

# 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: CUP 24-003 Nelson and Short Street Project

Project Applicant: Scott Cusack 1080 Newsom Springs Road, Arroyo Grande, CA 93420  
Name Address  
Email: scott.cusack.re@gmail.com Phone: (805) 478-2018

Project Location – Specific:

007-541-047, 007-541-048  
located in the City of Arroyo Grande

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

Description of Nature, Purpose and Beneficiaries of Project:

Construction of Two (2) New Duplexes on separate parcels. Each duplex will include two (2) ADUs; Location – 134 Nelson Street

Name of Public Agency Approving Project: City of Arroyo Grande

Name of Person or Agency Carrying Out Project: Scott Cusack

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: 15332  
 Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project falls within the Class 32 exemption because: the 0.156-acre site is already graded and developed, offering no habitat value for sensitive species, the proposed uses align with the City's General Plan and zoning for village core, and the site is located in an urban area, fully served by city and public utilities.

Lead Agency

Contact Person: Shayna Gropen Area Code/Telephone/Extension: (805) 473-5424

Email: sgropen@arroyogrande.org

Address: 300 East 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: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency  Signed by Applicant



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER:  
40-02242026-048

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: ARROYO GRANDE CITY  
LEAD AGENCY EMAIL: sgropen@arroyogrande.org  
DATE: 02/24/2026

COUNTY/STATE AGENCY OF FILING: COUNTY OF SAN LUIS OBISPO  
DOCUMENT NUMBER

PROJECT TITLE: CUP 24-003 NELSON AND SHORT STREET PROJECT

PROJECT APPLICANT NAME: SCOTT CUSACK  
PROJECT APPLICANT EMAIL: scott.cusack.re@gmail.com  
PHONE NUMBER: (805) 478-2018

PROJECT APPLICANT ADDRESS: 1080 NEWSOM SPRINGS  
CITY: ARROYO GRANDE STATE: CA ZIP CODE: 93420

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 Melissa Katz

AGENCY OF FILING PRINTED NAME AND TITLE: Melissa Katz, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano  
San Luis Obispo - County Clerk-Recorder

40-02242026-048

02/24/2026  
FISH  
Pages: 2  
Fee: \$ 81.00

By mkatz, Deputy

