

TEMPLETON AREA ADVISORY GROUP
Addressing the Area's Land Use Planning Since 1994
PO Box 1135 Templeton, CA 93465
REPORT TO THE COUNTY

TO: County Board of Supervisors: John Peschong, Debbie Arnold, Vicki Janssen, Kathleen Goble
County Planning Department: Trevor Keith, Cheryl Ku
TCSD: Geoff English
Monica Stillman, Steve Neer

CC: TAAG Board members

FROM: Murray Powell, TAAG Board Vice-Chair

SUBJECT: Report of significant recommendations during TAAG's Zoom teleconferenced October 21, 2021 Board meeting

1. TAAG Board unanimously approved deferring consideration of the Tin City Forklift Parade until the November 18, 2021 meeting.
2. TAAG Board unanimously approved deferring consideration of the Jack Creek Road bridge replacement project to a later date when the Environmental Impact Report is completed.
3. TAAG Board unanimously approved public comments regarding the Draft Environmental Impact Report (DEIR) concerning the proposed County Communication Emergency Dispatch Services Facility opposing the project's location at the Gateway 101/ Main Street entrance to Templeton's historic downtown area. (See attached document in Addendum I.

Respectfully submitted,

Murray Powell, TAAG Vice-Chair

ADDENDUM I

TEMPLETON AREA ADVISORY GROUP (TAAG)
TAAG BOARD MEETING
APPROVED RECOMMENDATIONS
Thursday October 21, 2021

Approval of Public Comments regarding the Draft Environmental Impact Report concerning the Proposed County Communication Emergency Dispatch Service Facility Opposing the Project's Location at the Gateway 101 – Main Street Entrance to Templeton's Historic Downtown Area.

TAAG submitted comments and recommendations unanimously approved during a Special TAAG Board meeting held on October 5, 2021 associated with the project's Draft Environmental Impact Report (DEIR). TAAG opposes the location of the proposed project's Templeton location adjacent to Highway 101 and Main Street. The TAAG approved October 5th recommendations that have been accepted by the County as DEIR's public comments can be viewed on the TAAG website. The project's DEIR required submission of public comments by October 11th which prompted the October 5th TAAG Special Board meeting.

Subsequent to TAAG's October 5th Special Board meeting additional information regarding the proposed project was discovered that further supported TAAG's opposition to the Templeton location of the project. Due to TAAG's scheduling and public noticing requirements, a second TAAG Special Board meeting to approve the additional comments could not be convened prior to the October 11th expiration of the DEIR's public comment period.

Attached below are public comments submitted on October 11, 2021 regarding an existing 2018 -2038 SLO County Operations Center Master Plan Report prepared by the County in 2017. This comprehensive 2018-2038 Master Plan Report indicates that the Co-Location Dispatch Facilities and Communication Tower were planned to be established on the existing County owned Operations Center (COC) San Luis City area property located adjacent to Camp San Luis and Highway 1. This County owned COC property has housed various County operations for several decades including Countywide Emergency Communication service facilities. The Master Plan indicates that this existing COC site with new proposed upgraded communication facilities will adequately serve the County's Emergency Dispatch Service Communication needs from this COC location until at least 2038.

TAAG's Board was unable to approve the October 11th recommendation letter presented below by the DEIR's October 11th public comment deadline. This letter was signed by six TAAG Board members as Templeton residents not TAAG members and accepted by the County as public comments to the DEIR. This October 11th letter, presented below, opposing the project's Templeton location

was unanimously approved by the TAAG Board during its October 21, 2021 publicly noticed Board meeting as submitted and accepted by the County.

TAAG will appreciate the County's acceptance of this Notice of the TAAG Board's Approval of these October 11, 2021 public comments for the DEIR comment record.

Attachment – October 11, 2021 Public Comment Letter

SLO County Public Works Department
SLO County Planning Department
October 11, 2021

Attn: Monica Stillman
Mjstillman@co.slo.ca.us

Transmitted via Email

COMMENTS OPPOSING THE LOCATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) CONCERNING THE TEMPLETON LOCATION OF THE PROPOSED CO-LOCATED DISPATCH FACILITY PROJECT.

These comments are submitted in connection with the Draft Environmental Impact Report (DEIR) for the above noted proposed Emergency Dispatch Services development project. The undersigned are Templeton Area Advisory Group (TAAG) Board Delegates. These comments are submitted by the undersigned individuals as Templeton area registered voter residents, not as representatives of TAAG due to time constraints that will not allow for a TAAG meeting to approve these comments before the DEIR's public comment expiration date of October 11, 2021 at 5 PM. Please note that the TAAG Board unanimously approved certain recommendations on October 5, 2021 during a Special TAAG Board meeting to review the Templeton location of this project that have already been submitted as DEIR public comments to be considered by the County.

We support the concept of developing this project to improve the County's Emergency Services Communication systems to 21 century technology standards but oppose the facility's proposed Templeton location for reasons discussed in this comment letter and the opposing TAAG recommendations submitted to the County on October 6. The project's DEIR arbitrarily rejects consideration of locating the project at the existing County San Luis COC property adjacent to Highway 1 as discussed on DEIR page 6.7 (page 92 of 240) with the following comments:

6.7 Environmentally Superior Alternative

“ As proposed, the (Templeton area) project would result in unavoidable and significant (Class I) impacts as a result of the proposed communication tower, and significant but mitigable (CEQA Class II) impacts from the non-tower components of the project. Any alternative that is environmentally superior would be one that potentially avoids impacts or substantially lessen those impacts and does not introduce new significant impacts or increase the potentially significant impacts that can be addressed with mitigation (Class II). In summary: •

The (existing San Luis) County Operations Center Alternative would have more substantial aesthetic impacts than any of the proposed site due to close proximity to a State designated scenic highway; would require relocation of the Joint Information Center, which would result in increased environmental impacts compared to the proposed project; and would require more complex engineering and construction approaches to address soil conditions that would result in increased project costs and would likely increase environmental impacts. This alternative would potentially have more substantial construction related impacts compared to the proposed project due to the challenging geologic conditions.”

The DEIR fails to describe in any detail the “substantial aesthetic impacts” to State Scenic Highway 1, the impacts of the “relocation of the Joint Information Center (JIC)”, the increased project costs incurred due to “more complex engineering and construction approaches to address soil conditions” or “more substantial construction related impacts compared to the proposed project due to the challenging geologic conditions.”

Our following comments are the result of additional information that came to our attention on October 7, 2021 regarding an existing 2018 -2038 SLO County Operations Center Master Plan Report prepared by the County in 2017. This comprehensive 2018-2038 Master Plan Report indicates that the Co-Location Dispatch Facilities and Communication Tower now proposed to be established at the Templeton site are planned to be located on the existing County Operations Center (COC) property located adjacent to Camp San Luis and Highway 1 and would adequately serve the County’s Emergency Service communication needs at least through 2038 from that location. Obviously a considerable amount of time, effort and expense were incurred by the County in producing this 2018-2038 Master Plan Report that presents the concept of locating the proposed Co-Located Emergency Services Facility on the County’s existing COC Highway 1 San Luis property.

The 2018-2038 County Master Plan (pages 17 & 18) makes the following comments:

EMERGENCY SERVICES

“The County Office of Emergency Services does not anticipate significant changes in its County Operations Center (COC) operations through 2038, and will continue to use the existing Emergency Operations Center. (EOC). Additional parking will be provided for the EOC as a part of the reconfiguration of Sheriff's facilities and EOC first floor area that is vacated after construction of the new Co-Located Dispatch facility will be occupied by Emergency Services functions. Pacific Gas & Electric will maintain its presence at the second floor of the EOC. The current, modular Joint Information Center (JIC) will be removed and a new, permanent JIC will be built closer to the COC entrance.

The new JIC is sized to include a call center and a multi-use conference space and expanded parking is provided to accommodate offsite visitors during meetings or briefings. Timing of the new JIC is subject to funds availability and the need to remove the current building to make way for a new Public Works complex.”

INFORMATION TECHNOLOGY

“County Information Technology remains at the same location and both the shop building and site expand slightly. A new Communications Tower is installed and a new Communications

Vault for microwave and telephone equipment is built, either adjacent to the tower or adjacent to the shop, depending on technical considerations.

The Communications Shop building and site expand toward Kansas Avenue, but leave an unbuilt site next to the roadway that can continue to be used for construction offices as COC projects are developed. The new Communications Tower is planned as a multifunction antenna set to be shared with the Co-Located Dispatch facility. The new Communications Vault also needs to accommodate Co-Located Dispatch and will be positioned for proximity or separation requirements determined by the specific equipment installed. The timing of the Communications Shop and site expansion is determined by the need to house new equipment and an additional vehicle, as well as the availability of funding. The new tower will need to proceed in time to serve the Co-Located Dispatch building when occupied. The new Communications Vault must be in place before demolition of the existing vault at the Sheriff's complex to accommodate Jail expansion, but is ideally timed concurrently with installation of the new tower and the related underground infrastructure."

The Master Plan Report presents various site plan design options on pages 8 thru 19. Each of these site plans identifies a "New Co-Located Dispatch Center," an "Expanded IT Communications" facility and a "New Communication Tower" located within the existing Camp San Luis - Highway 1 property area.

The DEIR (page 3) makes the following statements concerning the consideration of the project being located on the County-owned COC Kansas Avenue property off Highway 1.

"The project was originally proposed to be located at the County Operations Center at Kansas Avenue, off Highway 1 Northwest of the City of San Luis Obispo. However, that site presented significant challenges, including the need to relocate other existing facilities at the center, soil conditions, and concerns with the aesthetic impacts of the project for travelers along a portion of Highway 1 that is a State designated scenic highway.

The currently proposed project site is proposed because it is on County-owned land, already houses a County sheriff facility, and provides a suitable location for the communication tower in regard to communication (line-of-sight) with other existing communication towers in the region."

The reasons expressed above justify moving the COC facilities to the proposed Templeton site are laughable.

- Soil conditions – The DEIR mentions existing soil conditions as a reason for moving the project from the San Luis COC site to Templeton with references to two 2016 Existing Site Conditions reports. However details of the soil conditions are not described in the DEIR and the two reports disclosing existing conditions are referenced but are not presented in the Master Plan documents and could not be found with an online website search. The County has operated its San Luis Operation Center and countywide communication systems for many years without significant problems related to site soil conditions. The 2018-2038 Master Plan does not mention soil condition problems related to the existing San Luis site.

- The Master Plan discusses five options beginning on page 8 followed by five site plan diagrams for these options on pages 9 thru 13; however, the Plan does not describe the existing facilities and related costs for “relocation” of any of the current existing facilities on the San Luis site.

- Aesthetic impacts concerning scenic Highway 1 are also not described in the DEIR, but we assume that this is somehow related to a new “Communication Tower.” We find it curious that the existing San Luis COC site has provided countywide Emergency Communication Services for years utilizing 60-foot Communication Towers with no apparent concerns that the 60-foot towers are impacting the aesthetic scenic views from scenic Highway 1. Why would a 140 to 160-foot tower be required to serve the new communication facilities at the existing COC San Luis site contemplated by the 2018-2038 County Master Plan if 60-foot towers have provided countywide communication services for many years? The size or height of the “new tower” is not disclosed in the Master Plan.
- The Master Plan obviously considers the San Luis Highway 1 project site area as the acceptable expansion site for this proposed Communication Services project. The 2018-2038 Master Plan’s San Luis COC site plan shown on page 22 indicates a “new communication tower.” A description of the Tower’s size or height is not disclosed in the Master Plan report. Also there are no comments concerning the San Luis site’s visual impact of Highway 1 scenic views. Existing communication towers on this site and at the Kansas Avenue site are 60 feet tall, not 140 to 160 feet high as proposed for the Templeton project.

The San Luis Highway 1 COC site location is centrally located in SLO County as compared to the Templeton North County location. Central location of this project would greatly improve access to the COC operations for all SLO County residents and for County staff employed at the site.

Submitted October 11, 2021

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