



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- WHO:** County of San Luis Obispo
- WHAT:** A Draft Mitigated Negative Declaration for the Charles A. Pratt Construction Co., Inc. Lot Line Adjustment/Coastal Development Permit (C-SUB2023-00002 / ED26-0013) is complete and available for public review and comment. The document addresses biological resource and geologic and soils 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 May 27, 2026. Mitigation measures are proposed to address impacts associated with Biological Resources and Geologic and Soils Resources, and will be included as conditions of approval.
- PROJECT:** A request by the Charles A. Pratt Construction Co., Inc. for a Coastal Development Permit (CDP) and Lot Line Adjustment (COAL 23-0051) (C-SUB2023-00002) to reconfigure the property lines of four parcels with a total area of 122.49 acres located south of Cabrillo Estates in the community of Los Osos. All four of the existing lots have been legalized through prior Certificates of Compliance (Doc #s 2021-070308, 2021-070309, 2021-070310, and 2020-007166). No new construction or site disturbance is proposed at this time; however potential future building sites are identified for the resulting four parcels. The project site is located at 2805 Rodman Drive within the Residential Suburban land use category and within the Los Osos Community Plan portion of the Estero Area Plan. The project site is also within the area covered by the Los Osos Habitat Conservation Plan. The project location is shown in Figure 1; an aerial view of existing conditions is provided in Figure 2. The Lot Line Adjustment map is provided in Figures 3 and 4. Table 1 provides a summary of the reconfigured parcels.
- 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/f1567829-a260-4ce7-9a2d-07a476b8256e?tab=attachments>
- HOW TO COMMENT OR GET MORE INFORMATION:** Anyone interested in commenting on the Mitigated Negative Declaration should email your comments or questions to Andy Knighton, Project Manager, at aknighton@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 Focused Initial Study and Mitigated Negative Declaration/Near Miss Exemption begins May 27, 2026 and ends June 25, 2026. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered.

If you would like more information about this project, please contact Andy Knighton, Project Manager, at aknighton@co.slo.ca.us or (805)781-4142

DATED: May 27, 2026