



# Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** ED20-142

**DATE:** July 24, 2020

**PROJECT/ENTITLEMENT:** Balakian & AT&T Mobility Conditional Use Permit DRC2018-00176

**APPLICANT NAME:** SVP Winery LLC/Sam Balakian & AT&T Mobility

**Email:** jerry.ambrose@eukongroup.com

**ADDRESS:** 3905 State St., Ste 7-188, Santa Barbara, CA 93105

**CONTACT PERSON:** Jerry Ambrose (Agent)

**Telephone:** (805)637-7407

**PROPOSED USES/INTENT:** 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.

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.

**LOCATION:** 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.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

**COUNTY “REQUEST FOR REVIEW” PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.** 2019110571

This is to advise that the San Luis Obispo County \_\_\_\_\_ as  *Lead Agency*  
 *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and  
has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Adam Orta (aorta@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**