

Elaina Cano
San Luis Obispo
County Clerk-Recorder
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Receipt: 26-18255

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	3
Document #	40-06042026-141
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	MONARCH DUNES
Balance	\$43,210.25

PLEASE KEEP FOR REFERENCE

6/4/26 3:11 PM MMaltby
San Luis Obispo

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

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

RECEIPT NUMBER:

40-06042026-141

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL cchambers@co.slo.ca.us	DATE 06/04/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE

VESTING TENTATIVE TRACT MAP 3218 AND CONDITIONAL USE PERMIT N-SUB2025-00029 ED25-0042
(MONARCH DUNES LLC, PHASE 3, Unit 4)

PROJECT APPLICANT NAME MONARCH DUNES LLC	PROJECT APPLICANT EMAIL preston.holdner@sheahomes.com	PHONE NUMBER (805) 343-7031
PROJECT APPLICANT ADDRESS 735 TANK FARM RD, SUITE 224	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	\$	
☐ 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		\$	\$81.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$81.00

SIGNATURE

X

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

40-06042026-141

06/04/2026

FISH

Pages: 3

Fee: \$ 81.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

Project Title and No.: Vesting Tentative Tract Map 3218 and Conditional Use Permit N-SUB2025-00029 ED25-0042
(Monarch Dunes LLC, Phase 3, Unit 4)

Project Location:

1095 Ford Drive, Nipomo, CA 93444;

APN: 091-500-010

Project Applicant / Phone No. / Email:

Preston Holdner / Monarch Dunes LLC /805-343-7031

/Preston.Holdner@sheahomes.com

Applicant Address (Street, City, State, Zip):

735 Tank Farm Rd Suite 224, San Luis Obispo, CA 93401

Description of Nature, Purpose and Beneficiaries of Project

A request (N-SUB2025-00029) by Monarch Dunes, LLC for a Vesting Tentative Tract Map (Tract 3218) and Conditional Use Permit to subdivide an existing 11.52-acre parcel into 46 residential lots and four open space parcels. The Project will develop Phase 3 Site 4 of the Monarch Dunes (formerly Woodlands) Specific Plan including the construction of 46 residential units in the form of 23 common wall developments (twin homes). Twelve units (25%) will have attached ADUs. Adjustments to Title 21 Public Improvement Standards are requested per Section 21.03.030(d) of the Real Property Division Ordinance to allow for a modified curb return radius of 29 feet, and for a rolled curb design. Also requested is an Adjustment to drainage standards to allow a retention basin to exceed the 2-foot maximum depth. The Adjustment modifications requested are consistent with existing development in the Monarch Dunes Specific Plan area. The project would result in 102,000 cubic yards of onsite earthwork: 21,300 cubic yards of cut, 51,400 cubic yards of fill, and 31,000 cubic yards of import soil; with site disturbance to 9.3 acres of the 11.5-acre site. An additional 8,000 square feet of grading (up to 800 cubic yards) would occur offsite along the eastern edge of the Project, within adjacent Common Area under permit issued to the Monarch Dunes HOA. The project site is within the Monarch Dunes Specific Plan area, 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:

- | | |
|--|--|
| ☐ Ministerial {Sec. 21080(b)(1); 15268} | ☒ Categorical Exemption {Sec. 15302; Class: 3} |
| ☐ Declared Emergency {Sec. 21080(b)(3); 15269(a)} | ☐ Statutory Exemption {Sec. ____} |
| ☐ Emergency Project {Sec. 21080(b)(4); 15269(b)(c)} | ☒ Special Situations {Sec. 15182 (c)} |

Reasons why project is exempt: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15182 (Special Situations) because the project is a residential project implementing an adopted specific plan. Pursuant to State CEQA Guidelines Section 15162, none of the following conditions have occurred: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been

known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows that (a) the project will have one or more significant effects not discussed in the previous EIR, (b) significant effects previously examined will be substantially more severe than shown in the previous EIR, (c) mitigation

measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or (d) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The proposed project does not impact any scenic resources, is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5, and does not impact or alter the significance of any historical resource.

Cindy Chambers (cchambers@co.slo.ca.us)

(805) 781 - 5608

Lead Agency Contact Person

Telephone

Signature: Cindy Chambers

Date: 5/14/2026

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 ☐

On May 14, 2026 the project was approved by:

☐ Board of Supervisors

☐ Subdivision Review Board

☐ Chief Building Official

☒ Planning Commission

☐ Planning Dept Hearing Officer

☐ Other _____