

Notice of Exemption

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

From: City of Grover Beach
Community Development Department
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 Address:
967 S. 16th Street
Grover Beach, CA 93433
Email: cmarchitect@live.com
Phone Number: (805) 704-1713

Project Title: 192 N. 11th Street Duplex
Project Location - Specific: 192 N. 11th Street
Project Location - City: Grover Beach

Project Location - County: San Luis Obispo

Description of Project:

The site is approximately 0.15 acres in size with two existing structures constructed in 1949, and converted from residential to commercial in 1985 and 1993 (1,086 square feet and 367 square feet respectively). The project consists of constructing a new two-story residential structure that includes two 612 square foot residential units above a three-car garage and storage area with a total building area of 2,420 square feet.

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

Name of Person or Agency Carrying Out the Project: Cody McLaughlin

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 the development on an infill lot of a two-story residential structure on a vacant portion of a site that is consistent with policies and standards applicable to development within the CBO 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: Kyle Bell **Area Code/Telephone/Ext.** (805) 724-2136 **Email:** kbell@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: 7/01/24

Title: Kyle Bell, Senior Planner

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