



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: Installation of new 852 square foot Manufactured Home as an Accessory Dwelling Unit

Project Location - Specific: 381 Fresno Ave (APN 066-236-002)

Project Location - City: MORRO BAY **County:** SAN LUIS OBISPO

Description of Project: Minor Revision Permit no. MIN26-001 to CDP25-002 for the installation of new 852 square foot Clayton Fairpoint Manufactured Home as an ADU on a State approved pit set foundation system at 381 Fresno Avenue. The property is zoned RS-A and is outside of the coastal appeals jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
Contact: atassos@morrobayca.gov, Alexander Tassos, Intern, 805-772-6578

Name of Person or Agency Carrying Out Project: Granite Ridge (Dennis Schmidt) 8679 Santa Rosa Rd, Atascadero CA, 93422, (805) 835-3582, dennis@graniteridgegroup.com

Exempt Status: (Check One)

Reasons why project is exempt: Ministerial approval of an ADU.

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Categorical Exemption:**
Type and Section Number: 15303 (A)
- Statuary Exemption Code No.** _____

Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Alexander Tassos, Intern **Telephone:** 805-772-6578

Email: atassos@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: Alexander Tassos **Title:** Community Development Intern **Date:** 5/12/2026