

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

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

RECEIPT NUMBER:

40-01222026-021

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY ARROYO GRANDE CITY	LEAD AGENCY EMAIL pholub@arroyogrande.org	DATE 01/22/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE

CREEKSIDE JUNCTION (CUP 25-001)

PROJECT APPLICANT NAME RUSS SHEPPEL	PROJECT APPLICANT EMAIL rsheppel@gmail.com	PHONE NUMBER (805) 556-5467
PROJECT APPLICANT ADDRESS 1202 SHORELINE DRIVE	CITY SANTA BARBARA	STATE CA
	ZIP CODE 93109	

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

40-01222026-021

01/22/2026

FISH

Pages: 2

Fee: \$ 81.00

By MMaltby, Deputy



Notice of Exemption

Appendix E

To: Office of Planning and Research
P. O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Arroyo Grande
300 East Branch Street
Arroyo Grande, CA 93420
(805) 473-5400

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

Project Title and Number: Creekside Junction (CUP 25-001)

Project Applicant: Russ Sheppel 1202 Shoreline Drive, Santa Barbara, CA 93109
Name Address
Email: rsheppel@gmail.com Phone: (805) 556-5467

Project Location – Specific:

1271 and 1281 James Way, Arroyo Grande, CA 93420

Project Location – City: Arroyo Grande Project Location – County: San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project:

The proposal involves the construction of two (2) new residential buildings containing a total of ninety-two (92) multi-family residential units on a 1.81-acre site. Both buildings will be four (4) stories in height in a split-level pad concept. The development proposes to include twenty (20) studios, fifty-eight (58) one-bedroom units and fourteen (14) two-bedroom units. The project also includes a community center, fitness area, and thirty-one (31) one-car garages.

Name of Public Agency Approving Project: City of Arroyo Grande

Name of Person or Agency Carrying Out Project: Russ Sheppel

Exempt Status:

- ☐ 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, State type and section number: _____
☒ Statutory Exemptions. State code number: PRC Section 21080.66

Reasons why project is exempt:

Under PRC §21080.66, projects must meet criteria including: be on sites of 20 acres or less; be located within an incorporated municipality; have been previously developed with an urban use; be consistent with the applicable general plan and zoning ordinance; meet minimum density requirements; and not require demolition of a listed historic structure. On January 20, 2026, the City's Planning Commission approved the proposed project, and determined it is exempt from CEQA pursuant to PRC §21080. because it meets all of the criteria listed above.

Lead Agency

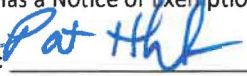
Contact Person: Patrick Holub Area Code/Telephone/Extension: (805) 473-5426

Email: pholub@arroyogrande.org

Address: 300 E. Branch St., Arroyo Grande, CA 93420

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:  Date: 01/21/2026 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____