COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Trevor Keith, *Department Director*

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for the **Howes Variance (N-DRC2025-00003 / ED 25-0037)** 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 **August 11, 2025**. Mitigation measures are proposed to address impacts associated with **Aesthetics, Air Quality, Biological Resources, Hazards and Hazardous Materials** and will be included as conditions of approval.

PROJECT: The proposed project is 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.

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 200, San Luis Obispo, CA 93408 and also on our website at:
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/c36cf396-a9d8-4a6b-bd64-e3bb041d80bc?tab=attachments

HOW TO COMMENT OR GET MORE INFORMATION:
Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Lane Sutherland**, Project Manager, at **lsutherland@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 **August 25, 2025** and ends **September 25, 2025.** 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 **November 13, 2025.**

If you would like more information about this project, please contact Lane Sutherland, Project Manager, at lsutherland@co.slo.ca.us or (805) 788-9470.

DATED: **August 11, 2025**