

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 26-34530

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$3,133.75
# Pages	2
Document #	40-10232026-293
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	ND
Total	\$3,133.75
Tender (On Account)	\$3,133.75
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	EWER
Balance	\$23,826.25

PLEASE KEEP FOR REFERENCE

10/23/26, 2:34 PM PST MMaltby
San Luis Obispo

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

40-10232026-293

STATE CLEARINGHOUSE NUMBER (If applicable)

2026050977

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL aknighton@co.slo.ca.us	DATE 10/23/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	
PROJECT TITLE PRATT LOT LINE ADJUSTMENT/COASTAL DEVELOPMENT PERMIT (C-SUB2023-00002)		

PROJECT APPLICANT NAME EMILY EWER	PROJECT APPLICANT EMAIL emily@oasisassoc.com	PHONE NUMBER (805) 541-4509
PROJECT APPLICANT ADDRESS 3427 MIGUELITO COURT	CITY SAN LUIS OBISPO	STATE CA
		ZIP CODE 93401

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	
☒ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	\$3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$90.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$3,133.75

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

40-10232026-293

10/23/2026

FISH

Pages: 2

Fee: \$ 3133.75

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NOTICE OF DETERMINATION – MITIGATED NEGATIVE
DECLARATION

ENVIRONMENTAL DETERMINATION NO.: ED26-0013

DATE: 8/3/2026

PROJECT TITLE: Pratt Lot Line Adjustment/Coastal Development Permit (C-SUB2023-00002)

APPLICANT NAME: Emily Ewer

ADDRESS: 3427 Miguelito San Luis Obispo, CA 93401

TELEPHONE: 805-541-4509

EMAIL: emily@oasisassoc.com

PROJECT DESCRIPTION: 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.

LOCATION: 2820 ALAMO; 2805 RODMAN DR LOS OSOS, CA 93402 **APN:** 074-021-033, -036, -043, -046, 074-321-047, 074-482-051

LEAD AGENCY: County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040
(805) 781-5600
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

OTHER POTENTIAL PERMITTING AGENCIES: Coastal Commission, Fish & Game Region #4, and Parks & Recreation.

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained from the Lead Agency at the contact information above and also on our website at <https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/f1567829-a260-4ce7-9a2d-07a476b8256e>.

Notice of Determination

State Clearinghouse No. 2026050977

This is to advise that the San Luis Obispo County Subdivision Review Board as ☒ Lead Agency

☐ Responsible Agency approved the above described project on August 3, 2026, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Andy Knighton

Andy Knighton (aknighton@co.slo.ca.us)

8/3/2026

County of San Luis Obispo

Signature

Project Manager

Date

Public Agency