influence.

Templeton Area Advisory Group. The Templeton Area Advisory Group (TAAG) provides advice to the District 5 Supervisor regarding planning and community issues. A comment letter from TAAG was submitted and recommended that all of the Study Areas be included into the Sphere of Influence. TAAG believes that including all of these areas represents the logical, orderly expansion of the Community. The comment letter maintains that by including agricultural areas into the SOI, this will protect against urban sprawl.

It should be noted that a Sphere of Influence represents areas that would be served by a jurisdiction that provides public services such as water and sewer. These, and other services, are provided by the District. Study Area One is zoned agricultural and has a large amount of prime agricultural land and is adjacent to the Salinas River in a flood hazard zone. Placing this area into the SOI increases the likelihood that development projects would be proposed because of the availability of urban services. This is also the case for the agricultural lands recommended for exclusion from the SOI in Study Area Four. Placing agriculturally zoned properties with prime land into a Community Services District Sphere of Influence is inconsistent with the General Plan, LAFCO policies and the State policies for preserving agriculture lands.

The TAAG also indicates that including all of Areas One and Four would help the Community establish a greenbelt. The District does not have a greenbelt program or a mechanism for setting aside land for this purpose. Including agricultural lands into the District SOI is likely to have the opposite effect; increasing the pressure in these agricultural areas to develop by making public services available. As the District and TAAG have stated, the CSD does not have land use authority. Establishing a greenbelt is a land use power that can be accomplished through the County's General Plan. The TCSD's Sphere is not the appropriate tool for establishing a greenbelt in the community of Templeton. The TCSD and TAAG should work with the County to ensure that the General Plan has the policies and procedures to establish a greenbelt. It also should be noted that the County Planning Department, County Agricultural Commissioner and Air Pollution Control District do not support expansion of the Sphere into agricultural areas.

Community Groups. The *Citizens Concerned for Templeton's Future* provided comments regarding the Sphere Update. They recommend that:

- Study Area One be excluded as recommended in the Public Review Draft.
- Study Area Two exclude the parcels containing 13 acres of prime agricultural land

- Study Area Three exclude the open space parcel, lot 1 of Tract 2365, exclude property under Williamson Act and exclude the residential rural parcel on either side of Paso Robles Creek.
- Study Area Four exclude parcels zoned agriculture as recommended in the Public Review Draft

They recommend that the TCSD and the City of Paso Robles consider a Memorandum of Agreement to help establish a greenbelt/open space area around the Community. These comments are constructive and provide a recommendation for an MOA that the TCSD and the City may want to consider. Also, the County should be involved in the discussion.

The *Paso Watch* group also submitted a comment letter indicating support for the recommendation in the Public Review Draft with the exception of Study Area Two. In Study Area Two they recommend the exclusion of the 13 acres of prime agricultural land. Paso Watch expresses the concern that the Sphere will promote growth and development in the areas that are included in the Sphere. They recommend that the TCSD and City of Paso Robles consider a Memorandum of Agreement that preserves the agricultural areas for a specific amount of time.

Residents of Templeton Community. Several comment letters were submitted from individual residents of the Templeton community. The issues raised in these letters include:

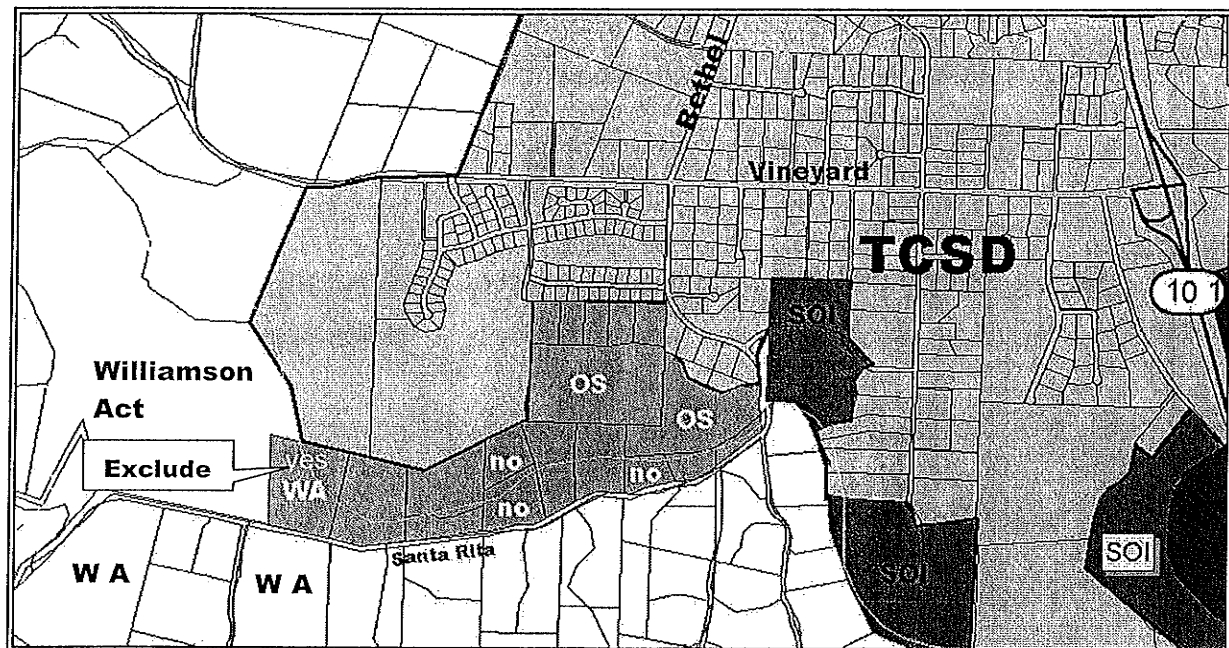
- Preserving the Templeton areas quality of life and unique rural character
- Support for the recommendation in the Public Review Draft
- Request that Study Area Three be reconsidered and reduced in size
- Advocate for the exclusion of all prime agricultural land from the SOI
- Encourage development within the existing Urban Reserve Line
- Oppose any SOI expansion and encourage in-fill development within the URL
- Advocate for excluding all Williamson Act parcels from SOI
- Advocate for excluding all open space parcels under contract or deed restriction
- References that should be considered in the Initial Study/Negative Declaration
- Comments regarding the TAAG comment letter
- Information from the Upper Salinas River Watershed Action Plan that should be included in the Initial Study and Negative Declaration
- The Salinas River is listed by State Water Resources Control Board as an "impaired water body" because the non-point pollution going into the river

The common theme that runs throughout these letters include the preservation of agricultural properties, especially prime lands, the exclusion of parcels dedicated to open space, exclusion of parcels under Williamson Act contract, and opposition to expanding into the rural areas of Templeton.

The Public Review Draft recommends exclusion of Study Area One which is zoned agricultural land and consists of prime lands. Study Area Two is recommended for inclusion despite having 13 acres of prime agricultural land. The reason for this recommendation is because approximately 10 acres of the prime agricultural lands is zoned Public Facilities and Residential Suburban and is adjacent to Highway 101 on the east side with the High School just to the north. This land is not in agricultural production and in fact is used as a site to store fill dirt from road projects. The other parcel west and adjacent to 101 is zoned agricultural, but was used for dairy operations in the past. A minimal amount of prime agricultural land exists on the perimeter of the parcel. Also, this area is nearly surrounded by the TCSD's existing Sphere of Influence. Including Study Area Two is reasonable given the existing uses that surround the area and the future approval needed for development to occur.

Study Area Three includes the open space parcels that are dedicated in perpetuity as well as Residential Rural parcels in the Paso Robles Creek area. This area also includes one parcel that is currently under Williamson Act contract. The map below shows Study Area Three circumstances. The "no" represent survey cards submitted to LAFCO indicating that they did not want to be part of the SOI. The "OS" shows the open space parcels and the "WA" indicates the Williamson Act parcel.

Staff recommends that this area be included in the District's SOI because the District can provide some beneficial services to the area at some point in the future. The parcel north of Santa Rita Road and on the west end of the Study Area is under Williamson act contract and should be excluded from the Sphere of Influence.



Property Owner Request. Included in the comments from residents is a letter from Mr. Niels Udsen requesting one of the parcels he owns be included in the Sphere of Influence. The parcel is located at the southern end of Bethel Road in Study Area Four. Mr. Udsen points out the area just south and east of his property is zoned Residential Suburban and has 1-5 acre lot sizes. Mr. Udsen proposes to eventually change the zoning of this property to Residential Suburban as shown on the map he provided; however, a General Plan Amendment to change the zoning has yet to be submitted to the County for processing. It is premature for LAFCO to add this parcel into the Sphere of Influence. If a General Plan Amendment is processed by the County, LAFCO should reconsider inclusion of this parcel into the District's Sphere of Influence.

Changes – Sphere of Influence Recommendation

Based upon the information contained in Chapters Two, Three, Four and Five of this document, and the environmental determination, Initial Study/Negative Declaration, it is recommended that the Sphere of Influence be updated by LAFCO as described in Table 1 and found on the maps in Attachment A. One minor change is recommended to the TCSD's recommended Sphere of Influence: exclude a 14.7 acre parcel found in Study Area Three that is under Williamson Act Contract.

Table 1: Sphere of Influence Recommendation			
Area	Acres	Land Use Category/Zoning/Information	Recommendation
Templeton Community Services District			
#1	350	Zoned Agriculture: 194 ac. of prime agricultural land Adjacent to Salinas River, Prime Agricultural land, Flood Zone, Railroad Crossing Issues, Sand and Gravel Mines, possible wells for District	Exclude this area from the SOI due to prime agricultural land and General Plan Inconsistencies.
#2	40	Public Facilities-8 ac., Residential Suburban 2 ac. Agriculture-30 acres-13 ac. Prime Agricultural land, Public Facilities adjacent to High School, Agricultural land is adjacent to wastewater facility and Highway 101	Include this area in the SOI. It is largely surrounded by the TCSD's existing Sphere.
#3	121	Residential Rural, 17 lots ranging from 2.5 to 25 acres, near school and Vineyard Estates. North of Santa Rita Road	Include this area in the SOI. Exclude one 14.7 acre parcel that is under Williamson Act Contract

Table 1: Sphere of Influence Recommendation			
Area	Acres	Land Use Category/Zoning/Information	Recommendation
#4	695	Agriculture-409 ac., Residential Rural-142 ac. Residential Suburban-144 ac 64 parcels ranging from 2 to 108 acres, variety of zoning, 243 ac. Prime agricultural land, productive agricultural land with vineyards, TCSD provides services to some of the RR-RS area.	Exclude the agricultural areas from the SOI. Include the Residential Rural and Residential Suburban areas in the SOI.
San Miguel Community Services District			
#1 & #2	585	Agriculture zoning, outside the Urban Reserve Line, General Plan Amendment is being processed, EIR is being prepared	Exclude area until the County approval of the General Plan Amendment. Include the area based on the General Plan Amendment if approved by the County.
Heritage Ranch Community Services District			
None	None	No areas were studied for inclusion.	The SOI remain the same: coterminous with the existing service area.

ATTACHMENT A
SPHERE OF INFLUENCE MAPS

Figure 1-2: Templeton Community Services District Recommendation

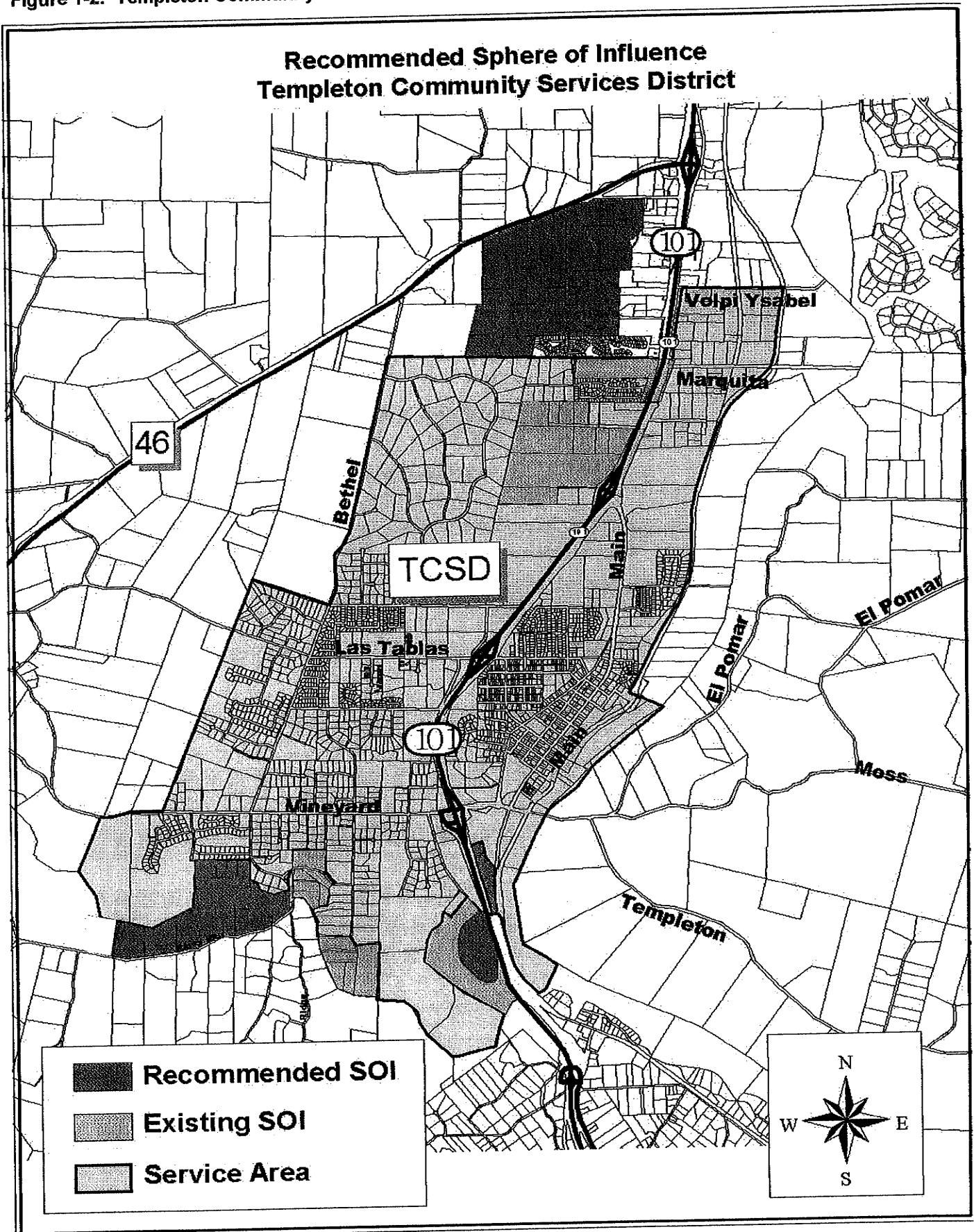


Figure 1-3: San Miguel Community Services District Recommendation

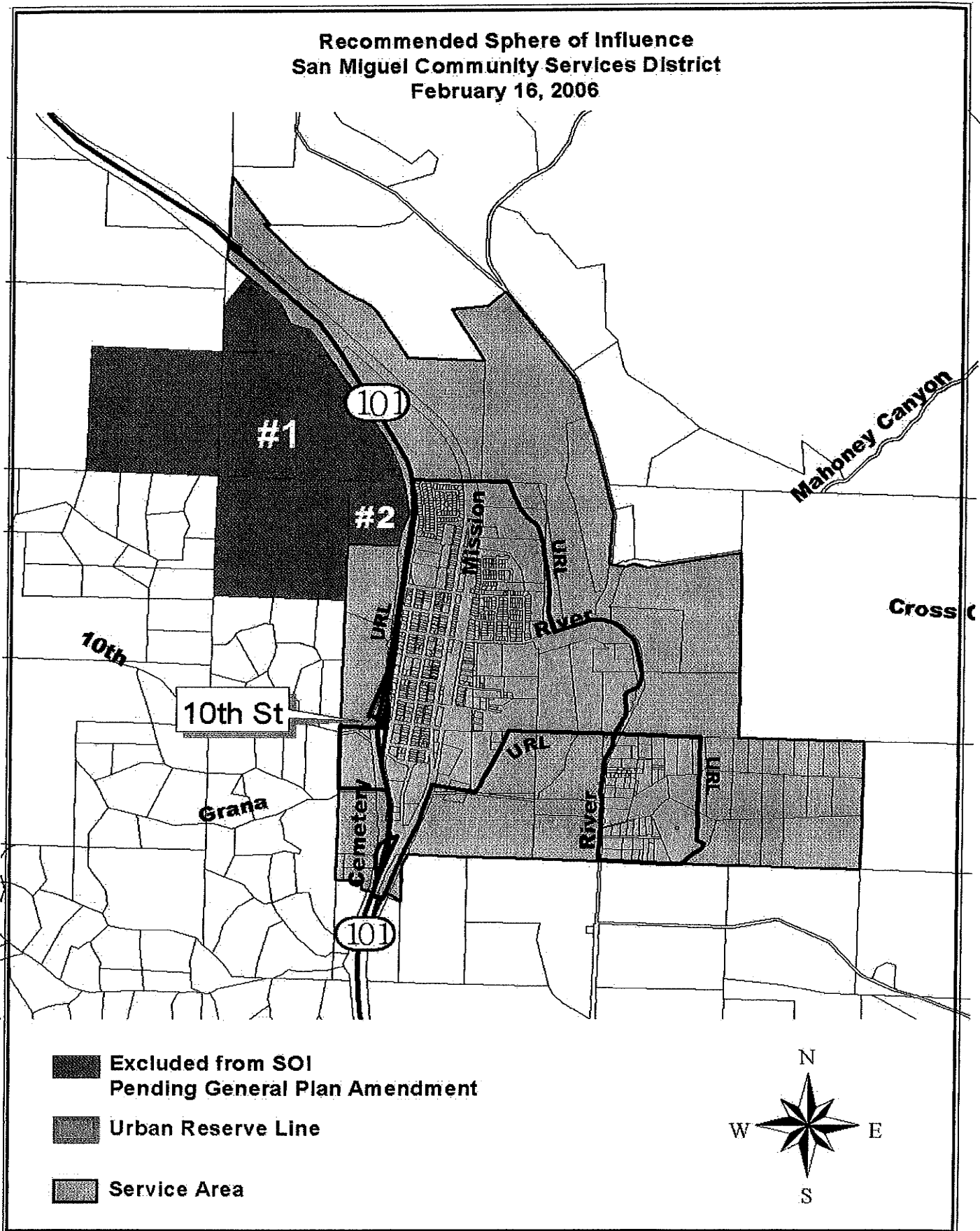
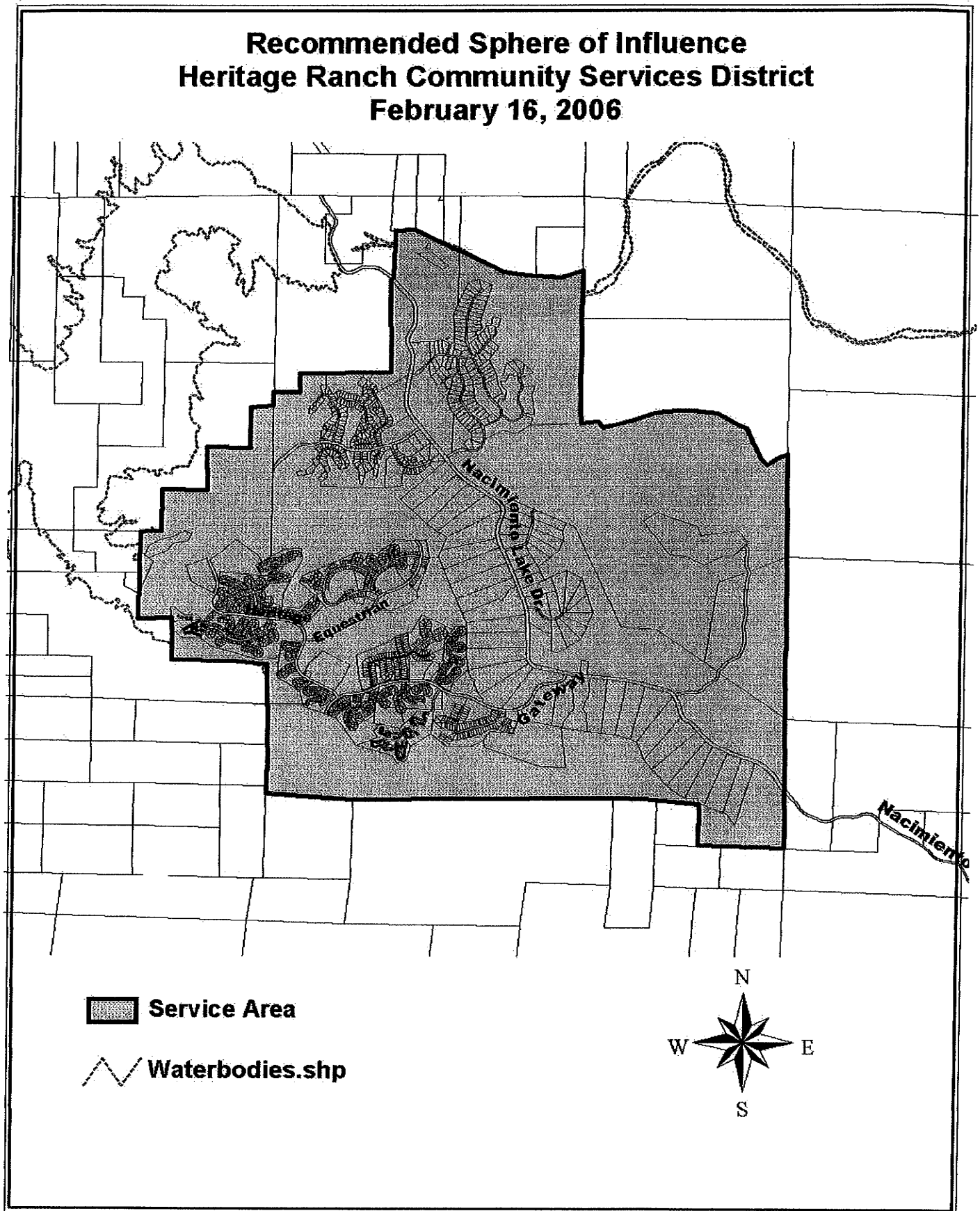


Figure 1-4: Heritage Ranch Community Services District



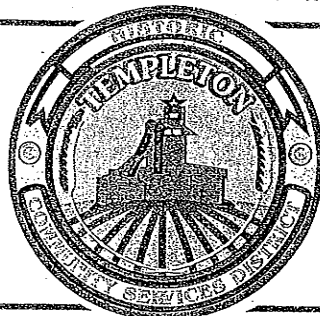
AGENCIES

- **TEMPLETON COMMUNITY SERVICES DISTRICT**
- **CITY OF EL PASO DEL ROBLES**
- **TEMPLETON UNIFIED SCHOOL DISTRICT**
- **COUNTY DEPARTMENT OF PLANNING AND BUILDING**
- **COUNTY AGRICULTURAL COMMISSIONER**
- **AIR POLLUTION CONTROL DISTRICT**

ATTACHMENT B
COMMENT LETTERS

 TEMPLETON COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS
 John T. Gannon, President
 Robert Bergman, Vice-President
 David Brooks, Director
 Judy Dietch, Director
 Kevin Hunt, Director



STAFF
 William Van Orden, General Manager
 Laurie A. Ion, Administrative &
 Recreation Supervisor
 Jay Short, Utilities Supervisor
 Greg O'Sullivan, Fire Chief

P.O. Box 780 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

March 17, 2006

Chairwoman Mann & Commission Members
 Local Agency Formation Commission
 County of San Luis Obispo
 1042 Pacific Street, Suite A
 San Luis Obispo, CA 93401

RE: Templeton Community Services District
Sphere of Influence Study Areas

Dear Chairwoman Mann and Commission Members,

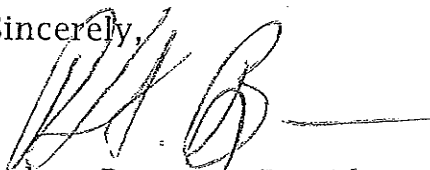
At our regular Board meeting of March 7, 2006, upon completion of the presentation by LAFCO staff, the Board of Directors of the Templeton Community Services District voted unanimously to request that the LAFCO Commission include all study areas, as indicated in the Sphere of Influence Update and Municipal Service Review Report dated February 2006 within the District's Sphere of Influence. Our Board of Directors believes that since our District does not have zoning or land use authority that any future changes that are proposed by property owners within those study areas would need to be approved by the San Luis Obispo County Planning Department. As such, any concerns regarding the District's perceived desire/s to develop these areas should be of little or no concern.

The Board also believes that with respect to Study Area IV that both the City of Paso Robles and the Templeton Community Services District desire to maintain a greenbelt or as the City likes to call it a "purple-belt" to form a community separator between the agencies is an identical goal. We believe that the inclusion of all of the Study Areas will insure that the District's boundaries are firmly defined. Such action on your part will not be in direct conflict with the City of Paso Robles stated planning goals for the area.

On behalf of the Board of Directors of the Templeton Community Services District, we would like to commend your staff for their excellent presentation.

I would also like to thank you for your favorable consideration of our request to include all study areas within our Sphere of Influence. If you have any questions regarding our request please do not hesitate to contact me.

Sincerely,

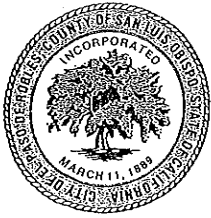
A handwritten signature in black ink, appearing to read 'R. Bergman', with a horizontal line extending to the right.

Robert Bergman, President
Templeton CSD Board of Directors

RB:lai

cc: SLO County Planning Commission
SLO County Board of Supervisors
SLO County Ag Commission
Mayor Frank Meacham - City of Paso Robles

APR 11 2006



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

April 7, 2006

San Luis Obispo LAFCO
Attn: David Church, Senior LAFCO Analyst
1042 Pacific Street – Suite A
San Luis Obispo, CA 93401

SUBJECT: Sphere of Influence Update and Municipal Service Review for the Templeton Community Services District

Dear Commissioners:

The City of El Paso de Robles would like to join the County of San Luis Obispo in requesting that LAFCO defer action on Templeton Community Services District's request to expand their Sphere of Influence (SOI). As was pointed out in our March 22, 2006 letter, City and County General Plan policies as well as general principles for good regional planning discourage Templeton's boundaries from wrapping around the City's southern edge without maintaining an adequate urban separator.

The City would again like to emphasize that we do not object to LAFCO proceeding on Templeton's Study Areas 1-3. If LAFCO is not inclined to deny Study Area 4, then the City would request deferral to provide sufficient time to work with representatives of the County Planning Department to address appropriate jurisdictional boundaries and land use controls to protect the Highway 46 corridor. The City would like to explore land use amendments including a possible change to the City's General Plan in addition to gateway design standards, agricultural protection, and possible use of clustered development in order to preserve and enhance a distinctive urban gateway to Paso Robles and the area's rural character consistent with the City's Purple Belt Policies.

We would like to thank LAFCO in advance for your consideration of the City's and County's requests to maintain a well planned and logical boundary between Paso Robles and Templeton. We look forward to working with LAFCO staff and our County planners in developing a suitable plan for the area.

Sincerely,

Ronald Whisenand
Community Development Director

cc: Mayor & Council
Jim App, City Manager
Vic Holanda, San Luis Obispo County Director of Planning and Building ✓



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

MAR 24 2006

March 22, 2006

San Luis Obispo LAFCO
Attn: David Church, Senior LAFCO Analyst
1042 Pacific Street-Suite A
San Luis Obispo, CA 93401

SUBJECT: Public Review Draft Sphere of Influence Update and Municipal Service Review for the Templeton Community Services District

Dear Commissioners:

The City of El Paso de Robles would like to thank you for the opportunity to review and comment on the Draft Sphere of Influence Update for the Templeton Community Services District. We are certain that Templeton, San Luis Obispo County, and LAFCO all share our desire that growth is consistent with City and County General Plan policies, well planned, and sensitive to adjacent communities. To that end, we offer you the following comments.

We recognize the right of Templeton CSD to manage and maintain quality service to their community. Of the four Study Areas being considered for expansion of their Sphere of Influence (SOI), three are clearly logical extensions of the District's boundaries and have no impact on Paso Robles. The City therefore does not oppose consideration of Areas 1, 2, and 3 of Templeton CSD's request. Area 4 however, adjoins the City limits of Paso Robles and would cause the southern tip of the City to be surrounded on three sides by the Templeton CSD. Our comments will therefore focus on Study Area 4 and whether expanding the SOI is a wise decision for LAFCO to make.

We feel that the guiding principles that LAFCO should use to evaluate the request and its impacts on adjoining communities are the General Plans for the County of San Luis Obispo and City of Paso Robles. I have attached a detailed summary of the various General Plan policies that we feel should guide your decision. As you can see, there are numerous policies that call for maintaining "open space and agricultural uses" on parcels that surround the City. These policies are central to the City's Purple Belt program which envisions and solicits cooperation from outside agencies to maintain a rural agricultural buffer around the City. LAFCO's own policies also discourage agricultural land from being included in a district's sphere and call for maintaining rural character in areas surrounding municipalities (Policy 3, 7 and 8, page 1-6).

The City's General Plan also identifies Highway 46 West between Highway 101 and Arbor Road as an important visual gateway to the City where inappropriate development

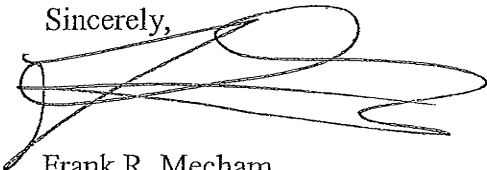
patterns could have a detrimental effect on our community. The level of development of Study Area 4 that could occur with Templeton CSD water could have significant physical and visual impacts that are outside of the City's regulatory control.

When the City of Paso Robles updated its General Plan in 2003, the City made a conscious decision to not propose expansion of our boundaries south of Highway 46 and westward from Theater Drive. The goal was to allow Paso Robles and Templeton to retain a degree of distinct geographic and land use identity. The requested SOI clearly would not respect our right, nor the City's and County's General Plans, to maintain a distinctive urban edge surrounded by agricultural or open space uses.

Based on the above cited policies and concerns, the City strongly opposes any action that would compromise community identity along the Highway 46 corridor. We urge you to deny the Area 4 SOI application.

While not part of Templeton's SOI request, the City Council noted that maps provided to us from LAFCO staff show the existing mobile home park on Theater Drive as being currently outside of Templeton's sphere. We understand LAFCO's sensitivity to creating islands of unincorporated territory that are surrounded by a city or district. We would therefore question whether Study Area 4 should be modified to rectify this island situation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank R. Mecham', written over a horizontal line.

Frank R. Mecham
Mayor

Attachments

Summary of Key General Plan Policies

A. City of El Paso de Robles

1. Land Use Element Policy LU-2B–Visual Identity:

Action Item 2. Adopt design standards to clearly articulate how important public view, gateways and landmarks are to be maintained/enhanced.

2. Land Use Element Policy LU-2E–Purple Belt:

Create a distinct ‘Purple Belt’ surrounding the City by taking actions to retain the rural, open space, and agricultural areas.

Action Item 3. Take steps to ensure that the County retains surrounding lands in very low-density rural residential, open space, and agricultural uses. Oppose the creation of new parcels within the County.

3. Circulation Element Policy C-5A–Visual Gateways and Landmarks

Identify important visual resources: gateways, corridors, major arterials, natural/open space areas, as shown on Table C-1 and Figure C-3. *Table C-1 identifies Highway 46 West between Arbor Road and Highway 101 as both a “Gateway to the City” and a “Visual Corridor*

In Gateway areas, the city shall:

- Limit range of land uses to preclude those commercial and industrial uses with outside processes and storage.
- Development shall be designed to make a positive visual impression (in terms of design/architecture and landscaping) and incorporate/preserve natural features.

In Visual Corridors the City shall:

- Development shall be designed to make a positive visual impression and incorporate/preserve natural features.

4. Open Space Element Policy OS-1A–Purple Belt:

Develop an open space plan/program for establishing an open space/purple belt (agricultural preserve area) surrounding the City.

Action Item 7. Coordinate the City’s Open Space/Purple Belt plan/program with neighboring communities, the County of San Luis Obispo, and non-profit agencies.

Action Item 8. Investigate and implement as appropriate and feasible with San Luis Obispo County, establishment of permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns.

Action Item 9. Take steps to ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses. Oppose the creation of new parcels within the County.

B. San Luis Obispo County

Templeton Area Plan Land Use Descriptions

1. **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 home sites 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.

2. **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 the area.

Distribution of Land Uses

7. Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community.

8. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.

9. Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.

10. Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.

Phasing of Urban Development

11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.

12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development.

Residential Land Uses

13. Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.

Administration

22. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

SEP 08 2005

September 6, 2005

Chairman and Commission Members
Local Agency Formation Commission, County of San Luis Obispo
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

SUBJECT: Templeton Community Services District, Sphere of Influence Study Areas

Dear Chairman and Members of the Board:

The City of Paso Robles hereby expresses serious concerns regarding studies that could lead to a significant northward geographic expansion of the Templeton Community Services District. The proposal has serious implications for land use planning, traffic congestion, and community character.

Based on the staff report presented to LAFCO on August 18, 2005 and the related illustration, copies of which are enclosed, it would appear that Templeton (TCSD) proposes to study a substantial size increase. Of particular concern to the City of Paso Robles would be the proposal for Study Area 4, and where those studies could eventually lead.

When the City of Paso Robles updated its General Plan in 2003, the City made a conscious and, we believe, responsible decision not to propose expansion of its boundaries westward along Highway 46 West. In our judgment, properties along Highway 46 West should be neither urbanized nor suburbanized. This area should retain its current Agricultural character, and, in doing so, allow Paso Robles and Templeton to retain a degree of distinct geographic and land use identity.

As you may be aware, the City of Paso Robles is pursuing creation of a "Purple Belt" that could form a permanent AG / open space corridor around the City and solidify the concept of a community separator between Paso Robles and its southerly neighbor. The ability of this program to function relies in part on the County not approving additional entitlements for urban / suburban development in the vicinity of Paso Robles. An expansion of the TCSD through the proposed "Study Area" would appear to be a direct conflict with the purpose and intent of the Paso Robles Purple Belt program.

There are a number of other factors that could be raised in opposition to the proposed Study Area. These include, but are not limited to:

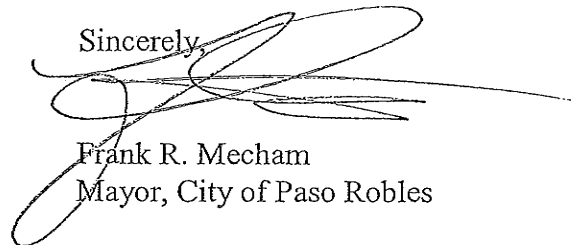
- traffic congestion increases at the already overburdened intersection of Highway 46 West and Highway 101;
- water and wastewater service capacities of the respective agencies;
- public safety service capacities of the respective agencies;
- what would constitute a “smart growth” approach to land use planning.

It would seem far more appropriate for the respective communities to focus their development “inward” rather than continuing to sprawl into the surrounding countryside and adversely impacting AG lands. A more compact development pattern would better serve both current residents and future population growth, thereby minimizing vehicle miles traveled, air pollution, and the need for expanding urban services.

It is strongly recommended that LAFCO eliminate “Study Area 4” from any further TCSD related discussions. To quote a famous poet, “good fences make good neighbors”. Preservation of the Highway 46 West corridor would provide both a much needed community separator and a good fence between Paso Robles and Templeton.

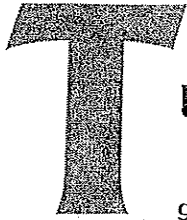
Please feel free to contact me or the Community Development Director, Bob Lata, at (805) 237-3970 should you have any questions regarding this letter or related matters.

Sincerely,



Frank R. Mecham
Mayor, City of Paso Robles

cc: County Planning Commission
County Board of Supervisors
County AG Commission
Chair, TCSD

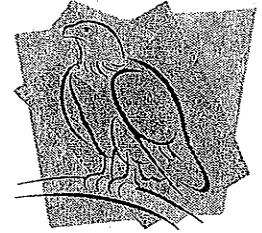


EMPLETON UNIFIED SCHOOL DISTRICT

"Home of Tomorrow's Leaders"

960 Old County Road • Templeton, CA • 93465 • (805) 434-5800 • FAX (805) 434-5879

MAR 27 2006



March 24, 2006

San Luis Obispo LAFCO
1042 Pacific St. - Suite A
San Luis Obispo, CA 93401

Dear Commissioners:

The Templeton Unified School District Board of Trustees (TUSD) asks the Commission to include Study Areas 1 through 4, as proposed, into the Templeton Sphere of Influence (SOI). We, as a Board, urge LAFCO to include ALL Areas, in their entirety, that lie within the TUSD boundaries.

We offer the following as support for this position:

- (1) **Expansion of the Templeton Sphere of Influence, as proposed, is a logical, orderly progression for our community.** The Templeton CSD is capable of providing services in all four Study Areas. Many services offered by TCSD and the community are currently used by residents of all areas of the proposed expansion, including the school system, recreational and emergency services. We agree that, "The Sphere of Influence areas proposed for the Templeton CSD are linked to the Community's social and economic communities of interest." (PD 2-10)
- (2) **All areas along our critical district lines are better protected against urban sprawl by inclusion into the Templeton SOI.** There is a fear that inclusion within either the Paso Robles or Atascadero SOI's, will promote the conversion of these lands into dense city development. This would be a disservice to those families who move into such housing. Past practices by these cities have caused financial hardship on the Templeton schools by promoting new housing in these areas, without actively insuring the homebuilders pay legally-required developer fees to the TUSD. We have had to expend considerable resources to obtain these fees, and in some cases, have never received them.

- (3) **Accurate identification of School District lines.** Another example of confusion, currently being utilized by some, is the marketing of those homes and lots in the Santa Ysabel Ranch. They are being actively marketed as Templeton homes, as homes in the TUSD bring higher prices than those outside of our boundaries, yet these homes are, in fact, in the Paso Robles school district. This has caused confusion and anger in those homeowners who try to enroll their children here in Templeton, only to be told they are in the Paso Robles school district
- (4) **Inclusion of all portions of the Study Areas, including the agricultural parcels, would help solidify Templeton's borders, and allow the community of Templeton to help plan these areas.** In recent years, nearby jurisdictions have shown a propensity to, upon annexation, dramatically increase the level of density in an area. Paso Robles building out their "Purple Belt" and community separator and into the TUSD with the poorly planned Target Center, and Atascadero building into the TUSD and their "Green Belt," with the Home Depot center, are prime examples of expansion of our school population without proper planning and funding for such growth. The impact to our programs, transportation system, and school capacities, should be controlled by the Community of Templeton, not neighboring cities.

Finally, we note LAFCO General Policy #20: "The Commission shall give great weight to a proposal that is supported by a community's long-range vision for its growth and development." For these reasons, the Templeton Unified School District encourages the Commission to expand the Templeton Sphere of Influence to include all four Study Areas, as proposed, in their entirety.

We thank the Commission and LAFCO staff for their consideration and efforts, and appreciate this opportunity that you have provided our community.

Sincerely,



David C. La Rue, Ph.D.
President, Board of Trustees
Templeton Unified School District

cc: Paul L Hood, Executive Officer, SLO LAFCO



MAR 27 2006

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

March 27, 2006

Paul Hood, Executive Director
San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, California 93401

Subject: Templeton Community Services District (CSD) Sphere of Influence (SOI) Study

Dear Paul:

Should we all work together proactively before something avoidable becomes a problem? I suspect your answer is a categorical "yes".

As planners I think we all subscribe to the adage that planning ahead is worth the lifetime value for taxpayers, property owners and citizens. In planning, public service, public debate, and public policy decisions, *goodwill* or *process* sometimes isn't the primary objective. Sometimes the objective is doing something right the first time effectively and efficiently.

Consider the SOI request by the Templeton CSD before LAFCO at their next meeting relative to recent issues raised by Paso Robles as well as the County. Does a SOI decision really need to be made? Will the resultant decision of SOI boundaries make everyone happy? Will goodwill and better relationships be enhanced? Will useful *Smart Growth* planning become a reality?

In light of the letter from Paso Robles as well as the County's comments submitted on February 7th, I believe it would be prudent for LAFCO to consider postponing any decision on the SOI request by the Templeton CSD until affected parties concerned can work together in formulating a meaningful and diplomatic solution.

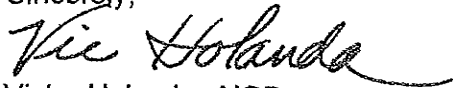
By postponing or deferring a decision on the SOI boundaries the affected parties will be able to:

1. Create, voluntarily, adjustments in respective policies.
2. Coordinate goals and objectives.
3. Yield better understanding of land use goals among jurisdictions.
4. Provide incentives and rationale for General Plan and Zoning changes.
5. Work toward implementation of Smart Growth principles.

The postponement on a decision will be less expensive than unnecessary delays and arguments in the future. Plus, you allow the affected parties to resolve specific issues and you don't have to impact your agenda with bitter debates on the same concerns. I think that you'll agree that's a win-win proposition for you, your Board and the affected parties.

Should our staffs get together for a chat? Call me and let's set up an appointment at (805) 781-5708.

Sincerely,

A handwritten signature in cursive script that reads "Vic Holanda". The signature is written in black ink and has a fluid, connected style.

Victor Holanda, AICP
Director of Planning and Building

Cc Bob Lilley, Agricultural Commissioner/County of San Luis Obispo
David Edge, CAO/County of San Luis Obispo
Ron Whisenand, Community Development Director/City of El Paso de Robles

LAFCO • The Local Agency Formation Commission

Serving the Area of San Luis Obispo County

March 29, 2006

Mr. Vic Holanda, AICP
County Director of Planning and Building
County Government Center
San Luis Obispo CA, 93408

Dear Mr. Holanda:

This letter is in response to the comments you submitted regarding the Templeton Sphere of Influence Update/Municipal Service Review currently being completed by LAFCO. Your comments were directed specifically to Study Area four generally located south of Highway 46 and east of Bethel Road. Over the last year, LAFCO has taken a number of actions to get feedback from other agencies and the public about the Sphere of Influence Update for the Templeton Community Services District (TCSD), including:

- Presentation, questions and answers at a regular meeting of the Templeton Area Advisory Group (TAAG)
- Presentation, questions and answers at a regular meeting of the Templeton CSD Board of Directors
- Conducted a LAFCO Commissioner bus tour of the Study Areas being considered for inclusion into the SOI (attended by County Planning Staff, Agricultural Commissioner's staff, TCSD staff, and the press)
- Provided monthly status reports since January 2005, at regular LAFCO meetings (attended by County Planning Staff)
- Facilitated a meeting in the LAFCO office between the City's Community Development Director, the TCSD's General Manager, and a TAAG member regarding Study Area four
- Included the County Planning Department's General Plan analysis as part of the Sphere of Influence Study
- Conducted a survey of property owners within the Study Areas
- Worked closely with the Agricultural Commissioners Office to identify prime agricultural land in the Study Areas
- Worked with all agencies and the public to make a fair and objective recommendation that is consistent with LAFCO's enabling statutes, policies and procedures
- Worked closely with the TCSD to identify the areas in Study four that are already served with water by the District
- A 30-day Public Review of the SOI Update documents began on February 22 and ended on March 27, 2006.

We have attached a copy of the Memorandum of Agreement (MOA) between the City of Paso Robles and County for your consideration. Please note that the Commission approved the City's SOI update in

1042 Pacific Street, Suite A • San Luis Obispo, California 93401

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B-1-34

COMMISSIONERS:

BARBARA MANN, CHAIR
Special District Member

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VICE CHAIR
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ALTERNATES:

VACANT
Special District Member

TOM MURRAY
Public Member

JAMES R. PATTERSON
County Member

DUANE PICANCO
City Member

STAFF:

PAUL L. HOOD
Executive Officer

RAY BIERING
Legal Counsel

DAVID CHURCH
Senior LAFCO Analyst

DONNA J. BLOYD
Commission Clerk

September 2004 which included the MOA. During the SOI update process the City made no mention of Study Area four and in fact was opposed to expanding their SOI south of the current city limits.

The County has land use authority in Study Area four and also has the discretion to maintain the existing development pattern in the area, down-zone the area to decrease the density, or approve an increase in density. Because the City has expressed an interest in what type of development occurs in the area, we would suggest that the City and the County come to an agreement based on the MOA to clearly identify the land uses that would be appropriate for the area. These discussions should also include the TCSD as a water service provider.

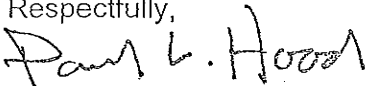
The recommended SOI for Study Area four recognizes the District's existing service situation for various properties zoned Residential Rural and Residential Suburban and excludes agricultural areas. It should be noted that the City's General Plan currently intends for Area four to eventually be zoned Residential Single Family, which is inconsistent with the County's General Plan Designation. The District's SOI does not prevent or preclude the County or City taking actions to amend their General Plans to reflect a common vision for Study Area four. In fact, we would encourage this type of interagency cooperation.

Finally, your letter is unclear with regard to the reasons for requesting that LAFCO postpone the meeting. Also you do not state the County's position on the SOI recommendations. We would submit that we have completed many of the actions that you call for in your letter and have answered many of the questions you raise. The City and the District have been involved for many years in a debate over their respective boundaries in this area. It is not unusual for LAFCO to make a decision such as this one in determining the Sphere of Influence of a jurisdiction. I believe we have taken all appropriate steps, and then some, to complete the Sphere of Influence Update. We have also gone the extra mile in public outreach, information gathering, notification, and feedback.

Thank you for considering our response. Also, I would like to take a moment to thank your planning staff for their time and effort in this process. As we have come to expect, they have been very helpful and professional in their approach to the Sphere of Influence Update program mandated by State Law.

Please let me know if you have any questions.

Respectfully,



PAUL L. HOOD

LAFCO Executive Officer

cc. David Edge, County Administrator
Ron Whisenand, Community Development Director
Bob Lilley, County Agricultural Commissioner

Jim App, Paso Robles City Manager
Bill Van Orden, TCSD General Manager
Members, Formation Commission

Exhibits: A Memorandum of Agreement City and County
 B Vic Holanda's Comment Letter
 C City of Paso Robles Comment Letter
 D Templeton CSD Comment Letter

MAR 24 2006



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: March 24, 2006

TO: David Church, LAFCO Analyst

FROM: Lynda L. Auchinachie, Agriculture Department *JA*

SUBJECT: Public Review Draft Sphere of Influence Update and Municipal Service Review for Templeton, San Miguel, and Heritage Ranch Community Services Districts

Thank you for the opportunity to comment on the Sphere of Influence (SOI) Update for Templeton, San Miguel, and Heritage Ranch Community Services Districts. The Agriculture Department has the following comments:

Templeton Community Services District

We support staff recommendations to exclude Area 1 and the agricultural areas of Area 4 from the SOI due to potentially significant impacts to agricultural resources and inconsistency with Agriculture and Open Space Element (AOSE) policies.

San Miguel Community Services District

We support staff recommendations to exclude Areas 1 and 2 from the SOI due to potentially significant impacts to agricultural resources and inconsistency with Agriculture and Open Space Element (AOSE) policies.

Heritage Ranch Community Services District

No concerns.

If we can be of further assistance, please call 781-5914.



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

March 31, 2006

David Church, Senior Analyst
Local Agency Formation Commission
1042 Pacific Street - Suite A
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding the Sphere of Influence Update for the Templeton,
San Miguel, and Heritage Ranch Community Services Districts

Dear Mr. Church,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed Sphere of Influence (SOI) Update for the Templeton, San Miguel, and Heritage Ranch Community Services Districts. The Templeton SOI Update identified and evaluated four (4) Study Areas through discussions with Templeton District staff. The LAFCO is recommending that 462 acres be added to the Templeton SOI which currently totals about 280 acres. The San Miguel SOI Updated identified two (2) Study Areas through discussions with San Miguel District staff and the property owner of the San Miguel Ranch. The Local Area Formation Commission (LAFCO) chose to exclude these areas from the SOI until the County adopts the General Plan Amendment (GPA) that is associated with the proposed San Miguel Ranch zoning changes and subdivision. This GPA has been authorized for processing by the County Board of Supervisors and a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for this GPA has recently been issued. A Heritage Ranch SOI Update is not proposed. *The following are APCD comments that are pertinent to this SOI Update document.*

GENERAL COMMENTS

General Commendations & APCD Support

The APCD would like to commend LAFCO for its solid SOI Update recommendations to preserve agricultural lands by excluding most of them from the SOI update. We also support the recommendation to exclude from the SOI Update those lands that are isolated and removed from the existing community hub. The APCD supports both of these exclusion types as they are consistent with land use goals and policies in the SLO County's Clean Air Plan (CAP).

General APCD Concerns & SOI Expansion Policy

The APCD recognizes that updates that promote expanding the SOI boundaries will likely result in additional development in remote areas and result in urban sprawl. This is inconsistent with

the goals and objectives of the CAP and once developed, could contribute to existing stresses on air quality, circulation and other resources that are not sustainable or easily mitigated. The APCD staff is very concerned with the cumulative effects resulting from expansion of development in rural areas. Such development fosters continued dependency on automobile use as the only viable means of access to essential services and other destinations. This type of development is inconsistent with the Land Use Planning Strategies recommended in the CAP, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines (URL/VRL). The Land Use Planning Strategies were designed to lessen automobile dependence through greater pedestrian access; increased transit access; mixed-use and compact zoning; in-fill development as opposed to development at the urban fringe; and balance of jobs and housing. The proposed SOI revisions will facilitate growth at the urban fringe which will result in limited or no pedestrian access; inability to support transit services; and sprawling development.

An SOI is a plan for the physical boundaries of a service district and may cause the extension of utilities into areas that often do not have these services. Provision of such services eliminates a potential constraint to development in areas served by or adjacent to this infrastructure. Expanding a Community Service District's (CSD's) SOI anticipates the provision of public services which, in turn, can increase land values and create economic pressures to develop. While some services, such as water in Study Area #4, may now exist to select residents, the expanded SOI areas become a logical area for extension of public utilities to serve these areas. These growth-inducing impacts are typical to the provision of any such services particularly in vacant or sparsely populated areas, as in the case with some of the proposed SOI expansions. Expanding the SOI for CSDs will, through the removal of impediment to growth, potentially hasten the conversion of vacant or existing agricultural land to more developed uses.

The APCD staff strongly recommends promoting in-fill and higher density development in city and town urban cores. Limiting development at the urban fringe will not only preserve our natural resources, including air quality, but can also result in significant financial savings. Development at the urban fringe often results in an eventual decline in property values in the town center and close-in suburbs. The costs of expanding services, such as water, fire, sewer, green waste collection and garbage are also significantly increased as development sprawls. Rather than expanding SOIs and moving new development away from the town center, the APCD supports focusing redevelopment and new development in the underutilized areas within current URLs and VRLs. One vital component that should be fully addressed in the SOI Update should is an evaluation of existing vacant lands within the current SOI. Building incentives to promote infill versus increasing pressure to grow on the fringes is paramount to preserving the natural resources and community identity of SLO County. Increasing a community's SOI to a size that more than doubles the total acreage in a region (i.e. Templeton SOI) is of concern to the APCD, and should only be considered once the region has reached or is close to reaching the build out for that area.

SPECIFIC COMMENTS

Templeton CSD

Study Area #1 - located to the northwest edge of the Templeton URL

The LAFCO recommendation is to exclude this Study Area #1 from the Templeton SOI. This area includes 350 agricultural acres. The APCD supports the LAFCO exclusion recommendation for the following reasons:

1. The community's URL is not fully built-out and expanding the SOI into this fringe area is a deterrent to urban redevelopment and infill development of available parcels inside the URL.
2. Expanding the SOI would result in a need for expanded services and provide pressure to develop in and close to the SOI with the results being urban sprawl with greater trip lengths and vehicle emissions.
3. Expanding the SOI is one step closer to eliminating a current community separator / greenbelt.
4. This type of SOI expansion would promote leapfrog development that is inconsistent with the Land Use Planning Strategies in the CAP.
5. Excluding this area from the SOI helps to preserve prime agricultural land, a goal of the County's General Plan, a LAFCO purpose, and goal of the APCD CAP. The annexation and rezoning of agriculturally zoned land is precedent setting and may be used as justification for similar conversion by other property owners wishing to develop agricultural land adjacent to the city.
6. This area is already isolated by the URL's railroad track boundary which limits accessibility.

Study Area #2 – located adjacent to Highway 101 near the high school into the Templeton

The LAFCO recommendation is to include Study Area #2 into the Templeton SOI. This area includes 30 agricultural acres, 8 public facility acres, and 2 Residential Suburban (RS) acres. The area is surrounded by the current Templeton SOI, however, the APCD does not support the inclusion of Study Area #2 into the SOI for the following reasons:

1. The first five APCD reasons for not including Study Area #1 into the Templeton SOI also apply to Study Area #2.
2. This area includes land that is within 500 feet of Highway 101. In April 2005, the California Air Resources Board (ARB) released a guidance document titled *Air Quality and Land Use Handbook* (ARB Handbook) which calls for restricted development in areas that generate significant sources of air pollution. In this document, the relationship between developing sensitive land uses, such as homes, in close proximity to major highways was highlighted as a health concern due to the increased exposure to air pollution and toxic diesel exhaust.

To mitigate health impacts from mobile sources in San Luis Obispo County, the APCD encourages that where feasible, local land use planning agencies and decision makers change their Highway 101 corridor development policies to include the following:

- a. Developments within 500 feet of Highway 101 should be restricted to those that are generally less sensitive in nature such as commercial, industrial, retail, passive open space etc. and include trees or hedge rows (particularly immediately adjacent to the highway) to help filter highway vehicle emissions and dust.
- b. Proposals that would site a sensitive land use near Highway 101 should include a 500 foot buffer between the highway and the sensitive land use.

The guiding principles for the County's General Plan for this area stresses limiting the development to passive recreation and low density residential development that would cluster out of view of Highway 101. This and restricting development within 500 ft. of Highway 101 is consistent with the ARB recommendations and the CAP.

3. Templeton's Study Area #2 is adjacent to the wastewater treatment facility. The APCD's California Environmental Quality Act (CEQA) Air Quality Handbook identifies a 1 mile screening distance for potential odor sources such as wastewater treatment facilities. Inclusion of Study Area 2 into the Templeton SOI could result in development that produces complaints and violations of APCD Rule 402 from nuisance odors from the wastewater treatment facility operations.

Study Area #3 – located at the southwestern edge of the Templeton URL, south of Vineyard Dr.

The LAFCO recommendation is to include Study Area #3 into the Templeton SOI. This 136 acre Residential Rural (RR) area is adjacent to the current Templeton SOI, however, the APCD does not support the inclusion of Study Area #3 into the SOI for the following reason:

1. The first four APCD reasons for not including Study Area #1 into the Templeton SOI also apply to Study Area #3.

Study Area #4 – located at the northwestern edge of the Templeton URL, south of Vineyard Dr.

This 695 acre area includes 409 acres of agricultural land and 142 and 144 acres of RR and RS zoned property respectively. The LAFCO recommendation is to exclude Study Area #4's agricultural lands from the Templeton SOI; an exclusion that the APCD supports. For the RR & RS areas, the LAFCO recommendation is to include these areas into the SOI. Both the agricultural land and the RR and RS areas of this Study Area are adjacent to the current Templeton SOI, however, the APCD does not support either of their inclusion the Templeton SOI for the following reasons:

1. The first four APCD reasons for not including Study Area #1 into the Templeton SOI also apply to the agricultural and residential zoned parcels in Study Area #3.
2. The APCD understands that the RR & RS areas identified in the Study Area are of interest to both Paso Robles and Templeton. During the last Paso Robles General Plan Amendment, the City Council chose to annex large areas into their URL against the request of the APCD that the URL not be expanded. The APCD called for redevelopment and urban infill for Paso Robles in order to limit the increase of travel distances and the resulting vehicle emissions. Until at least 70% of the build out occurs for either Paso Robles or Templeton, the APCD recommendation is that the RR and RS areas in Study Area #4 be retained as a community separator between Templeton and Paso Robles. This will help to eliminate urban sprawl and retain the rural nature of County.

San Miguel CSD

Study Areas #1 & #2 – located northwest of the San Miguel URL and separated from San Miguel by Highway 101

The LAFCO recommendation for Study Areas #1 & #2 is to exclude these areas from the San Miguel SOI until the GPA is adopted. LAFCO indicates that it would be premature for them to make an SOI determination before this and that their determination is more appropriate during the environmental review process of an adopted GPA. That said, LAFCO has used this document to point out many of the County, LAFCO, and APCD land use goals that demonstrate significant conflict with this SOI expansion and the proposed change to residential zoning that the GPA identifies for these areas. These areas include the 550 acre San Miguel Ranch and the 35 acre Keem property, both agriculturally zoned. The APCD does not support the inclusion of Study Areas #1 & 2 into the San Miguel SOI for the following reasons:

1. The first five APCD reasons for not including the Templeton Study Area #1 into the Templeton SOI also apply to these San Miguel Study Areas.
2. With regard to these areas, this LAFCO document states, "Since the proposed development is located across the freeway from San Miguel's commercial districts, employment area, and various community facilities, trips to and from San Miguel proper will be vehicle trips rather than walking trips." The APCD agrees with this statement and contends that the proposed SOI and GPA are against the Smart Growth Principles that the County Board of Supervisors adopted in 2005. Should either of these changes move forward, there will be significant air quality impacts that will need to be mitigated through on and off-site mitigation strategies. These changes equate to urban sprawl and as we often reiterate, the CAP recommends that areas outside of URLs and VRLs be retained as open space, agriculture and very low-density residential development. Therefore the APCD supports the exclusion of these areas into the San Miguel SOI. For additional support for this position, we are attaching the APCD September 27, 2004 letter about the proposed San Miguel Ranch subdivision (Attachment 1).

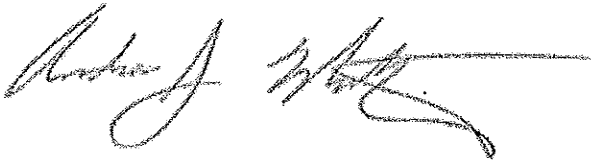
Sphere of Influence Update for the Templeton, San Miguel, and Heritage Ranch CSD's
March 31, 2006
Page 6 of 6

Heritage Ranch CSD

The LAFCO recommendation is to retain the current Heritage Ranch SOI. The APCD supports this recommendation and points to it as an example for others to follow: Accomplish complete urban infill, preferably using compact design methods, prior to requesting the expansion of SOIs.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Mutziger", with a long horizontal line extending to the right.

Andy Mutziger
Air Quality Specialist

AJM/sll

cc: David Church, Senior Analyst

Attachment 1: San Miguel Ranch General Plan Amendment

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COMMUNITY GROUPS

- **TEMPLETON AREA ADVISORY GROUP**
- **PASO WATCH**
- **CITIZENS CONCERNED FOR TEMPLETON'S FUTURE**

March 16, 2006

Templeton Area Advisory Group
P O Box 1135
Templeton, CA 93465

San Luis Obispo LAFCO
1042 Pacific St – Suite A
San Luis Obispo, CA 93401

Dear Commissioners,

The Templeton Area Advisory Group (TAAG) encourages the Commission to include Study Areas 1 through 4, as proposed, into the Templeton Sphere of Influence (SOI). We agree with the recommendations of LAFCO staff to include Areas 2 and 3, in their entirety, and would urge the Commission to include Study Areas 1 and 4, in their entirety. We offer the following as support for this position:

- (1) **Expansion of the Templeton Sphere of Influence, as proposed, is a logical, orderly progression for our community.** The Templeton CSD is capable of providing services in all four Study Areas. In the Public Draft (PD), it is noted that the CSD is well managed, and " well positioned, both financially and operationally, to meet the current and future needs of residents." (PD 2-9) Many services offered by TCSD and the community are currently used by residents of all areas of the proposed expansion, including the school system, recreational and emergency services. We agree that, "The Sphere of Influence areas proposed for the Templeton CSD are linked to the Community's social and economic communities of interest."(PD 2-10)
- (2) **Agricultural areas along our critical transition area are better protected against urban sprawl by inclusion into the Templeton SOI.** There is a fear that inclusion may promote the conversion of the agricultural land. However, a number of factors make such change prohibitive, including topography, hazardous flood zone and liquefaction levels, restriction due to a Combined Designation overlay and questionable access into the areas. With regard to zoning and land use decisions, neither LAFCO, nor Templeton CSD, has land use authority. These determinations are made by County. "While the Sphere of Influence allows for services to be provided to a property upon annexation to the District, the County maintains land use authority in terms of changing the zoning to allow for increases in density."(PD-3-32) Also, it is clearly stated throughout the Public Draft that County has very significant guidelines for the protection of our valued agricultural land. A number of references are made to the policies of the CKH Act, the County General Plan and its Agriculture & Open Space Element, and the Salinas River Area Plan. Present and planned land uses within Templeton's Urban Reserve Line (URL) are defined in the County's Salinas River Area Plan and the Templeton Community Design Plan. Both were written with community input, including workshops and public discussion to provide for logical and orderly growth of Templeton. Inclusion of the Study Areas, in their entirety, would require that land use in these areas conform to the policies and regulations in all of these documents.
- (3) **Inclusion of these areas would help our community establish its desired "greenbelt" around our urban area.** The community recently reiterated its desire for a greenbelt in

the Templeton Community Plan completed last year by the Cal Poly, City & Regional Planning Department and at the workshops for the County's Vision 2050 Project. The Salinas River Area Plan, Templeton Community Design Plan, and the conclusions of these recent studies, embrace the stated desire of the community of Templeton to establish a "greenbelt" around its urban core. This greenbelt would preserve our rural, critical transition area and draw the line of urban growth limits for our community. This is further encouraged by a number of the Smart Growth Principles recently adopted by the County.

- (4) **Inclusion of all portions of the Study Areas, including the agricultural parcels, would help solidify Templeton's borders, and allow the community of Templeton to help protect these areas.** In recent years, nearby jurisdictions have shown a propensity to, upon annexation, dramatically increase the level of density in an area. Expansion of the Templeton SOI to include all proposed areas would significantly reduce the potential of future annexation of these areas, including prime agricultural areas by neighboring jurisdictions. Inclusion would result in land use of these areas continuing to be guided by the more protective County regulations, including the localized policies of the Templeton Community Design Plan. It would be in line with the LAFCO policy of encouraging jurisdictions "to create places to live that integrate various land uses as a way of providing for a diverse social and economic community." (General Policy #2)
- (5) **Inclusion of all portions of the Study Areas allows Templeton to establish a visually appealing "Gateway" into the community and the North County Inland Region.** As noted in the Public Draft, County policy encourages "Community Separators" of agricultural, passive recreational and low-density residential development. The Study Areas to the south can be used for a natural separation between Templeton and Atascadero, and a scenic, rural corridor along HWY 101. The agricultural area of vineyards in Study Area 4 can provide a very inviting gateway on HWY46W into Templeton and the Inland Region of our North County.

Finally, we note LAFCO General Policy #20: "The Commission shall give great weight to a proposal that is supported by a community's long-range vision for its growth and development." For these reasons, the Templeton Area Advisory Group would encourage the Commission to expand the Templeton Sphere of Influence to include all 4 Study Areas, as proposed, in their entirety.

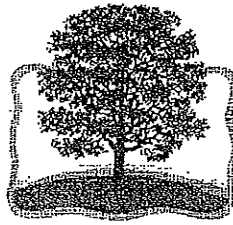
We thank the Commission and LAFCO staff for their consideration and efforts, and appreciate this opportunity that you have provided our community.

Sincerely,



Rob Rosales
Chair/ TAAG

Cc/ Paul L Hood, Executive Officer, SLO LAFCO
David Church, LAFCO Analyst



PasoWatch

Looking Out Today For Tomorrow

FAX TO: Mr. David Church
FAX NUMBER: 788-2070

FROM: Susan Harvey, President
FAX NUMBER: 805-238-3047
VOICE: 805-239-0542

NO. OF PAGES: 1
March 27, 2006

RE: Public Review Draft, Sphere of Influence Update and Municipal Service Review

Dear Mr. Church,

PasoWatch urges LAFCO to:

- Exclude parcels in Study Area 4 as recommended in your Public Review Draft;
- Exclude Study Area 1 as recommended in your Public Review Draft;
- Exclude parcels identified as Prime Agricultural soils.

Because inclusion in a SOI confers certain status that facilitates development, PasoWatch is concerned about the short term and long term effects inclusion of these areas will have on the Agricultural zoning in this area. We believe it is in the best interest of Paso Robles and Templeton and County agriculture that the above identified areas remain in agricultural zoning and production. We hope that LAFCO can assist the City of Paso Robles and the Templeton area in finding some mechanism that assures the long term Agricultural viability of these areas, free from undue pressure for development.

Perhaps the City of Paso Robles and the Templeton CSD can enter into a Memorandum of Agreement, lasting for perhaps 10 or 15 years, declaring the value and benefit to both Paso Robles and Templeton that the areas identified above remain essentially in agriculture and that both Paso Robles and Templeton would not annex the area into their respective SOI for that set period.

Thank you for your consideration of our comments and for your efforts to assure the long term viability of Agriculture in the County.

Thank you,


Susan A. Harvey

March 27, 2006

Mr. David Church
San Luis Obispo LAFCO
1042 Pacific St – Suite A
San Luis Obispo, CA 93401

Subject: Public Review Draft, Sphere of Influence (SOI) Update & Municipal Service Review, dated February 2006

Citizens Concerned for Templeton's Future (CCTF) requests that LAFCO limit the incorporation of the areas into the Templeton Community Services District (TCSD) SOI as follows.

Study Area #1 – Exclude this Study Area as recommended in your Public Review Draft.

Study Area #2 – Exclude parcels containing the 13 acres of prime agricultural soils.

Study Area #3

- Exclude the open space in perpetuity parcel, Lot 1 (43-acres) of Tract 2365, which is known locally as the Graves residential clustered subdivision.
- Exclude land under Williamson Act contract.
- Exclude the residential rural parcels on either side of Paso Robles Creek.

Study Area #4 – Exclude parcels as recommended in your Public Review Draft.

Support for excluding agricultural lands is provided in the Initial Study - Negative Declaration for the Sphere of Influence Update & Municipal Service Review. On page 8 the Initial Study states that "all of the excluded areas are zoned agriculture and including these areas at this point in time could lead to potentially significant impact with regard to the conversion of Agricultural land". Under the discussion of each of the excluded areas, the Initial Study (page 10 and 13) states that including the subject area in the SOI is inconsistent with the County's General Plan.

We believe it is in the best interest of Paso Robles and Templeton and county agriculture that the areas of agricultural land remain in agricultural zoning and production. We hope that LAFCO can assist the City of Paso Robles and the Templeton area in finding some mechanism that assures the long term agricultural viability of these areas, free from undue pressure for development.

The community of Templeton has reiterated its desire for establishment of a "greenbelt " around the urban core. As suggested by PasoWatch in their letter dated March 27, 2006, perhaps the City of Paso Robles and the TCSD can enter into a Memorandum of Agreement, declaring the value and benefit to both Paso Robles and Templeton that the areas remain essentially in agriculture (and/or open space) and that both Paso Robles and TCSD would not include the areas into their respective SOI for a set period of time.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, we appreciate your commitment to this mission as you evaluate the proposed areas of inclusion into the TCSD Sphere of Influence.

Thank you for the opportunity to comment.

Citizens Concerned for Templeton's Future

Sue Luft, contact person
P.O. Box 447
Templeton, CA 93465
(805) 227-4785
aslufft@direcway.com

TEMPLETON RESIDENTS

- LISA & ROGER ASKEW
- KORIE BAYER
- MATTHEW BAYER
- VICKIE CARROLL
- PRISCILLA COOPERMAN
- HELEN DAVIE & FRANK CAWLEY
- JAMIE ENNS
- ROD GRAY, NANCY GREENMAN
& JAKE GRAY
- ADRIENNE HAWKINSON
- DOROTHY JENNINGS
- DOUG REED
- KELLY REED
- STANLEY D. RUTIZ
- STEPHEN & SHIRLEY SIGMUND
- BRIAN STRYSKO
- NIELS & BERIT UDSSEN
- LAURA & STEVEN WHEELER
- JAMES WOOD

David Church

From: Lisa Askew [lisa_askew@earthlink.net]
Sent: Saturday, March 25, 2006 10:34 AM
To: DChurch@slolafo.com
Subject: Expanding Templeton Boundaries

Dear Sir,

I am a new resident of beautiful Templeton, CA--having moved from Paso Robles last November. Now I am not very business and legal mumbo jumbo literate. All I know how to do is tell you what my husband and I immediately loved about this area. The pace of life is slower here than in Paso. People still take just a moment to look you in the eye and offer a greeting as you pass on Main Street. Work and business is still carried out each day but cars aren't running red lights and trying to mow each other down to get to where they need to go. There are still areas of green land with proliferate trees and wildlife to be seen nearby. The restaurants are clean, comfortable and homey. You don't feel like you have to be a wine connoisseur just to be seen in one of them. It's ok just to be a hard working family with perhaps a trifle less than cherubic children just out for a nice meal. And, when you are new in town, Templeton is still a place where neighbors come over to shake your hand and introduce themselves.

In short, the city of Paso Robles has a saying--"Darn near Paradise", well I think Templeton is Paradise.

I know that some growth can be a good thing. But not the kind of growth that Paso Robles and other surrounding areas have seen--where every possible green spot of land has been turned into a house or a subdivision.

I know that they say that unless there is growth, things die out, but I disagree. With too much growth there are too many much more important things that are lost--things you can never, ever get back.

Please, please think on these things. Thank you very much for your time.

Very sincerely,
Roger and Lisa Askew

March 26, 2006

Korie Bayer
1245 Templeton Hills Road
Templeton, CA 93465

VIA E-mail: Dchurch@aol.com

San Luis Obispo LAFCO
1042 Pacific St – Suite A
San Luis Obispo, CA 93401
ATTN: Mr. David Church, Senior Analyst

Subject: Municipal Service Review & Sphere of Influence Update; Templeton CSD

Dear Mr. Church, Chairman, and LAFCO Board,

I would like to express wholehearted agreement with both the Board of Directors of the Templeton Community Services District and the Board of the Templeton Area Advisory Group with regard to a clear community desire to maintain the rural nature of our town through a rural or agricultural “greenbelt” at our border. This view has been a recurring theme in numerous community workshops and is reflected in the Templeton Community Design Plan.

With this in mind, I am perplexed by the decision of both boards in asking the Commission to ignore the recommendations of staff and include into the TCSD Sphere of Influence large areas of prime agricultural soil positioned in such a way as to provide exactly this desired greenbelt. Even more puzzling, is the rationale offered in making this request.

Having attended both the TCSD meeting where the Public Review Draft was presented and the TAAG meeting where a response was discussed, I twice heard the argument that expanding our SOI into the study areas would somehow allow us to defend the areas from development by our northerly and southerly neighbors. TCSD then admitted that it has no land use authority once an area is included into the district. The letter presented and accepted by TAAG asserts that the County regulations are “more protective” and implies that the Templeton Design Plan is a document not subject to creative and often controversial interpretation in County Land Use decisions. I respectfully disagree.

Public Review Draft Ch 3, P 24, acknowledges the growth and development inducing potential of inclusion into a SOI. Likewise, I have searched through various LAFCO articles in an effort to better understand this process and have found the correlation between access to public services and propensity for development to be widely accepted. Safer and more effective methods of establishing a greenbelt exist.

I support the recommendations of the Public Review Draft in excluding Study Area 1 and portions of Area 4. These recommendations would appear unassailable given the legislative intent of LAFCO as stated in Cortese-Knox-Hertzberg Government Code 56300 (a). This section would also provide cause for re-examination of the inclusion of Study Area 3 in that it includes areas of open space, land under Williamson Act contract, and a lower-density residential rural buffer at our southern border. Eliminating this buffer would surely create a development pattern typical of urban sprawl.

In addition, inclusion of Area 3 may encourage diversion of newly available water resources toward the creation of subdivisions in the area. A history of inability to provide water to vacant and underdeveloped parcels within the existing URL has resulted in a disorganized pattern of urban development driven by position on a waiting list or possession of riparian water rights. As the Nacimiento Project becomes reality, it would be more orderly and efficient for TCSD to provide services to these long-neglected areas before expanding outward. The recently adopted "Smart Growth Principles" apply.

CKH 56325.1 states in part: "While serving on the commission, all commission members shall exercise their independent judgment on behalf of the interests of residents, property owners, and the public as a whole in furthering the purposes of this division." I would like to thank the commission for their thoughtful consideration on behalf of the public while advancing the LAFCO mission and for the opportunity to comment on this important issue.

Respectfully,

Korie Bayer
Templeton

David Church

From: hawley@aol.com
Sent: Monday, March 27, 2006 11:25 AM
To: dchurch@slolafco.com
Subject: Expanding Templeton's Sphere of Influence

March 27, 2006

San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Via e-mail Dchurch@SLOLAFCO.com

Dear Chairman and Board Members,

As a Templeton resident, I would like to ask that you exclude from the TCSD Sphere of Influence, all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract. I am interested in maintaining the rural quality of our community as laid out in the Templeton Community Design Plan and I believe the inclusion of these parcels would facilitate their urbanization. I would also discourage further expansion into our residential rural borders and instead encourage development within the existing Urban Reserve Line.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, I appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully submitted,

Matthew Bayer

David Church

From: vickie carroll [davickster@earthlink.net]
Sent: Monday, March 27, 2006 11:11 AM
To: DChurch@slolafco.com
Subject: Templeton Boundries

Dear Mr. Church,

We are Templeton residents opposed to expanding TCSD boundaries. Growth in our community has been rapid. We have no water treatment facility. Traffic impact has yet to be ascertained since many projects have not been completed. At this point we support infill of existing TCSD properties, not expansion.

Sincerely,

vickie carroll
davickster@earthlink.net

David Church

From: pcooperman@charter.net
Sent: Monday, March 27, 2006 7:07 AM
To: DChurch@slolafco.com
Subject: Templeton

Attachments: LAFCOgrtrcctf.doc



LAFCOgrtrcctf.doc
(25 KB)

March 24, 2006

San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Via e-mail Dchurch@SLOLAFCO.com

Dear Chairman and Board Members,

As a Templeton resident, I would like to ask that you exclude from the TCSD Sphere of Influence expansion all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract. I am interested in maintaining the rural quality of our community as laid out in the Templeton Community Design Plan and I believe the inclusion of these parcels would facilitate their urbanization. I would also discourage further expansion into our residential rural borders and instead encourage development within the existing Urban Reserve Line.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, I appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully submitted,

Priscilla Cooperman
85 Frontier Way
Templeton, CA 93465

David Church

From: hkdavie@aol.com
Sent: Monday, March 27, 2006 3:37 PM
To: Dchurch@SLOLAFCO.com
Subject: Keep Templeton's Rural Charm!

March 27, 2006

San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Via e-mail Dchurch@SLOLAFCO.com

Helen K. Davie
Frank A. Cawley
535 Frontier Way
Templeton, CA 93465

Dear Chairman and Board Members,

We are residents of Templeton. We have lived in the Santa Clara Valley (once known as "The Valley of Heart's Delight") and have seen what happens as a result of sprawl: farms and orchards were turned into vast housing tracts and strip malls, creeks were cemented in and wildlife was pushed out. No wonder people no longer want to live there!

In order to keep this lovely area from the same fate, we would like to ask that you exclude from the TCSD Sphere of Influence expansion all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract. We strongly wish to have the rural quality of our community maintained as per the Templeton Community Design Plan. We believe the inclusion of these parcels would facilitate their urbanization. We also want to discourage further expansion into our residential rural borders and instead encourage development within the existing Urban Reserve Line.

Since it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, we appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully submitted,

Helen K. Davie
Frank A. Cawley

David Church

From: Jamie Enns [je6860@tcsn.net]
Sent: Monday, March 27, 2006 3:18 PM
To: DChurch@slolafco.com
Subject: LAFCO Sphere of Influence

San Luis Obispo Local Agency Formation Commission

1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Via e-mail Dchurch@SLOLAFCO.com

Dear Chairman and Board Members,

As a Templeton resident, I would like to ask that you exclude from the TCSD Sphere of Influence expansion all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract. I am interested in maintaining the rural quality of our community as laid out in the Templeton Community Design Plan and I believe the inclusion of these parcels would facilitate their urbanization. I would also discourage further expansion into our residential rural borders and instead encourage development within the existing Urban Reserve Line.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, I appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully submitted,

Jamie Enns
4556 Shadow Canyon Road,
Templeton, CA. 93465

David Church

From: Rod Gray [rgray1@charter.net]
Sent: Wednesday, March 29, 2006 5:31 PM
To: dchurch@slolafo.com
Subject: SOI for TCSD

Mr. Church,

Please be advised that we are opposed to including the Open Space in Tract 2365, Lot #1 in TCSD's SOI. That land should be preserved as originally intended in the Open-Space Agreement granted to the County of SLO February 5, 2002 (Resolution #2002-55). The Open-Space Agreement, which was a condition for the approval of tract 2365, clearly indicates that the subject property has scenic beauty and existing openness and that both the county and owner desire to conserve and preserve the present state of said property for the public benefit. The rural nature of the area and the surrounding open space are primary reasons we moved to Templeton.

Respectfully,

Rod Gray, Nancy Greenman and Jake Gray
The Vineyards, Templeton, CA.
805.434.5504

David Church

From: Hawkinson [rossiroad@sbcglobal.net]
Sent: Sunday, March 26, 2006 4:26 PM
To: DChurch@slolafo.com
Subject: Sphere of Influence

As a Templeton resident, I would like to ask that you EXCLUDE from the TCSD Sphere of Influence expansion all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract. I am interested in maintainin the rural quality of our community as laid out in the Templeton Community Design Plan, and I believe the inclusion of these parcels would facilitate their urbanization. I would also discourage further expansion into our residential rural borders and instead encourage development within the existiting Urban Reserve Line.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, I appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully,

Adrienne Hawkinson
1274 Rossi Road
Templeton, CA 93465

March 24, 2006

Mr. David Church, Analyst
San Luis Obispo LAFCO
1042 Pacific St – Suite A
San Luis Obispo, CA 93401
Via email dchurch@slolafco.com

Subject: Public Review Draft, Sphere of Influence Update & Municipal Service Review, dated February 2006

Dear Mr. Church:

These are my comments regarding the expansion of the Templeton Sphere of Influence (SOI) discussed in the subject document.

Study Area #1 – Exclude this Study Area as recommended in your Public Review Draft.

Study Area #2 – Exclude parcels containing the 13 acres of prime agricultural soils.

Study Area #3

- Include the five parcels, approximately 14-acres, on a private drive that is an extension of Paradise Meadows Lane.
- Exclude the open space in perpetuity parcel, Lot 1 (43-acres) of Tract 2365, which is known locally as the Graves residential clustered subdivision.
- Exclude land under Williamson Act contract, Ag Preserve.
- Exclude the residential rural parcels on either side of Paso Robles Creek.

Study Area #4 – Exclude Ag parcels as recommended in your Public Review Draft.

Attached are additional comments and discussion for consideration.

Thank you for the opportunity to comment during this public review period.

Very truly yours,

Dorothy Jennings
PO Box 180
Templeton, 93465

Attachment: Additional Comments and Discussion

cc: Donald Funk, US-LT RCD, Templeton

Attachment

Additional Comments and Discussion

Initial Study Negative Declaration

Appendix A – References

It is my understanding that the Salinas River has a federal classification called “impaired river.” If this is correct, expansion of the Templeton Sphere of Influence (and San Miguel SOI as well), which raises the potential for service annexation and development, must be assessed at this time.

References not listed that in my estimation apply to this study are as follows:

County

Annual Resource Summary Report – 2005

Growth Management Ordinance Amendments, Final EIR (scheduled for adoption in April 2006)

Integrated Regional Water Management Plan dated December 2005 (US EPA mandate)

Storm Water Management Program, Second Revision, April 2004

Upper Salinas-Las Tablas Resource Conservation District

Special District associated with the USDA Natural Resources Conservation Service

Upper Salinas River Watershed Action Plan, 2004 (project accepted by State Water Resources Control Board)

TAAG letter to LAFCO dated March 16, 2006

At its March 16th meeting TAAG voted to send a letter endorsing the extension of the Templeton Sphere of Influence (SOI) by 1228 acres. TAAG’s discussion was entirely focused on warding off the expansion of Paso Robles and Atascadero. This concern for annexation by adjacent justifications and the desire to maintain a Templeton identity constrained the recommendation. There was no other discussion.

Comments on TAAG's five points:

- (1) Expansion of the Templeton Sphere of Influence, as proposed, is a logical, orderly progression for our community.**

A 33% expansion of the current SOI, which amounts to 1228 acres, is not an orderly progression for Templeton. By definition a Sphere of Influence is (Public Review Draft 1-1), “... a plan for the probable physical boundary and service area of a local agency or municipality...”.

The SOI is an invitation to development and a prerequisite to annexation by the Templeton Community Services District (TCSD) for services. According to the

county's Annual Resource Summary Report-2005, annualized growth in Templeton (1990-2004, 15 years) is 3.94% and locally exceeds the countywide mandate of 2.3%. Page 3-1 of the Public Review Draft states that from 1990 to 2001 Templeton grew the fastest of any unincorporated community with a 5% average annual increase in the number of dwelling units constructed." The county report evaluates infrastructure constraints such as water systems and roads as well.

LAFCO has a 5-year review cycle that allows a reexamination of SOI boundaries. A 5-year review cycle is more orderly than a 33% expansion at this time.

- (2) Agricultural areas along our critical transition area are better protected against urban sprawl by inclusion into the Templeton SOI.**

Lands outside of the Templeton SOI are better protected as transitional areas, especially agricultural areas. All of the study areas contain either prime agricultural soils or are currently in agricultural production and should remain outside of the SOI.

- (3) Inclusion of these areas would help our community establish its desired "greenbelt" around our urban area.**

The TCSD is not chartered to create or maintain a "greenbelt" and the county does not have a specific plan or program for "greenbelts." However, lands along the Salinas River are rated as highly desirable lands to be acquired for public enjoyment as Natural Areas. Natural Areas are identified in the Agricultural & Open Space Element. Natural Areas are also referenced in the draft Parks and Recreation Element, which the Planning Commission will begin reviewing in May.

- (4) Inclusion of all portions of the Study Areas, including the agricultural parcels, would help solidify Templeton's borders, and allow the community of Templeton to help protect these areas.**

To the contrary, " a SOI is generally considered a 20-year, long-range planning tool" (Public Review Draft 1-1). A SOI is not for the protection of agricultural land but to expand urbanization.

- (5) Inclusion of all portions of the Study Areas allows Templeton to establish a visually appealing "Gateway" into the community and the North County Inland Region.**

Establishment of a "Gateway" appears to be outside the jurisdiction of LAFCO. In order to define, create and guarantee an appealing "Gateway" the Salinas River Area Plan including Templeton Standards need to be updated. These updates would require a General Plan Amendment.

March 29, 2006

Mr. David Church, Analyst
San Luis Obispo LAFCO
1042 Pacific St – Suite A
San Luis Obispo, CA 93401
Via email dchurch@slolafco.com

Subject: Public Review Draft, Sphere of Influence Update & Municipal Service Review, dated February 2006

Ref: Letter dated March 24; Dorothy Jennings to David Church, LAFCO;
Subject: same as above

Dear Mr. Church:

Since sending you my comments (Ref), I have obtained some additional information concerning the environmental status of the Salinas River. This information comes from the Upper Salinas – Las Tablas Resource Conservation District.

Some quotes from the 2004 Upper Salinas River Watershed Action Plan that I believe should be taken under consideration in your Initial Study Negative Declaration are as follows:

From Chapter 1 (page 2):

"The Salinas Valley is by far the largest watershed in the Monterey Bay National Marine Sanctuary area and, according to the Trust for Public Lands, 'the most degraded by human activities.'"

(page 12):

"Watershed wide concern for appropriate planning for the Salinas River resulted in a workshop sponsored in 1991 by San Luis Obispo County Supervisor, Harry Ovitt, and Monterey County Supervisor, Tom Perkins. As a result of the interest generated by this workshop, in 1992, a Coordinated Resource Management and Planning Project, or CRMP, planning program for the Upper Salinas Watershed was begun by the San Luis Obispo County Parks and Open Space Division. As part of the CRMP, a brief study of water resources, ecosystem, and land use was conducted. Thus, the State Lands Commission states that the Salinas River finally became 'the focus of comprehensive management.' 'In the future, the River will no longer be treated merely as a water supply or a flood threat, but as a renewable resource which needs to be managed for protection

in perpetuity. Value of the River, other than water supply--such as fish and wildlife habitat and public recreation--will be part of long-term management goals."

From Chapter 5 (page 1):

"...this is the largest river system south of San Francisco still supporting an anadromous steelhead trout population."

"The State of California has noted that water quality in this watershed is threatened. The California State Water Resources Control Board has listed the Salinas River as an 'impaired water body,' indicating non-point source pollution impacts on water quality, as per Section 303(d) of the federal Clean Water Act (CWA). In addition, the Central Coast Regional Water Quality Control Board has identified the Salinas River as a 'priority watershed,' a designation applied to watersheds with 'documented water quality problems such as groundwater contamination by nitrates, excessive erosion and sedimentation, or pesticides in surface waters.'"

It could very well be that the environmental status of the Salinas River changes

- Water from 'less than significant impact' to a higher level impact, and
- Utilities and Service Systems from 'less than significant impact' to a higher level in some sub-categories. I urge you to give this some consideration.

The Upper Salinas-Las Tablas River Watershed Action Plan can be found at www.us-ltrcd.org/WAP.html

I wish to express my appreciation for the opportunity to submit additional information at this time related to my earlier letter to you. Thank you.

Very truly yours,

Dorothy Jennings
PO Box 180
Templeton, 93465

cc: Donald Funk, US-LT RCD, Templeton Don.Funk@ca.nacdnet.net
"Johnson, Marti - Templeton, CA" <Marti.Johnson@ca.nacdnet.net>

David Church

From: Dreed908@aol.com
Sent: Friday, March 24, 2006 12:32 PM
To: DChurch@slolafco.com
Subject: Against Pending Expansion

Dear Mr. Church:

As I understand the situation regarding the potential expansion of the sphere of influence in Templeton, it seems that there is no plus side to this plan.

I currently reside in Templeton but I also am a relative newcomer. I bought a home and land in Templeton because it encompasses all the things I dreamed of for pre-retirement/retirement, while at the same time providing some opportunity for jobs and controlled growth. I was born and raised in San Jose, and watched growth in that area over 60 years. Small dairy farms and orchards were destroyed in the name of growth and modernization - at times without a clearly thoughtout plan. For me, this ultimately resulted in poorly planned communities, with no infrastructure to support the growth properly, the loss of the areas business "villages" and a deteriorated lifestyle. Sure there were opportunities, but mainly for developers with little or no care for the long term effects of their projects.

I see the same trend now in Templeton. New subdivisions are being built without proper thought given to the impact on existing community services. The rural character of Templeton can be maintained with growth, but only with people of vision safeguarding our common interests. To start in motion the expansion and ultimate annexation of additional rural land will have a negative impact on the quality of our life, and the future of our community. Annexation will most probably result in development pressures to relax the high standards protecting our community against poorly planned growth. Growth in itself is not a bad thing, but I believe we should safeguard our high standards with very controlled growth and serious thought concerning the negative aspects of poorly planned growth. Added growth will put new stress on existing facilities, increase traffic, increase crime (ultimately small communities will loose the sense of being neighbors who look out for one another), and alter the character of our small town atmosphere forever.

Please reconsider the plan to expand the sphere of influence of our town. Instead, lets turn our efforts towards improving what we have.

Thank you for considering my opinion.

Doug Reed
215 Foxtail Lane
Templeton

David Church

From: daultonreed [daultonreed@netzero.net]
Sent: Sunday, March 26, 2006 12:50 PM
To: DChurch@SLOLAFCO.com
Subject: TCSD Sphere of Influence

San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Via e-mail Dchurch@SLOLAFCO.com

Dear Chairman and Board Members,

As a Templeton resident, I would like to ask that you exclude from the TCSD Sphere of Influence expansion all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract. I am interested in maintaining the rural quality of our community as laid out in the Templeton Community Design Plan and I believe the inclusion of these parcels would facilitate their urbanization. I would also discourage further expansion into our residential rural borders and instead encourage development within the existing Urban Reserve Line.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, I appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully submitted,

Kelly Reed
622 Crocker St.
Templeton
434-3258

David Church

From: STANATE@aol.com
Sent: Sunday, March 26, 2006 8:40 PM
To: dchurch@slolafo.com
Subject: (no subject)

Stan Rutiz
302 Vaquero Dr.
Templeton, Ca 93465

March 26, 2006

San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

SENT Via e-mail Dchurch@SLOLAFCO.com

Dear Chairman and Board Members,

As a Templeton resident, I respectfully request that you exclude from the TCSD Sphere of Influence, expansion of all parcels containing Prime Agricultural soil, all parcels under perpetual open space contract, and all parcels under Williamson Act contract.

I am interested in maintaining the rural quality of our beautiful community, as laid out in the Templeton Community Design Plan. I believe the inclusion of these parcels would facilitate their premature urbanization.

I would also discourage further expansion into our residential rural borders and instead, encourage development within the existing Urban Reserve Line.

Understanding that it is the mission of LAFCO to preserve agricultural land, discourage urban sprawl, and provide for planned, well-ordered development, I appreciate your commitment to this mission as you evaluate all proposed areas of inclusion to the TCSD Sphere of Influence.

Respectfully submitted,

Stanley D. Rutiz

David Church

From: Shirley Sigmund [soklai8@charter.net]
Sent: Monday, March 27, 2006 1:07 PM
To: David Church
Subject: TCSD Sphere of Influence

Dr. Stephen and Shirley Sigmund
25 Conover Lane
Templeton, CA 93465

March 27th, 2006

San Luis Obispo Local Agency Formation Commision
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Via email to DChurch@SLOLAFCO.com

Dear Mr. Church and Board Members,

We have been Templeton residents for the past ten years. In the past three years we have seen a tremendous amount of increase in residential development. We understand that growth takes place, and we well know that Templeton is a desirable community for many valid reasons.

We urge you, however, to exclude from the TCSD Sphere of Influence expansion all parcels containing Prime Agricultural soil, parcels under perpetual open space contract, and all parcels under the Williamson Act contract. It is clear that these prior land acts were created to protect our community from the very expansion that you may be proposing to do at this moment!

We are keenly and seriously interested in maintaining the rural quality of our community as laid out in the Templeton Community Design Plan and we believe with all our heart that the inclusion of these parcels is to facilitate and encourage urbanization and ill-planned development.

We also strongly discourage further expansion into our residential borders and hope that development will take place within the existing Urban Reserve Line.

We attended your presentation to TAAG/TCSD in March. We understood that your mission is to preserve agricultural land, and equally important, that your commission has a goal of preventing urban sprawl. We laud you on all your efforts. We appreciate your time of reading our letter and hope that you will thoroughly and carefully evaluate those areas 1-4 before you make a decision on whether to include or exclude those areas from inclusion to the TCSD Sphere of Influence.

Respectfully submitted,
Dr. Stephen and Mrs. Shirley Sigmund

David Church

From: Brian Stryko [bstryko@midstatebank.com]
Sent: Monday, March 27, 2006 4:55 PM
To: DChurch@slolafco.com
Subject: Subject Templeton Boundaries

Hi,
I just got the news about the Templeton boundaries expansion. I live in "The Vineyard" housing track, and I would not like to see the boundaries expand!

Best regards,

Brian Stryko

Home Owner in Templeton

March 24, 2006

David Church
Senior Analystist
LAFCO
1042 Pacific Street
San Luis Obispo, C 93401

Dear David,

Thanks for talking with me yesterday.

As I understand, both the Templeton Community Services District and the Templeton Area Advisory Group recommended our property for inclusion into the Templeton sphere of influence. You mentioned that LAFCO initially dropped the property as it is zoned Agricultural and normally LAFCO does not include such zoned land.

I have faxed to you what we are attempting with the property. We see no need to include the northern parcel numbers however it does make sense to include the southern most parcel. Currently we are neighbored by one acre and five acre parcels. Even with our 'right to farm' we are literally in these people's backyards the way the pieces were laid out. We wish to create a transition from urban to rural. This would be done using larger home sites and the natural landscape to create a buffer zone between the existing and future homes and the agricultural usage.

My wife I own Castoro Cellars and feel that we are good stewards of the land. The remaining parcels will be for our farming operations and most likely added to the Williamson Act as are most of our other vineyards. It is essential to us to maintain the beauty of this corridor.

Please reconsider this inclusion; I feel we have the backing of the local community.

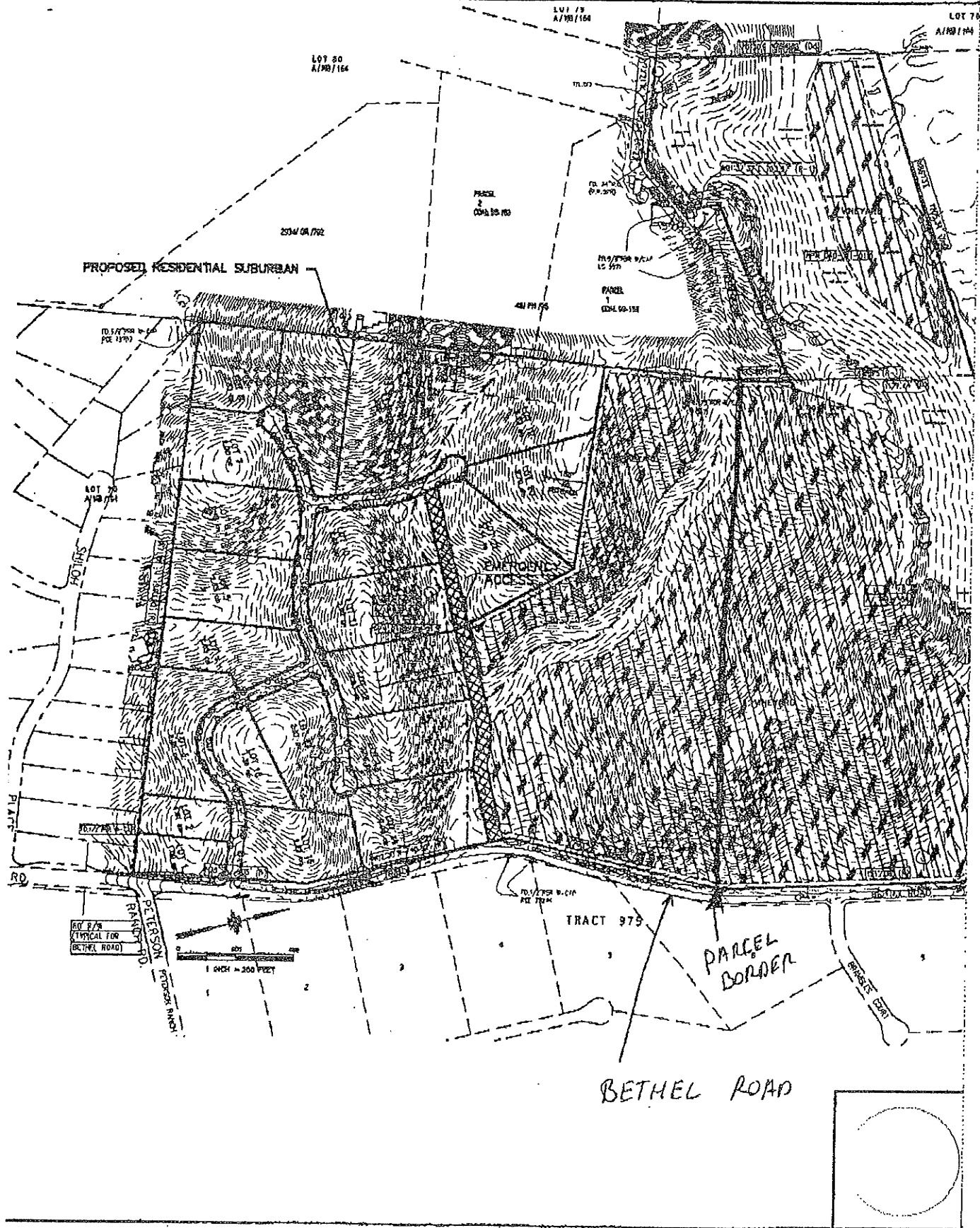
Best Regards,

Niels Udsen

Niels and Berit Udsen – 787 Cobble Creek Way – Templeton, CA 93465

ATTN: DAVID CHURCH

FROM NIELS UDSEN - 440 7869



David Church

From: Iwheeler [lauraloo1@charter.net]
Sent: Friday, March 24, 2006 11:14 AM
To: DChurch@slolafco.com
Subject: Proposal to expand TCSD sphere of influence

ATTN: David Church, Senior Analyst

Dear Mr. Church,

As long-time residents of the TCSD, we oppose the unnecessary and premature expansion of the TCSD sphere of influence. We do not believe that TCSD currently has the resources (especially water) to support this expansion. In addition, we believe that it is beneficial to all residents of the north county to maintain distinct rural corridors between Templeton and the surrounding cities of Paso Robles and Atascadero.

Laura and Steven Wheeler

David Church

From: James C. Wood [jcwoodco@tcsn.net]
Sent: Monday, March 27, 2006 4:01 PM
To: dchurch@SLOLAFCO.com
Subject: TCSD SOI

Greetings,

It has come to my attention that LAFCO is considering increasing the Sphere of Influence of the Templeton Community Services District. I would like to register my opposition to that increase.

I am a Templeton resident and can see no benefit to the citizens of Templeton manifest in taking this next step toward development of currently protected lands adjacent to our community.

The lion's share of the lands in question are currently zoned Agricultural, are under Perpetual Open Space contract, or are under Williamson Act protection. Moving these lands into the Sphere of Influence of TCSD serves no current purpose, however once they are within that SOI there will be nothing to stop the County Supervisors from rezoning them and serving the newly discovered residential parcels from TCSD. This will only serve to increase the residential density of our area and reduce the agricultural and green-belt purposed which they now serve.

Templeton is already suffering from the results of the Supervisors rapacious growth policies. Our infrastructure is inadequate to the present needs, not to mention the needs that will arise if our area is increased the 30% and that area is filled with the high density housing that is envisioned by the Board.

I respectfully request that you deny any application for an increase in the Sphere of Influence of TCSD.

Very truly yours,

James C. Wood
225 Cattail Rd
Templeton, CA 93465