

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: Arnaud Minor Use Permit/Variance (N-DRC2023-00058 / N-DRC2023-00063 / ED24-108)

Lead Agency: County of San Luis Obispo

Contact Name: Eric Tolle

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Project Location: 1019 Longview Ave., Pismo Beach San Luis Obispo County
City *County*

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

A request by Remi Arnaud for a Minor Use Permit (N-DRC2023-00058) to disturb over an acre of land and Variance (N-DRC2023-00063) to allow grading on slopes exceeding 30 percent for the purpose of constructing a 1,200' driveway with access from the City of Pismo to three proposed structures that will include a residence, detached garage, and a shop. Site improvements will include an all-weather access road with hammerhead turnaround, retaining walls, utilities, and a septic system. The project includes an adjustment request pursuant to Section 22.10.140.E.1.b to allow reduced side setbacks for the proposed shop from 30' to 15' and 10'. The project will result in 4,000 cubic yards of cut and 1,200 cubic yards of fill and 1.25 acres of site disturbance on a 17.3-acre parcel. The project site is within the Rural Lands (RL) land use category and is located at 1019 Longview Avenue, adjacent to the City of Pismo Beach. The site is in the San Luis Bay Inland Sub Area 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.

Air Quality

Dust & particulates mitigation; construction measures

Biological Resources

Site awareness and maintenance during construction; Sensitive & Nesting birds; Oak tree protections; Pre-construction Surveys; Avoidance measures.

Geology and Soils

Application of geologist recommendations

Hazards & Hazardous Materials

Construction equipment maintenance; Spill response protocol.

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

Visual, slope stability, archaeological resources, oak tree and biological impacts

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

California Air Resources Board
Caltrans, District 5
Fish and Wildlife, Region 4
Forestry and Fire Protection (CAL FIRE)
RWQCB, Region 3