



COUNTY OF SAN LUIS OBISPO DEPARTMENT  
OF PLANNING & BUILDING

Trevor Keith, *Department Director*

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**NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**

**WHO:** County of San Luis Obispo

**WHAT:** A Draft Mitigated Negative Declaration for the **Daphne Cook** for a Tentative Parcel Map (CO 24-0055) (N-SUB2025-00034) (ED26-19) 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 **3/3/2026**. Mitigation measures are proposed to address impacts associated with Aesthetics, Agriculture & Forestry, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, and Mandatory Findings of Significance and will be included as conditions of approval.

**PROJECT:** The proposed project is a request by Daphne Cook for a Tentative Parcel Map (CO 24-0055) (N-SUB2025-00034) to subdivide an existing 219 acre parcel into two parcels of 80 acres and 139 acres each for the purpose of sale and/or development. The project does not propose any site disturbance. The proposed project is within the Rural Lands land use category and is located at 1225 La Panza Road Shandon, CA 93461. Project will require Transfer Development Credits per section 22.24.070 B2. The site is in the North County Planning Area Shandon Carrizo Sub area north.

**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://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/5be0e255-a651-4910-b6d4-2950136e0884/>.

**HOW TO COMMENT OR GET MORE INFORMATION:**

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to Jeremy Freund, Project Manager, at [jfreund@co.slo.ca.us](mailto:jfreund@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 March 3, 2026 and ends April 3, 2026. 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 April 6, 2026.

If you would like more information about this project, please contact **Jeremy Freund**, Project Manager, at [jfreund@co.slo.ca.us](mailto:jfreund@co.slo.ca.us) or **(805) 781-5621**.

**DATED:** March 2, 2026