

**Feb 23 2022**

**From:** [CHP-EIR](#)  
**To:** [OPR State Clearinghouse](#)  
**Cc:** [Lange, Kristen@CHP](#)  
**Subject:** SCH # 2019099092  
**Date:** Tuesday, February 22, 2022 4:40:32 PM

## STATE CLEARINGHOUSE

Good afternoon,

Please see comments from the CHP Templeton Area office below. The comments have already been e-mailed to the lead agency.

Thank you,

**Kristen Lange**, Staff Services Analyst  
Special Projects Section, Transportation Planning Unit  
CHP Headquarters  
601 N. 7<sup>th</sup> Street  
Sacramento, CA 95811  
Office: (916) 843-3370  
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**From:** Neumann, Tim@CHP <TNeumann@chp.ca.gov>  
**Sent:** Tuesday, February 22, 2022 4:37 PM  
**To:** Lange, Kristen@CHP <Kristen.Lange@chp.ca.gov>; CHP-701\_AA\_Desk <701\_AA\_Desk@chp.ca.gov>  
**Cc:** Stewart, Chandler@CHP <CStewart@chp.ca.gov>; ehughes@co.slo.ca.us  
**Subject:** FW: Environmental Document Review – SCH # 2019099092 – Due to Lead Agency by 02/24/2022

Good Afternoon:

The Templeton Area has reviewed the attached environmental impact documentation and has visited the location of this proposed facility. We have concluded **there is potential for impact to the Templeton Area's local operation and/or public safety by SCH 2019099092**. This potential is based upon the following:

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**Concerns: Limited Parking and Setback Requirements**

The proximity of this proposed project to South El Pomar with a request to limit parking could lead to an overflow of vehicles parking on South El Pomar, a county road not equipped with adequate shoulders and not designed for vehicle parking. A company with 15 employees and 16 parking stalls does not leave a margin of error beyond one extra vehicle. This is a concern for the following scenarios: If additional personnel are added to the company; if delivery trucks need access to the property; if tourists mistake their driveway for the Eden House Vineyard Bed and Breakfast next door; if they experience any kind of emergency requiring emergency vehicle access; or if any of the residents need additional parking. In the event any

of these scenarios occurs, there is an apparent lack of planned parking on the existing property. Further, the driveway to the property is not of a sufficient width to allow vehicle parking.

The request for an *Ordinance Modification – Parking* may unnecessarily limit the available parking for a property that appears to have ample room for the development or implementation of alternate parking locations.

The request for the *Ordinance Modification – Setback Requirements* may unnecessarily lead to increased traffic concerns. This is of concern with the proximity of this property (which fronts South El Pomar) to the Chicago Grade Landfill, Pomar Junction Winery and other area wineries, and the fact South El Pomar is a regularly used roadway by residents and travelers alike with a Peak Day Volume of over 797 vehicles (average) consistently for the last 10 years, per San Luis Obispo County Public Works data. As such, the potential to infringe on traffic on South El Pomar would be mitigated by a setback from the road.

Please let me know if you have questions or concerns.

Best Regards,

*Tim*

**Sergeant Tim Neumann, #15451**

Templeton CHP Area (740)

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