Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
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Receipt: 26-4104

Product	**Name**	**Extended**
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	5
	Document #	40-02092026-036
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE

Total	$81.00
Tender (On Account)	$81.00

Account#	CTY
Account Name	JE except TX & DSS
Balance	$55,930.55
Comment	1002733885

PLEASE KEEP FOR REFERENCE

2/9/26 10:39 AM mkatz
San Luis Obispo

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 40-02092026-036

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	dmueller@co.slo.ca.us	02/09/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT: C-DRC2025-00023 / ED25-0224 – WILLOW IOS

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MANDI PICKENS	mandi@anglelanduse.com	(805) 459-5334

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3940 BROAD STREET SUITE 7 PMB 323	SAN LUIS OBISPO	CA	93401

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $81.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $81.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
x Melissa Katz	Melissa Katz, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder

40-02092026-036

02/09/2026
FISH
Pages: 5
Fee: $ 81.00

By mkatz, Deputy

Notice of Exemption/General Rule Exemption

Project Title and No.: Development Plan / Coastal Development Permit: C-DRC2025-00023 / ED25-0224 – Willow IOS Group

Project Location: APNs: 091-195-001 & 091-195-002	**Project Applicant/Phone No./Email:** Mandi Pickens (Applicant/Agent) 805-459-5334 mandi@anglelanduse.com
	Applicant Address (Street, City, State, Zip): 3940 Broad St. Suite 7 PMB 323, San Luis Obispo, CA 93401

Description of Nature, Purpose, and Beneficiaries of Project:
A request by Willow IOS Group, LLC for a Development Plan / Coastal Development Permit (C-DRC2025-00023) to allow for the phased development and operation of an outdoor storage yard and wholesale trade establishment. Phase 1 will consist of the construction and operation of an outdoor storage yard utilizing approximately 2 acres of the approximately 2.49-acre combined site area with associated site improvements including two drainage basins, landscaping, and fencing/screening improvements. Phase 2 will consist of the construction of an approximately 943 square foot ancillary modular office unit with associated site improvements including installation of an on-site septic system and utility trenching. The project will result in site disturbance of the entire approximately 2.49-acre combined site. The proposed project is within the Industrial land use category and is located at APNs: 091-195-001 & 091-195-002, accessed from an existing private road (Liberty Lane), off of Highway 1, within the Callendar-Garrett Village Reserve Line. The project is within the South County Coastal Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status/Findings: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why project is exempt: The project includes the operation of an outdoor storage yard within the Industrial land use category with access to an existing roadway network that is adequate to serve the project given implementation of recommendations included in the Trip Generation Evaluation (OEG, 2025) and Cal-Trans project referral response dated July 28, 2025 as project Conditions of Approval.

The applicant has designed the grading and site improvements to minimize site disturbance, and the project has a relatively small area of disturbance of approximately 2.49 acres. The project area is located within the Callendar-Garrett Village Reserve Line and South County Coastal Planning Area of the Coastal Zone is subject to the applicable planning area standards outlined in the South County Coastal Area Plan. This project, as proposed, meets all applicable community standards for development. The project is within the Industrial land use category in an area adjacent to existing developed industrial uses also in the Industrial land use category. The proposed project is in a location visible from Highway 1, which is not a locally or state designated scenic highway in this location based upon Official Maps of the County of San Luis Obispo Land Use Element or the Cal-Trans database of designated and eligible state scenic highways. The project is required to implement fencing and screening of the proposed use consistent with the requirements of County Ordinance Section 23.04.190 – Fencing and Screening, therefore no impacts to the visual quality and character of the surrounding area would occur.

The proposed project will not convert existing "farmland of statewide importance" on a vacant site to a non-agricultural use. Additionally, an Outdoor Storage Yard is a Special Use (S-7) in the Industrial land use category and is allowed subject to special standards, as conditioned. The project also includes Wholesale Trade which is an Allowable (A) use in the

Industrial land use category. Given implementation of applicable operational standards, and conditions of approval, the project is considered a reasonable use of land.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. The project will not result in the removal of any heritage oak trees. Multiple special status species are known to occur in the vicinity of the project site; therefore, an in season Biological Resources Assessment was submitted by Dwayne Oberhoff on June 16, 2025. The Biological Resource Assessment indicates that with implementation of the recommendations included in the report, no special status animal species known to exist within the project area will be affected. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

The project site is not in a mapped Archaeologically Sensitive Resource Area (ASA) and is not near a stream. A previous Phase 1 Archaeological Study was completed for the project site (Dills, 1988) which identified no resources on the project site or the adjacent parcels and did not recommend any additional work. The County ordinance also requires, and the project is conditioned, such that in the event archaeological resources are uncovered, construction activities shall cease.

The project site is in an area with low landslide and liquefaction risk and is not within a Geologic Study Area Combining Designation based upon the site's Official Maps of the County of San Luis Obispo Land Use Element.

"Based on the project's traffic study details and the limited scale of the proposed development, the project is anticipated to be below the SLO Air Pollution Control District's air quality and greenhouse gas thresholds of significance and therefore, air quality and GHG mitigation measures are not expected to be necessary for the construction and operation phases of the project" (Mutziger, 2025). Additionally, the project is Conditioned to be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, maintained in a dust-free condition.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the site. The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

Noise generated by the proposed use will be subject to the requirements of Section 23.06.040 – Noise Standards through the life of the project.

Proposed light fixtures will be subject to the requirements of Section 23.04.320 – Outdoor Lights. All lighting fixtures will be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

The project is Conditioned to be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, maintained in a dust-free condition.

Additionally, the project will not result in an impact to sensitive coastal resources, as there are no mapped resources on-site or in the general vicinity.

Additional Information: Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

Project Title and No.: Development Plan / Coastal Development Permit: C-DRC2025-00023 / ED25-0224 – Willow IOS Group

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

		YES	NO
1.	Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	☐	☒
2.	Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	☐	☒
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	☐	☒
4.	Will the project involve substantial public controversy regarding environmental issues?	☐	☒
5.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒
6.	Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☒
7.	Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☒
8.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Lead Agency Contact Person: Dane Mueller, Planner / Dmueller@co.slo.ca.us / 805-788-2959

Signature: *Dane Mueller* Date: 1/22/2026

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes ☐ No ☐

On January 22, 2026 the project was Approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Other Chief Building Official

☒ Planning Commission ☐ Planning Dept Hearing Officer