

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Balakian & AT&T Mobility Conditional Use Permit DRC2018-00176

Lead Agency: County of San Luis Obispo Contact Person: Adam Orta
Mailing Address: 976 Osos Street, Room 300 Phone: (805) 781-4573
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: Shandon

Cross Streets: Truesdale Road & Starkey Road Zip Code: 93461

Lat. / Long.: 35° 6' 4" N/ 120° 3' 7" W Total Acres: 37.73 acres

Assessor's Parcel No.: 017-251-088 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 46 Waterways: San Juan Creek
Airports: NA Railways: NA Schools: Shandon Joint Unified School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 1,380 Acres 0.03 Employees 0 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Wireless Communications Facility

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:

Agriculture

Project Description:

Hearing to consider a request by Sam Balakian and AT&T Mobility for a Conditional Use Permit (DRC2018-00176) to allow for the construction and operation of a wireless communications facility consisting of eight (8) panel antennas, thirty-six (36) remote radio units, six (6) surge suppression units, two (2) dish antennas, and associated equipment and hardware, all within a new 80-foot tall faux monopine tree to be located within a 24-foot 8-inch by 24-foot 8-inch lease area, surrounded by an 8-foot tall wooden fence enclosure. The enclosed lease area also includes a 90-square-foot concrete pad with equipment shelter, A.C. unit and a backup emergency generator. The project will result in the total site disturbance of 5,316.5-square-feet (0.12-acres) of a 37.73-acre parcel. The proposed project is within the Agriculture land use category and is located at 1010 Truesdale Road, approximately 0.7 miles south west of the community of Shandon. The site is in the Shandon-Carrizo Sub Area of the North County Planning Area.

Recirculation of the MND

This Mitigated Negative Declaration ("MND") was sent to the State Clearing House (California Governor's Office of Planning and Research) on November 27, 2019 (SCH#2019110571) and is being recirculated to modify the project location and type of design. The project was heard before the Planning Commission on January 9, 2020 and was continued to allow the applicant time to provide an alternative onsite location for the wireless facility. This MND contains a revised project description and alternative location to change the design from a 50-foot faux water tank to an 80-foot faux monopine tree. The new location proposed is 45 feet west of the onsite residence. The proposed project will result in the disturbance, by approximately 2,000-square-feet. The Aesthetic Resources section describes the new design and includes mitigation measures to ensure the monopine looks real and blends in with the surrounding vegetation. The recirculated document contains amendments to Air Quality, Biological Resources, Hydrology and Water Quality, and Utilities and Services in response to the design changes.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 4 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other <u>County Public Works</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 27, 2020 Ending Date August 26, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: AT&T Mobility, c/o Jerry Ambrose
Address: _____ Address: 3905 State St., Ste 7-188
City/State/Zip: _____ City/State/Zip: Santa Barbara, CA 93105
Contact: _____ Phone: (805) 637-7407
Phone: _____

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.