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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: County of San Luis Obispo

Contact Name: Lane Sutherland

Email: lsutherland@co.slo.ca.us Phone Number: 805-788-9470

Project Location: County of San Luis Obispo
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - To maintain the rural character of the area, measures VS-1 through VS-3 are proposed to significantly reduce potential visual impacts: use of darker exterior building materials, limiting the height of the structure(s), and providing an exterior lighting plan for all proposed development.

Air Quality - The project would be consistent with the SLOAPCD's Clean Air Plan but diesel particulate emissions associated with construction activities could adversely impact surrounding sensitive receptors. Therefore, potential impacts to air quality would be mitigated by measures AQ-1 through AQ-3.

Biological Resources - Potential impacts to Oak Trees, special status wildlife species, and special status plant species have been identified and mitigated by use of mitigation measures BIO-1 through BIO-13.

Hazards and Hazardous Materials - Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws for the handling of hazardous materials, including response and clean-up requirements for any minor spills. Additionally, mitigation measures HAZ 1 and HAZ 2 are required to further protect from accidental release.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
CA Department of Fish and Wildlife - District 4
Regional Water Quality Control Board - District 3
CA Department of Forestry and Fire Protection
Native American Heritage Commission
Caltrans District 5
Department of Parks & Recreation