

LRO

Elaina Cano  
San Luis Obispo  
County Clerk-Recorder  
Main Office: (805) 781-5080  
Atascadero: (805) 461-6041  
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Receipt: 25-16654

Product Name	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-05292025-117
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 1002660089  
Balance \$754.00

PLEASE KEEP FOR REFERENCE

5/29/25 1:31 PM gugalde  
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: 40-05292025-117
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL troach@co.slo.ca.us	DATE 05/29/2025
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE  
GAMBLE GENERAL PLAN AMENDMENT (LRP2023-00011/ ED24-180)

PROJECT APPLICANT NAME JEFF GAMBLE	PROJECT APPLICANT EMAIL jg@jgcontracting.biz	PHONE NUMBER (805)723-5067
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PROJECT APPLICANT ADDRESS PO BOX 1666	CITY NIPOMO	STATE CA	ZIP CODE 93444
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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 X	AGENCY OF FILING PRINTED NAME AND TITLE Gabriela Ugalde, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder

**40-05292025-117**

05/29/2025  
 FISH  
 Pages: 4  
 Fee: \$ 81.00

By gugalde, Deputy





## General Rule Exemption

**Project Title and No.:** Gamble General Plan Amendment (LRP2023-00011/ ED24-180)

**Project Location and APN:**

213 West Dana Street, Nipomo, County of San Luis Obispo (APN: 090-136-001)

**Project Applicant/Phone No./Email:**

Jeff Gamble / (805) 723-5067 x1001/  
jg@jgcontracting.biz

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

1666 PO BOX NIPOMO, CA 93444

**Description of Nature, Purpose, and Beneficiaries of Project:**

Hearing to consider a request by Jeff Gamble for 1) General Plan Amendment (LRP2023-00011) to change the land use category from Office Professional (OP) to Residential Multi-Family (RMF) on a 0.35-acre parcel and 2) Minor Use Permit (N-DRC2024-00020) to allow the construction of five multi-family units ranging from 850 to 1,400 square feet within two buildings. The project will result in the disturbance of the entire vacant 0.35 acre parcel. The proposed project is within the Office Professional land use category and is located at 213 West Dana Street (APN: 090-136-001) on the northeast corner of West Dana Street and South Mallagh Street, in the community of Nipomo. The site is in the South County sub-area of the South County planning area.

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

**Exempt Status/Findings:** This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

**Reasons why project is exempt:** The project proposes a land use category change from Office Professional (OP) to Residential Multi Family (RMF). The proposed development on the project site with five multi-family units is subject to a Minor Use Permit (MUP) and required to undergo environmental review pursuant to CEQA. Potential environmental impacts associated with the project are addressed through the MUP environmental determination.

**Additional Information:** Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

# Notice of General Rule Exemption

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**Project Title and No.:** Gamble General Plan Amendment (LRP2023-00011/ ED24-180)

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15333 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

**Lead Agency Contact Person**

**Telephone**

Signature:

*Tristan Roach*

Date: 4/28/2025

**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 April 29, 2025 the project was approved by:

- Board of Supervisors       Subdivision Review Board       Chief Building Official  
 Planning Commission       Planning Dept Hearing Officer       Other \_\_\_\_\_