



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

PLN-1123
3/22/2018

Project Title and No.: (Monarch Dunes, LLC) Vesting Tentative Tract Map and Conditional Use Permit ED24-059 (N-SUB2023-00058)

Project Location:
Kingston Drive, Nipomo, CA 93444; 091-500-012

Project Applicant/Phone No./Email:
Lonnie Ellisor for Shea Homes/Monarch Dunes LLC/805-343-7300/Lonnie.Ellisor@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-SUB2023-00058) by Monarch Dunes, LLC for a Phased Vesting Tentative Tract Map (Tract 3127) and Conditional Use Permit to subdivide an existing 18.3-acre parcel into 76 residential lots and nine open space parcels and develop Phase 3a of the Monarch Dunes (formerly Woodlands) Specific Plan including the construction of 76 residential units in the form of 38 common wall developments (twin homes). An adjustment to Public Improvement Standard A-6a is requested per Section 21.03.030(d) of the Real Property Division Ordinance to allow for an offset urban cul-de-sac with a raised, circular landscape median, consistent with the existing development in the Monarch Dunes Specific Plan area. The project would result in 62,800 cubic yards of cut and 62,800 cubic yards of fill and site disturbance over the 18.3-acre site. The project site is within the Monarch Dunes Specific Plan area, identified as Phase 3 Site 3, 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.

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. 15302; Class: 3}
Statutory Exemption {Sec. ___}
General Rule Exemption. {Sec. 15061(b)(3)}
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 for any officially designated scenic highways. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource.

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: 5/8/2024

Name: Elizabeth Moreno Title: Project Manager

On May 9, 2024 the project was Approved by:

- Board of Supervisors
- Subdivision Review Board
- Other _____
- Planning Commission
- Planning Dept Hearing Officer