CITY OF GROVER BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF EXEMPTION

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

From: City of Grover Beach
Community Development Dept
154 S. 8th Street
Grover Beach, CA 93433

☐ County Clerk
County of San Luis Obispo
1144 Monterey Street, Suite A
San Luis Obispo, CA 93408

Applicant: Cody Gambril
Address: 1336 Paseo Ladera
Arroyo Grande, CA 92420
Email: cgambril102@gmail.com
Phone Number: (559) 760-9157

Project Title: 391 Beckett Place Live/Work Project / DA-25-0005
Project Location – Site: 391 Beckett Place
Project Location – City: Grover Beach **Project Location – County:** San Luis Obispo

Description of Project: Approval of a Coastal Development Permit and Use Permit to construct a new two-story duplex containing two live/work units, each with a rooftop deck, and one detached Accessory Dwelling Unit (ADU). The project will result in redevelopment of the entire lot, including associated on- and off-site improvements and utilities. The project is located in the Coastal Zone and is not appealable to the California Coastal Commission.

Public Agency Approving the Project: City of Grover Beach
Name of Person or Agency Carrying out the Project: Cody Gambril
Lead Agency Contact: Kyle Bell **Telephone:** (805) 724-2136 **Email:** kbell@groverbeach.org

Exempt Status (check one):
- ☐ Ministerial (Section 21080(b)(1); 15268;
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b); 15269(b)(c)
- ☐ Statutory Exemptions. State code number:
- ☒ Categorical Exemption. Sec. 15332: Class 32 (Infill Project)
- ☐ General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: The project is Categorically Exempt (Class 32 Section 15332: Infill Project) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.), because the project is consistent with the applicable General Plan designation and policies as well as applicable zoning regulations; the site is less than five acres and substantially surrounded by urban uses; the site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by required utilities and public services.

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: November 7, 2025
Title: Kyle Bell, Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing at OPR: _____