



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**NOTICE OF DETERMINATION – MITIGATED NEGATIVE**  
**DECLARATION**

**ENVIRONMENTAL DETERMINATION NO.:** ED23-012

**DATE:** July 22, 2024

**PROJECT/ENTITLEMENT:** Dowden Minor Use Permit (N-DRC2022-00038 / ED23-012)

**APPLICANT NAME:** Nelson Bernal / NRB Drafting Services

**ADDRESS:** 2121 Pine Street Unit: A, Paso Robles, CA 93446

**TELEPHONE:** (805) 237-3746

**EMAIL:** nelson@nrbdrafting.biz

**PROJECT DESCRIPTION:** 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.

**LEAD AGENCY:** **County of San Luis Obispo**  
**Dept of Planning & Building**  
**976 Osos Street, Room 200**  
**San Luis Obispo, CA 93408-2040**  
**Website:** <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** Caltrans District 5; Fish & Game Region 4; Department of Forestry and Fire Protection; Regional Water Quality Control Board #3

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.



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**Notice of Determination**

**State Clearinghouse No. 2024071020**

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 September 6, 2024, and has made the following determinations regarding the above described project:

*The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the 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 Mitigated 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   
Digitally signed by Mason Denning  
DN: cn=Mason Denning, o=County of San Luis Obispo, c=US  
Date: 2024.09.04 14:32:07-0700'

Mason Denning (mdenning@co.slo.ca.us) 9/6/24 County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency
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