



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
NEGATIVE DECLARATION & NOTICE OF DETERMINATION

PLN-2040  
06/13/2019

ENVIRONMENTAL DETERMINATION NO. ED Number ED19-092

DATE: 2-18-2020

PROJECT/ENTITLEMENT: LFOA Inc. Industrial Conditional Use Permit / Coastal Development  
Permit DRC2017-00057

APPLICANT NAME: LFOA, INC. (Gary Bagnall) Email: treay@odgslo.com  
ADDRESS: 711 Tank Farm Road Suite 100, San Luis Obispo, CA 93401  
CONTACT PERSON: Thomas Reay Telephone: 805-544-9700

PROPOSED USES/INTENT: Request by Gary Bagnall for a Conditional Use Permit/Coastal Development Permit (CUP/CDP) to allow for the phased construction of approximately 140,000 square feet of industrial floor area in two metal buildings on a 9.11-acre parcel. The light-industrial warehouse facility would be comprised of two structures each containing three sub-buildings and be used for storage, re-packaging, and wholesale distribution of pet supplies. Construction would occur over two phases and would remove approximately 5.91 acres of eucalyptus trees and disturb approximately 7.97 acres of the 9.11-acre site. Offsite improvements include road widening along frontage of Winterhaven Way and Willow Road. The Willow Road widening includes area within the Coastal Zone. The proposed project is within the Industrial land use category and is located at 654 Winterhaven Way, at the northwest corner of Willow Road and Winterhaven in the Callender-Garrett Village Reserve, approximately 3.5 miles west of the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning Area, with offsite improvements extending into the South County Coastal Planning Area.

LOCATION: 654 Winterhaven Way, Nipomo

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: Air Pollution Control District,  
California Coastal Commission, Caltrans

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.** \_\_\_\_\_

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.

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**