



# NOTICE OF INTENT & NEGATIVE DECLARATION

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

**COUNTY ENVIRONMENTAL DETERMINATION NO.** ED21-108

**DATE:** July 24, 2023

**PROJECT/ENTITLEMENT:** Mueller, Minor Use Permit/Coastal Development Permit/Variance,  
DRC2020-00078

**APPLICANT NAME:** Denise Mueller  
**EMAIL:** ddmue@gmail.com  
**ADDRESS:** PO Box 6741 Los Osos, CA 93402

**CONTACT PERSON:** **Telephone:** (310)947-2361

**PROPOSED USES/INTENT:** Request by Denise Mueller for a Variance / Minor Use Permit / Coastal Development Permit to allow for grading on slopes greater than 30% for the construction of a two-story 1,970-square-foot residence with an attached 461-square-foot garage, and 880-square-foot of exterior deck. The project would result in approximately 3,893 square feet of site disturbance, on an approximately 0.61-acre parcel. The project is located at 2831 Alamo Drive, approximately 500 feet (west) of the intersection of Rodman Drive and Alamo Drive, in the community of Los Osos, in the Estero 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:** California Department of Fish and Wildlife  
California Coastal Commission Regional Water Quality Control Board

**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 Planning Commission 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.

Schani Siong (ssiong@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**