



# CITY OF PISMO BEACH NOTICE OF EXEMPTION

**To:** County Clerk-Recorder's Office  
County of San Luis Obispo  
1055 Monterey Street, Suite D120  
San Luis Obispo, CA 93408

**From:** City of Pismo Beach  
760 Mattie Road  
Pismo Beach, CA 93449-2056

**Project Title / CEQA No.:** 306 Pier Avenue – New SFR (P21-000055) / CEQA No. 2021-024

**Project Applicant / Email / Phone:** MFI Limited, [andymangano7@gmail.com](mailto:andymangano7@gmail.com), (805)242-9220

**Project Location – Address:** 306 Pier Avenue

**Project Location – City:** Pismo Beach

**Description of Nature, Purpose and Beneficiaries of Project:**

Demolition of an existing residence and construction of a new two-story single-family residence.

**Name of Public Agency Approving Project:** City of Pismo Beach

**Name of Person or Agency Carrying Out Project:** City of Pismo Beach

**Exempt Status (check one):**

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number: [15303(a)]
- Statutory Exemptions. State code number:

**Reasons why project is exempt:**

New single family residence within a residential zone.

**Lead Agency Contact Person:** Michael Gruver

**Contact:** (805) 773-4658

**Email:** [mgruver@pismo beach.org](mailto:mgruver@pismo beach.org)

**If filed by applicant:**

- Attached certified document of exemption finding.
- Has a notice of exemption been filed by the Public Agency approving the project?  yes  no

Signature:  Title: Associate Planner Date: 11/1/2021

Signed by Lead Agency |  Signed by Applicant