



# Negative Declaration & Notice of Intent

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. ED23-097**

**DATE:** August 4, 2023

**PROJECT/ENTITLEMENT: Brawer-Watt Minor Use Permit/Coastal Development Permit: C-DRC2022-00009**

**APPLICANT NAME:** Leanne E. Watt and Steven I. Brawer

**Email:** lewatt@earthlink.net

**ADDRESS:** 3763 Lockerbie Lane, Glendale, CA 91205

**CONTACT PERSON:** Leanne E. Watt

**Telephone:** (626) 484-7444

**PROPOSED USES/INTENT:** A request by Steven I. Brawer and Leanne E. Watt for a Minor Use Permit/Coastal Development Permit (C-DRC2022-00009) to allow for the construction of an approximately 2,019-square-foot single-family residence with an attached 541-square-foot garage, an 870-square-foot deck, a 1,095-square-foot patio, and associated site improvements. The project would result in approximately 0.13 acre (5,730 square feet) of ground disturbance, including 75 cubic yards of cut and 45 cubic yards of fill on a 0.52-acre vacant parcel (Assessor's Parcel Number [APN] 074-483-011).

**LOCATION:** The project is located at 208 Madera Road, west of Madera Street in the community of Los Osos in the Residential Single-Family (RSF) land use designation in the Estero Planning Area (Coastal Zone).

**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 Department of Fish and Wildlife, CALFIRE, 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. 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 Department of Planning and Building 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.

Nicole Ellis (nellis@co.slo.ca.us),

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**