

Elaina Cano
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Receipt: 26-23668

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$90.00
# Pages	3
Document #	40-07212026-179
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
Total	\$90.00
Tender (On Account)	\$90.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	JAMIE JONES
Balance	\$4,436.75

PLEASE KEEP FOR REFERENCE

7/21/26 2:41 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:
40-07212026-179STATE CLEARINGHOUSE NUMBER (If applicable)
2001031063

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN LUIS OBISPO COUNTY

LEAD AGENCY EMAIL

kbrown@co.slo.ca.us

DATE

07/21/2026

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

VESTING TENTATIVE PARCEL MAP (N-SUB2025-00061 / CO25-0044)

PROJECT APPLICANT NAME

JAMIE JONES

PROJECT APPLICANT EMAIL

jamie@kirk-consulting.net

PHONE NUMBER

(805) 461-5765

PROJECT APPLICANT ADDRESS

8830 MORRO RD

CITY

ATASCADERO

STATE

CA

ZIP CODE

93422

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

\$

\$90.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☐ Check☒ Other

TOTAL RECEIVED

\$

\$90.00

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

40-07212026-179

07/21/2026

FISH

Pages: 3

Fee: \$ 90.00

By MMaltby, Deputy





**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

**NOTICE OF DETERMINATION – CONSISTENCY WITH PREVIOUS
ENVIRONMENTAL IMPACT REPORT**

ENVIRONMENTAL DETERMINATION NO.: ED26-0056

DATE: 7/1/2026

TO: File
FROM: Kerry Brown

PROJECT/ENTITLEMENT: Vesting Tentative Parcel Map (N-SUB2025-00061/ CO25-0044)

APPLICANT NAME: Jamie Jones

ADDRESS: 8830 MORRO RD ATASCADERO, CA 93422

TELEPHONE: 805-461-5765

EMAIL: jamie@kirk-consulting.net

PROJECT DESCRIPTION: Hearing to consider a request by **Monarch Village Nipomo, LLC** for a mixed-use project consisting of Phased Vesting Tentative Parcel Map (N-SUB2025-00061 /CO 25-0044) to subdivide and reconfigure three existing parcels totaling 2.54 acres into ten parcels ranging from 11,525 sq. ft. to 27,085 sq. ft., including eight vertically configured airspace parcels consisting of four ground-floor commercial airspace parcels containing commercial condominium units and common areas, and four corresponding second story residential airspace parcels containing residential condominium units, and a Conditional Use Permit for site development that includes two commercial retail buildings and four mixed-use commercial/residential buildings containing 28,259 sq. ft. of commercial space, 40 second-floor two-bedroom condominiums and support areas (e.g. circulation, storage, electrical, etc.) totaling 96,019 sq. ft. of total floor area, along with associated grading and drainage improvements, on-site utilities and circulation, parking, and common area landscaping. The project includes on and off-site parking. The project will result in the disturbance of approximately 3.82 acres of the 4.6 acre site (which includes three off site parcels). The site is located within the Commercial Retail, and the Recreation-Resort land use categories and is located in the center of Monarch Dunes Village bounded by the following streets: Center Point Place, Trilogy Parkway, and Via Concha across from the Monarch Club at Trilogy. The site is located approximately 0.52 miles east of Highway 1 and 4.12 miles west of Highway 101. The project site is located within the Village of Monarch Dunes within the South County Sub Area of the South County Planning Area.

LOCATION: 1560 MESA RD Unit: 500 NIPOMO, CA **93444** **APN:** 091-603-042; 091-603-009; 008; 039; 007; 040

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Room 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

The Final Environmental Impact Report (EIR) and CEQA findings prepared and issued under ED00-428 for the previously reviewed project **Woodlands Specific Plan Supplemental EIR** (<https://www.slocounty.ca.gov/departments/planning-building/forms-documents/nipomo-monarch-dunes-documents/eir-documents>) is still adequate. No potential environmental impacts that were not previously addressed are anticipated; therefore, no new EIR is necessary.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review has determined that the previously certified Final Environmental Impact Report (FEIR) and Addendum remain adequate for this project pursuant to CEQA Guidelines Section 15162. No substantial changes to the project or to the circumstances under which it is undertaken have occurred, and no new information of substantial importance has become available, that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Accordingly, no subsequent or supplemental EIR is required.

Notice of Determination		State Clearinghouse No. 2001031063	
This is to advise that the San Luis Obispo County <u>Subdivision Review Board</u> as ☒ <i>Lead Agency</i> ☐ <i>Responsible Agency</i> approved the above described project on <u>July 6, 2026</u> , and has made the following determinations regarding the above described project:			
<i>The project will not have a significant effect on the environment. An EIR was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project and a mitigation reporting and monitoring plan was adopted for this project. Findings were made pursuant to the provisions of CEQA.</i>			
This is to certify that the EIR with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
<i>Kerry Brown</i>	Kerry Brown (kbrown@co.slo.ca.us)	7/1/2026	County of San Luis Obispo
Signature	Project Manager	Date	Public Agency