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

Receipt: 25-38745

Product	**Name**	**Extended**
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	3
	Document #	40-12092025-260
	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
Balance $33,412.25

PLEASE KEEP FOR REFERENCE

12/9/25 10:16 AM mkatz
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: 40-12092025-260

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	emoreno@co.slo.ca.us	12/09/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

CONDITIONAL USE PERMIT N-DRC2024-00052 (ED25-00233)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MONARCH DUNES GOLF RESORT, LLC	rdoll@monarchdunes.com	(805) 748-4094

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2803 INDUSTRIAL PKWY	SANTA MARIA	CA	93455

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$

☒ 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		$ $81.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $81.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
x Melissa Katz	Melissa Katz, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder

40-12092025-260

12/09/2025
FISH
Pages: 3
Fee: $ 81.00

By mkatz, Deputy

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

Project Title and No.: Conditional Use Permit N-DRC2024-00052 (ED25-00233)

Project Location	**Project Applicant/Phone No./Email:**
1606 Trilogy Parkway Nipomo, CA 93444 **APN:** 091-500-003 & 091-500-008	Monarch Dunes Golf Resort, LLC / 805.748.4094 rdoll@monarchdunes.com **Applicant Address (Street, City, State, Zip):** 2803 Industrial Pkwy Santa Maria, CA 93455

Description of Nature, Purpose and Beneficiaries of Project

Hearing to consider a request (N-DRC2024-00052) by Monarch Dunes Golf Resort, LLC for a Conditional Use Permit to allow a 2,675 square foot indoor driving range building to be located near the existing outdoor driving range and practice green at the Monarch Dunes Golf Course. The project site is within the Recreation land use category and within the Monarch Dunes Specific Plan area. The site is located on the Nipomo Mesa, approximately two miles west of the community of Nipomo, east of State Route 1, and approximately half a mile south of Willow Road. The site is also located within the South County Inland Sub Area and South County Planning Area.

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

Exempt Status: *(Check One)*

☐	Ministerial	{Sec. 21080(b)(1); 15268}
☐	Declared Emergency	{Sec. 21080(b)(3); 15269(a)}
☐	Emergency Project	{Sec. 21080(b)(4); 15269(b)(c)}
☒	Categorical Exemption.	{Sec. 15303; Class: 3}
☐	Statutory Exemption	{Sec.____}
☐	General Rule Exemption.	{Sec. 15061(b)(3)} (see GRE form PLN-1124 below)
☐	Not a Project _____	

Reasons why project is exempt:

This project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) because it involves the installation of a 2,675 square foot indoor driving range building to be located near the existing outdoor driving range and practice green at the Monarch Dunes Golf Course. The project does not trigger Section 15300.2 exceptions to the use of a categorical exemption as it is not located in a sensitive environment; would not contribute to a cumulatively significant impact; would not result in a significant effect due to unusual circumstances; would not affect scenic resources within a scenic highway area; is not located on a listed hazardous materials site; and it would not affect historic or cultural resources. Driving ranges are not explicitly included as an example provided for the exemption; however, it is comparable in scope and in function to those listed including a single-family residence or secondary dwelling, duplexes and multi-family dwellings, a commercial development not exceeding 2,500 square

feet in floor area, utility extensions, accessory structures, and sterilization units for treatment of medical waste.

The project site is located within the Recreation land use category within the Monarch Dunes Specific Plan area. The project is not located within the boundaries of a FEMA-designated 100-year flood zone, near any mapped streams or drainage, and would not have a significant effect on drainage or water quality. There are no unusual circumstances surrounding the project. Existing grading and drainage regulations will adequately address surface water quality impacts during construction.

The driving range facility at this location is consistent with the Monarch Dunes Specific Plan, existing uses on site, and all applicable zoning designations and regulations. The Environmental Coordinator has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment, and this Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

Additional Information: Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

Elizabeth Moreno (emoreno@co.slo.ca.us) (805) 781-5721

Lead Agency Contact Person **Telephone**

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes ☐ No ☐

Signature: *Elizabeth Moreno* Date: 11/13/2025

Name: **Elizabeth Moreno** Title: Project Manager

On November 13, 2025 the project was Approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Other
☒ Planning Commission ☐ Planning Dept Hearing Officer