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: Coastal Community Builders
Address: PO Box 13
Pismo Beach, CA 93448
Email: ben@ccb1.net
Phone: (805) 556-3060

Project Title: Development Application DA-25-0009
Project Location – Site: 201-295 West Grand Avenue
Project Location – City: Grover Beach **Project Location – County:** San Luis Obispo

Description of Project: Approval of a Coastal Development Permit, Use Permit, and Vesting Tentative Subdivision Map (Tract 3248) to construct a new four-story mixed-use building consisting of 39 residential condominiums, 4,100 square-feet of commercial/outdoor patio space. The project includes a request for a 20% density bonus pursuant to State Density Bonus Law and a request for a waiver to allow two residential units along the ground floor. The project site is located within the Coastal Zone and is not appealable to the Coastal Commission. APN: 060-205-018

Public Agency Approving the Project: City of Grover Beach
Name of Person or Agency Carrying out the Project: Ben Fine, Coastal Community Builders
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 Projects)
- ☐ General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: The project is Categorically Exempt (Class 32: Infill Development Projects) from the provisions of the California Environmental Quality Act (CEQA). The project consists of the development of a four-story mixed-use building on an infill lot and is consistent with applicable policies and development standards within the urbanized area. The site is less than five acres, has no value as habitat for endangered, rare, or threatened species, and is located within City limits with full access to existing utilities and public services. Based on the site characteristics, project scale, the project would not result in significant effects related to traffic, noise, air quality, or water quality.

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: August 5, 2026
Title: Kyle Bell, Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing at OPR: _____