

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

Receipt: 25-20142

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	2
Document #	40-06272025-138
Document Info	SAN LUIS OBISPO COUNTY
Filing Type	NOE
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	MORRO SHORES MOBILEHOME PARK LLC
Balance	\$9,699.50

PLEASE KEEP FOR REFERENCE

6/27/25 4:18 PM MMaltby
San Luis Obispo



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 40-06272025-138
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL nellis@co.slo.ca.us	DATE 06/27/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE
 MORRO SHORES MOBILEHOME PARK LLC DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT; DRC2020-00203, (ED21-091)

PROJECT APPLICANT NAME MORRO SHORES MOBILEHOME PARK LLC	PROJECT APPLICANT EMAIL MICHAEL@BESSIRE-	PHONE NUMBER (805)543-1794
PROJECT APPLICANT ADDRESS 430 SOUTH SAN DIMAS AVE	CITY SAN DIMAS	STATE CA
		ZIP CODE 91773

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ 81.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 81.00

SIGNATURE X <i>Michelle Maltby</i>	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
40-06272025-138
 06/27/2025
 FISH
 Pages: 2
 Fee: \$ 81.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Morro Shores Mobilehome Park LLC Development Plan/Coastal Development Permit; DRC2020-00203, (ED21-091)

Project Location: 633 Ramona Avenue, Los Osos, CA 93412
APN: 074-229-020

Project Applicant/Phone No./Email:
Morro Shores Mobilehome Park LLC /(805)543-1794
[/michael@bessire-cassenhiser.com](mailto:michael@bessire-cassenhiser.com)

Applicant Address (Street, City, State, Zip):
430 South San Dimas Ave, San Dimas, CA 91773

Description of Nature, Purpose and Beneficiaries of Project

A request by Morro Shores Mobilehome Park, LLC for a Development Plan / Coastal Development Permit (DRC2020-00203) to allow 10 new mobilehomes to an existing mobilehome park (Morro Shores Mobilehome Park). The project also includes the following amenities: new dog park, putting green, shade structure, and seating areas. The existing mobilehome park consists of 164 mobilehomes and associated improvements. The project will result in a disturbance of approximately 75,000 square feet of a 30-acre parcel. The project is in Residential Single-Family land use category. The project site is located at 633 Ramona Avenue, in the community of Los Osos. The project site is located within the Estero Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status: (Check One)

- | | |
|--|---|
| <input type="checkbox"/> Ministerial {Sec. 21080(b)(1); 15268} | <input checked="" type="checkbox"/> Categorical Exemption. {Sec. 15301; Class: 1} |
| <input type="checkbox"/> Declared Emergency {Sec. 21080(b)(3); 15269(a)} | <input type="checkbox"/> Statutory Exemption {Sec. ____} |
| <input type="checkbox"/> Emergency Project {Sec. 21080(b)(4); 15269(b)(c)} | <input type="checkbox"/> General Rule Exemption. {Sec. 15061(b)(3)} |
| | <input type="checkbox"/> Not a Project ____ |

A. **Reasons why project is exempt:** The existing mobilehome park consists of 164 mobilehomes and with the project the total mobilehomes will be 174 and result in approximately 75,000 square feet of disturbance within a previously disturbed area on an otherwise developed 30-acre parcel.

Kerry Brown (kbrown@co.slo.ca.us)- original project planner (805) 781-5713 &
Nicole Ellis, Supervising Coastal Planner nellis@co.slo.ca.us (805) 781-5157

Lead Agency Contact Person

Telephone

<p>If filed by applicant:</p> <p>1. Attach certified document of exemption finding</p> <p>2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Signature: Date June 4, 2025

Name: Nicole Ellis Title: Supervising Coastal Planner

On April 18, 2023 BOS Appeal Hearing the project was Approved by:

- | | | |
|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input type="checkbox"/> Other |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Planning Dept Hearing Officer | |