



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 40-04152026-088
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY ARROYO GRANDE CITY	LEAD AGENCY EMAIL aperez@arroyogrande.org	DATE 04/15/2026
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE
 CREEKSIDE JUNCTION (CUP 25-001 & APL26-001)

PROJECT APPLICANT NAME RUSS SHEPPEL	PROJECT APPLICANT EMAIL rsheppel@gmail.com	PHONE NUMBER (805) 556-5467
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PROJECT APPLICANT ADDRESS 1202 SHORLINE DRIVE	CITY SANTA BARBARA	STATE CA	ZIP CODE 93109
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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) \$4,227.50 \$ _____
- 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 Anthony Trujillo, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-04152026-088
 04/15/2026
 FISH
 Pages: 3
 Fee: \$ 81.00

By atrujillo, Deputy

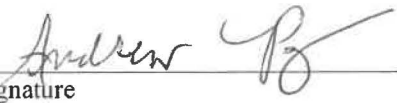
NOTICE OF EXEMPTION

<p>TO: Office of Land Use and Climate Innovation <input checked="" type="checkbox"/> State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Arroyo Grande (Public Agency) Address: 300 East Branch Street, Arroyo Grande, CA 93420 Telephone: (805) 473-5400</p>
<p><input checked="" type="checkbox"/> County Clerk of San Luis Obispo Address: 1055 Monterey Street, San Luis Obispo, CA 93408</p>	

1. Project Title:	Creekside Junction (CUP 25-001 & APL26-001)
2. Project Applicant (include address, telephone number and email address):	Russ Sheppel, 1202 Shoreline Drive, Santa Barbara, CA 93109; rsheppel@gmail.com (805) 556-5467
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	1271 and 1281 James Way, Arroyo Grande, CA 93420
4. (a) Project Location – City: Arroyo Grande	(b) Project Location – County: San Luis Obispo
5. 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.
6. Name of Public Agency approving project:	City of Arroyo Grande
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Russ Sheppel
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	(State CEQA Guidelines §§ 15050(c)(2)-(3), 15378)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	State CEQA Guidelines, §15332 [Class 32]

(f) <input checked="" type="checkbox"/> Statutory Exemption. State Code section number:	Public Resources Code §21080.66
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	<p>The project meets the qualifying criteria for a statutory exemption pursuant to Public Resources Code section 21080.66 reserved for infill developments. The project is consistent with the City's general plan and zoning ordinance and located in an urbanized area within the City of Arroyo Grande. Based on the evidence in the record, the project meets each of the criteria set forth under Public Resources Code section 21080.66, including not being located on sensitive environmental areas and not impacting any historic resources.</p> <p>In addition, and in the alternative, for the same reasons outlined above, the project is exempt pursuant to State CEQA Guidelines section 15332 [Class 32 – Infill Development]. The project site is less than five acres and substantially surrounded by urban uses, there is no habitat on the site for endangered, rare or threatened species, there are no significant environmental impacts relating to traffic, noise, air quality, or water quality, and existing infrastructure would ensure the site is adequately served by all required utilities and public services. Further, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply here.</p>
10. Lead Agency Contact Person: Telephone:	Andrew Perez (805) 473-5425; aperez@arroyogrande.org
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: April 14, 2026	

Date: April 15, 2026


Signature

Name: Andrew Perez

Title: Planning Manager

Signed by Lead Agency

Signed by Applicant

Date Received for Filing:

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