



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

- WHO:** County of San Luis Obispo
- WHAT:** A Draft Mitigated Negative Declaration for the **Nelson Parcel Map ED24-167; N-SUB2022-00034; CO22-0040** 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 **November 24th, 2025**. Mitigation measures are proposed to address impacts associated with Biological Resources, Cultural Resources, Tribal Culture Resources, and Mandatory Findings of Significance and will be included as conditions of approval.
- PROJECT:** The proposed project is a request by Peter Nelson for a Vesting Tentative Parcel Map to subdivide an existing 35-acre parcel into three parcels of varying sizes (Parcel 1: 4.75 acres, Parcel 2: 5.68 acres, Parcel 3: 24.94 acres) for the purpose of sale and/or development. The proposed subdivision would use the existing access from Squire Canyon Road. The site is characterized by a level to steeply sloping topography and open space areas to the north and south. Parcel 2 is improved with an approximately 2,576-square foot existing single-family residence served by an on-site well and septic system. Parcels 1 and 3 will need individual septic systems but would have access to one of the 4 on-site wells. The area of disturbance is estimated to be approximately 4.70 acres. The proposed project is within the Residential Suburban land use category and is located at 35 Squire Canyon Road, San Luis Obispo (076-271-058). The site is approximately 0.5 miles east of the Avila Beach Urban Reserve Line and 2 miles east of the community of Avila Beach. The project is within the San Luis Bay Inland Sub Area North of the San Luis Obispo 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-energoweb.tylerhost.net/apps/selfservice#/plan/a8968328-1528-4b3d-ad54-e1841d456ed6>
- HOW TO COMMENT OR GET MORE INFORMATION:**
Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Blake Maule**, Project Manager, at bmaule@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 **11/24/2025** and ends **12/24/2025**. 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 **Subdivision Review Board on January 6th, 2026**.

If you would like more information about this project, please contact Blake Maule, Project Manager, at bmaule@co.slo.ca.us or (805) 781-4163.

DATED: **12/21/2025**