# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH #**

**Project Title:** Howes Variance (N-DRC2025-00003 / ED25-0037)

Lead Agency: County of San Luis Obispo — Contact Person: Lane Sutherland

Mailing Address: 976 Osos St., Rm 200 — Phone: 805-788-9470

City: San Luis Obispo — Zip: 93408 — County: San Luis Obispo

**Project Location:** County: San Luis Obispo — City/Nearest Community: Arroyo Grande

Cross Streets: Badger Canyon Lane and Fox Canyon Lane — Zip Code: 93446

Longitude/Latitude (degrees, minutes and seconds): 35 ° 09 ′ 19.6 ″ N / 120 ° 33 ′ 47.22 ″ W Total Acres: 19.2

Assessor's Parcel No.: 044-501-004 — Section: ____ Twp.: ____ Range: ____ Base: ____

Within 2 Miles: State Hwy #: N/A — Waterways: N/A

Airports: N/A — Railways: N/A — Schools: N/A

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ____ ☐ Draft EIS ☐ Other: ____
☒ Mit Neg Dec Other: ____ ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ____

**Development Type:**

☒ Residential: Units 1 Acres 0.41
☐ Office: Sq.ft. ____ Acres ____ Employees ____ ☐ Transportation: Type ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____ ☐ Mining: Mineral ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____ ☐ Power: Type ____ MW ____
☐ Educational: ____ ☐ Waste Treatment: Type ____ MGD ____
☐ Recreational: ____ ☐ Hazardous Waste: Type ____
☐ Water Facilities: Type ____ MGD ____ ☐ Other: ____

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: ____

**Present Land Use/Zoning/General Plan Designation:**

Residential Suburban

**Project Description:** *(please use a separate page if necessary)*

A request by Ryan Howes for a Variance (N-DRC2025-00003) to allow grading on slopes exceeding 30% to facilitate the construction of a residential driveway intended to serve a 6,422-square-foot single-story single-family residence, a 1,131-square-foot attached garage, and three outdoor deck areas totaling 689 square feet. The proposed project will result in approximately 0.92 acres of site disturbance. While the proposed structure will not require grading on slopes exceeding 30%, there are multiple locations along the driveway where grading on such slopes will be necessary. Additionally, trenching for utility connections will also occur in areas with slopes exceeding 30%. The project includes site improvements over approximately 0.92 acres and would involve approximately 1,060 cubic yards of cut and 1,600 cubic yards of fill, including trenching for utilities. The project site is located at 1523 Badger Canyon Lane, at the intersection of Badger Canyon Lane and Fox Canyon Lane, in the unincorporated area of Arroyo Grande. The project site is within the Residential Suburban land use category and lies within the San Luis Bay Inland Sub-Area, South, of the South County Planning Area.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

| | | | |
|---|---|---|---|
| x | Air Resources Board | | Office of Historic Preservation |
| | Boating & Waterways, Department of | | Office of Public School Construction |
| | California Emergency Management Agency | x | Parks & Recreation, Department of |
| | California Highway Patrol | | Pesticide Regulation, Department of |
| x | Caltrans District # 5 | | Public Utilities Commission |
| | Caltrans Division of Aeronautics | x | Regional WQCB # 3 |
| | Caltrans Planning | | Resources Agency |
| | Central Valley Flood Protection Board | | Resources Recycling and Recovery, Department of |
| | Coachella Valley Mtns. Conservancy | | S.F. Bay Conservation & Development Comm. |
| | Coastal Commission | | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| | Colorado River Board | | San Joaquin River Conservancy |
| | Conservation, Department of | | Santa Monica Mtns. Conservancy |
| | Corrections, Department of | | State Lands Commission |
| | Delta Protection Commission | | SWRCB: Clean Water Grants |
| | Education, Department of | | SWRCB: Water Quality |
| | Energy Commission | | SWRCB: Water Rights |
| x | Fish & Game Region # 4 | | Tahoe Regional Planning Agency |
| | Food & Agriculture, Department of | | Toxic Substances Control, Department of |
| x | Forestry and Fire Protection, Department of | | Water Resources, Department of |
| | General Services, Department of | | |
| | Health Services, Department of | | Other: |
| | Housing & Community Development | | Other: |
| x | Native American Heritage Commission | | |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date August 12, 2025 Ending Date September 11, 2025

**Lead Agency (Complete if applicable):**

| | |
|---|---|
| Consulting Firm: | Applicant: |
| Address: | Address: |
| City/State/Zip: | City/State/Zip: |
| Contact: | Phone: |
| Phone: | |

**Signature of Lead Agency Representative:** Lane Sutherland **Date:** August 11, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.