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: Nelson Parcel Map ED24-167; N-SUB2022-00034; CO22-0040

Lead Agency: County of San Luis Obispo | Contact Person: Blake Maule
Mailing Address: 976 Osos St Room 300 | Phone: 805-781-4163
City: San Luis Obispo | Zip: 93408 | County: San Luis Obispo

Project Location: County: San Luis Obispo | City/Nearest Community: Avila Beach
Cross Streets: | Zip Code: 93401
Longitude/Latitude (degrees, minutes and seconds): 35 ° 18 ′ 747 ″ N / 120 ° 69 ′ 163 ″ W Total Acres: 35.36
Assessor's Parcel No.: 076-271-058 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: 101 | Waterways:
Airports: | Railways: | Schools:

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 Acres
☐ 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: Parcel Map to subdivide an existing 35-acre parcel into three parcels of varying sizes (Parcel 1: 4.75 acres, Parcel 2: 5.68

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: Tribal & Cultural Resources and Mandatory fi

Present Land Use/Zoning/General Plan Designation:

Residential Suburban

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

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.

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		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:
	Native American Heritage Commission		

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

Starting Date 11/24/2025 Ending Date 12/24/2025

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: *Blake Maule* **Date:** 11/24/2025

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