



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

*Trevor Keith, Department Director*

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## NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

**WHO:** County of San Luis Obispo

**WHAT:** A Draft Mitigated Negative Declaration for the **Snow Minor Use Permit / Coastal Development Permit (N-DRC2023-00054 / ED26-0040)** is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is substantial evidence that the project would not have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on **April 30, 2026**. Mitigation measures are proposed to address impacts associated with **Aesthetics, Air Quality, Biological Resources, Hydrology and Water Quality, Land Use and Planning, and Mandatory Findings of Significance** and will be included as conditions of approval.

**PROJECT:** The proposed project is a request by Mark Snow for a Minor Use Permit/Coastal Development Permit (N-DRC2023-00054) to allow for construction of a 4,412 square-foot single-story single-family residence with 1,315 square-feet of deck areas, 1,384 square-foot attached garage, a new access driveway, well, water tank with waterline, and a septic tank with leach fields. The project will result in the disturbance of approximately 1.4 acres on an approximately 236-acre parcel with 3,100 cubic yards (CY) of cut material, 2,500 CY of fill material, and an export of 600 CY. The proposed project is within the Agriculture land use category and is located at 887 Atascadero Road directly adjacent to the Morro Bay city limit. The site is within the Coastal Zone of the Estero Planning Area.

**WHERE:** Copies of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 300, San Luis Obispo, CA 93408 and also on our website at <https://sanluisobispocountyca-energoweb.tylerhost.net/apps/selfservice#/plan/a4019f6a-aecb-4edf-8aaa-74d30eb0b7f2>

### HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Dane Mueller**, Project Manager, at [dmueller@co.slo.ca.us](mailto:dmueller@co.slo.ca.us) or mail your written comments to the County of San Luis Obispo Department of Planning and Building at 976 Osos St., Rm 200, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **April 30, 2026**, and ends **May 29, 2026**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is tentatively scheduled for **June 5<sup>th</sup>, 2026**.

If you would like more information about this project, please contact **Dane Mueller**, Project Manager, at [dmueller@co.slo.ca.us](mailto:dmueller@co.slo.ca.us).

DATED: **4/29/2026**