



# Negative Declaration & Notice of Determination

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. ED23-012

DATE: 07/22/2024

PROJECT/ENTITLEMENT: Dowden Minor Use Permit (N-DRC2022-00038)

APPLICANT NAME: Nelson Bernal / NRB Drafting Services  
ADDRESS: 2121 Pine Street Unit: A, Paso Robles, CA 93446  
CONTACT PERSON: Nelson Bernal

EMAIL: [nelson@nrbdrafting.biz](mailto:nelson@nrbdrafting.biz)

Telephone: (805) 237-3746

**PROPOSED USES/INTENT:** Hearing to consider a request by John and Tia Dowden for a Minor Use Permit (N-DRC2022-00038) to authorize major grading for the purposes of constructing of a 2,415-square-foot (sf) single-family residence with a 1,118-sf attached garage, 878-sf attached patio, and associated site improvements. The project would result in the disturbance of approximately 50,647 sf (1.16 acres), including approximately 602 cubic yards of cut and 437 cubic yards of fill on a 4.9-acre parcel. The project is within the Residential Rural land use category and is located at 390 Aloma Way, an undeveloped parcel approximately 2.5 miles south of the Arroyo Grande city limits. The project is within the South County Inland Sub-Area of the South County Planning Area.

**LOCATION:** 390 Aloma Way, Arroyo Grande, CA. APN 075-232-066. Approximately 2.5 miles south of the Arroyo Grande city limits, within the South County Inland Sub-Area of the South County 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:

**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 Planning Department Hearing Officer as  *Lead Agency*  *Responsible Agency* approved 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.

Mason Denning ([mdenning@co.slo.ca.us](mailto:mdenning@co.slo.ca.us))

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency