



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:  
 40-10292025-227  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO CITY	LEAD AGENCY EMAIL hhanh@slocity.org	DATE 10/29/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE  
 GAS WORKS MIXED-USE DEVELOPMENT (SBDV-0450-2024, ARCH-0451-2024, AFFH-0810-2024, AND EID-0178-

PROJECT APPLICANT NAME ALAMO, LLC	PROJECT APPLICANT EMAIL jwoodruff@covelop.net	PHONE NUMBER (805)781-3133
PROJECT APPLICANT ADDRESS 1304 GARDEN STREET	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) \$4,123.50 \$ \_\_\_\_\_
- 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 <i>M. Nelson</i>	AGENCY OF FILING PRINTED NAME AND TITLE Monique Nelson, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-10292025-227**  
 10/29/2025  
 FISH  
 Pages: 3  
 Fee: \$ 81.00

By manelson, Deputy

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

Receipt: 25-34384

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	3
Document #	40-10282025-227
Document Info:	SAN LUIS OBISPO CITY
Filing Type	NOE
<b>Sub-Total</b>	\$81.00
<b>Service Fee</b>	\$1.49
<b>Total</b>	\$82.49
Tender (Credit Card OTC)	\$82.49
Transaction ID	24968899703
Service Fee	\$1.49
Credit Card #	*****4373
Entry method	EMV TAP
Auth Code	02382G
Credit Card Invoice #	BPI652S168

Signature



PLEASE KEEP FOR REFERENCE

10/29/25 1:38 PM manelson  
San Luis Obispo

# Notice of Exemption

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To:  Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

From: City of San Luis Obispo  
Community Development Department  
919 Palm Street  
San Luis Obispo, CA 93401-3218

County Clerk  
County of San Luis Obispo  
1055 Monterey Street  
San Luis Obispo, CA 93408

**Applicant Address:** 1304 Garden Street  
San Luis Obispo, CA 93401  
**Applicant Email:** jwoodruff@covelop.net  
**Applicant Phone Number:** (805) 781-3133

**Project Title:** Gas Works Mixed-Use Development (SBDV-0450-2024, ARCH-0451-2024, AFFH-0810-2024, and EID-0178-2025)

**Project Location – Specific:** 251 Pacific Street, 1390 Walker Street, and 280 Pismo Street

**Project Location – City:** San Luis Obispo

**Project Location – County:** San Luis Obispo

## Description of the Project:

The project includes the subdivision and development of an approximate 1.1-acre site at 251 Pacific Street, 1390 Walker Street, and 280 Pismo Street. The project includes construction of a mixed-use development that consists of a 49-unit, four-story residential building; a 2,190 square foot, one-story commercial building; and supporting site improvements such as access, landscaping, and parking. A common interest subdivision (i.e., condominiums) is proposed to create one (1) commercial unit and 49 residential units with remaining shared areas to be commonly owned and managed. To accommodate a future commercial use, the existing 1,490 square foot Old Gas Works historic structure would be rehabilitated with a 770 square foot addition. To facilitate the development at its desired density, the project includes a 16% density bonus with a concession to reduce parking and waivers/reductions for development standards related to ground-floor residential units, building height, and building setback for the residential building.

**Name of Public Agency Approving the Project:** City of San Luis Obispo

**Name of Person or Agency Carrying Out the Project:** Alamo, LLC

## Exempt Status (check one):

- Ministerial (Section 21080(b)(1); 15268;
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number: **California Environmental Quality Act (CEQA) Guidelines Section 15183 and Public Resources Code (PRC) Section 21083.3**
- General Rule Exemption (Sec. 15061(b)(3))

## Reasons why project is exempt:

The project is exempt from additional environmental review per CEQA Guidelines Section 15183 and California PRC Section 21083.3. Since the project is consistent with the development density established by the existing General Plan for which an Environmental Impact Report (EIR) was certified and to streamline the environmental review process, a consistency checklist was prepared and the review was limited to project-specific environmental effects, which:


- (a) Are peculiar to the project or parcel on which the project would be located;
- (b) Were not analyzed as significant effects in a prior EIR for the zoning action, general plan, or community plan, which the project is consistent;
- (c) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR for the zoning action, general plan, or community plan, which the project is consistent; or
- (d) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. If the project would result in new specific effects or more significant effects, and uniformly applicable development policies or standards would not substantially mitigate such effects, those effects are subject to CEQA. With respect to the effects that are subject to CEQA, the lead agency is to prepare a Mitigated Negative Declaration or EIR if the written checklist shows the effects of the infill project would be potentially significant.

The project has been evaluated in accordance with the City of San Luis Obispo's 2014 Land Use and Circulation Elements Update EIR (State Clearinghouse No. 2013121019). A CEQA Guidelines Section 15183 Consistency Checklist was prepared in accordance with PRC Section 21000 et seq. and the CEQA Guidelines, California Code of Regulations Section 15000 et seq., and is on file with the City of San Luis Obispo, Community Development Department at 919 Palm Street, San Luis Obispo, CA 93401. The Section 15183 Consistency Checklist evaluated project impacts related to aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation; tribal cultural resources; utilities and service systems; wildlife; and mandatory findings of significance, and concludes that the project would not have significant effects on the environment that either have not been analyzed in a prior EIR or are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate. Pursuant to PRC Section 21094.5, such effects are exempt from further CEQA review.

**Lead Agency Contact Person:** Hannah Hanh, Associate Planner    **Area Code/Telephone/Ext.** (805) 781-7432

**Email:** hhanh@slocity.org

Signature:  \_\_\_\_\_ Date: October 29, 2025

Title: Rachel Cohen, Principal Planner

Signed by Lead Agency    Date Received for Filing at OPR: \_\_\_\_\_  
 Signed by Applicant