Notice of Exemption

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

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

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

Applicant Address:
141 S Elm St.
Arroyo Grande, CA 92420
Email: jemrick@garingtaylor.com
Phone Number: (805) 489-1321

Project Title: DA-25-0006

Project Location - Specific: 284 N 14th Street
Project Location - City: Grover Beach
Project Location - County: San Luis Obispo

Description of Project:
The proposed project consists of demolition of the existing structures at the project site and construction of two three-story structures resulting in a development consisting of a total of 14 townhomes. The project also includes a vesting tentative subdivision map to subdivide the property into 14 individual parcels.

Name of Public Agency Approving the Project: City of Grover Beach

Name of Person or Agency Carrying Out the Project: Jeffrey Emrick
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)
- ☒ Categorical Exemption. State type and section number: Class 32 (Infill Project)
- ☐ Statutory Exemptions. State code number:
- ☐ General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt:

The proposed 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 consists of a three-story residential development on an infill lot that is consistent with policies and standards applicable to development within the R3 zone. The site is less than five acres in size, with no value as habitat for endangered, rare, or threatened species. The site is within City limits and is served by City utilities and public services. Based on the location, size, and area and quantity of commercial and residential components of the development, approval of the project will not result in any significant effects related to traffic, noise, air quality, or water quality.

Lead Agency
Contact Person: Janet Reese **Area Code/Telephone/Ext.** (805) 473-4524 **Email:** jreese@groverbeach.org

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: 10/8/2026

Title: Janet Reese, Associate Planner

☒ Signed by Lead Agency Date Received for Filing at OPR: _____

☐ Signed by Applicant