

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: Conditional Use Permit DRC2017-00057 / ED 17-273 (LFOA, Inc. Industrial Facility)
Lead Agency: County of San Luis Obispo Contact Person: Cindy Chambers
Mailing Address: 976 Osos Street, Room 300 Phone: (805)781-5608
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: village of Callendar-Garrett
Cross Streets: Winterhaven Way and SR-1/Willow Road Zip Code: 93444
Lat. / Long.: 35° 02' 54" N/ 120° 35' 13" W Total Acres: 9.11
Assessor's Parcel No.: 091-402-006 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: SR-1 Waterways: Oso Flaco Creek, White Lake, Black lake Canyon
Airports: _____ Railways: _____ Schools: _____

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 _____

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. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 170,000 Acres _____ Employees 80 max Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Light industrial

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:

Industrial

Project Description: (please use a separate page if necessary)

A 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.

Phase I would include removing existing residential structures, removing approximately 2.50 acres of eucalyptus trees, grading the northern half of the site, constructing two sub-buildings totaling 46,500 square feet of floor area with associated driveway access and parking, and completing offsite improvements on the northern portion of Winterhaven Way. Phase II would include removing approximately 3.41 acres of eucalyptus trees, constructing four sub-buildings totaling 93,500 square feet of floor area with associated driveway access and parking, and completing improvements on the southern portion of Winterhaven Way and Willow Road. Phase I would result in approximately 18,500 cubic yards of cut and 17,300 cubic yards of fill, and Phase II would result in approximately 20,600 cubic yards of cut and 19,700 cubic yards of fill. Total earthwork is approximately 76,000 cubic yards of cut and fill.

Additional onsite improvements would include installing a new well and septic system, developing parking lots and driveways, planting landscaping, and constructing stormwater retention basins. Offsite improvements include utility upgrades with pole relocation, and road widening improvements along Willow Road and Winterhaven Way. Although the parcel is outside of the Coastal Zone, the property's Willow Road frontage abuts the Coastal Zone boundary extending over the Willow Road right-of-way, such that the project's required offsite improvements on Willow Road would require a Coastal Development Permit.

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 type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 5 _____ | <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 type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input 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 type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <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 February 18, 2020 Ending Date March 20, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Omni Design Group -</u>	Applicant: <u>Ken Fontes</u>
Address: <u>711 Tank Farm Road Ste 100</u>	Address: <u>kfontes@zoomed.com</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: _____
Contact: <u>Thomas Reay</u>	Phone: _____
Phone: <u>805-544-9700</u>	

Signature of Lead Agency Representative: _____ Date: 2/14/2020

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