



San Luis Obispo Local Agency Formation Commission Meeting Agenda March 20, 2025, 9:00am

MEETING

MAR 20, 2025 – 9 A.M.
BOARD OF SUPERVISORS
CHAMBERS
COUNTY GOVT. CENTER
1055 MONTEREY STREET,
SAN LUIS OBISPO, CA 93408

CONTACT

ROB FITZROY
EXECUTIVE OFFICER
805-781-5795
SLO.LAFCO.CA.GOV

COMMISSIONERS

STEVE GREGORY, CHAIR, CITY
HEATHER MORENO, VICE CHAIR, COUNTY
DAWN ORTIZ-LEGG, COUNTY
ED WAAGE, CITY
ROBERT ENNS, SPECIAL DISTRICT
VACANT, SPECIAL DISTRICT
DAVID WATSON, PUBLIC
BRUCE GIBSON, COUNTY ALTERNATE
CARLA WIXOM, CITY ALTERNATE
ED EBY, SPECIAL DISTRICT ALTERNATE
MICHAEL DRAZE, PUBLIC ALTERNATE

MEETING PARTICIPATION

- **To submit written comment**, mention the matter or agenda item number and send via email to mmorris@slo.lafco.ca.gov or fill out an online submission form on our website at slo.lafco.ca.gov, or U.S. mail at 1042 Pacific St Suite A, San Luis Obispo CA, 93401. All correspondence is distributed to each Commissioner and will become part of the official record of the Commission meeting.
- **To submit a pre-recorded verbal comment** call (805) 781-5795; state and spell your name, mention the agenda item number you are calling about, and leave your comment. Your comments will be distributed to each Commissioner and will become part of the official record of the Commission meeting.
- **To provide live comment**, attend the in-person meeting and fill out a “request to speak form” provided in the front and back of the meeting room and hand it to the Commission Clerk prior to the beginning of that item. Each speaker will be limited to a three-minute presentation. During public hearings, applicants or their representatives will be given the opportunity to speak first after the staff report is given and questions of the Commission have been addressed.

Other Notes:

- In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the Clerk at 805-781-5795. Notification provided a minimum of 48 hours prior to the meeting will enable the Clerk to make reasonable arrangements to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically disabled.
- It is required by Government Code Section 84308 that a participant in a LAFCO proceeding who has a financial interest in the decision and who has made a campaign contribution of more than \$250 to any Commissioner within (12) months prior, must disclose the contribution. If you are affected, please notify Commission Staff before the hearing.



MEETING AGENDA

Pledge of Allegiance

Call to Order/Roll Call

Approval of the Minutes: January 16, 2025 (Pages 4 - 9)

Non-Agenda Public Comment Period

This is the period in which persons may speak on items that are not on the regular agenda. You may provide public comment using one of the three methods mentioned above in the “Meeting Participation” section.

Regular Matters

- A-1: LAFCO File No. 3-R-22: Sphere of Influence Amendment and Annexation No. 19 to Cayucos Sanitary District (Valley Lot) (Pages 10 - 157)**

Recommendation:

Action 1: Find, by motion, the proposal to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (a), (d), (e), and Section 15319, Class 19 (b).

Recommendation:

Action 2: Approve, by resolution, the proposed Sphere of Influence Amendment and Annexation No. 19 to the Cayucos Sanitary District, as contained in Attachment A, subject to conditions of approval and waive protest proceedings pursuant to Government Code Section 56662 (a).

- A-2: LAFCO File No. 3-R-23: Sphere of Influence Amendment and Annexation No. 20 to Cayucos Sanitary District (Stanley Lot) (Pages 158 - 330)**

Recommendation:

Action 1: Find, by motion, the proposal to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (a), (d), (e), and Section 15319, Class 19 (b).

Recommendation:

Action 2: Approve, by resolution, the proposed Sphere of Influence Amendment and Annexation No. 20 to Cayucos Sanitary District, as contained in Attachment A, subject to conditions of approval, and waive protest proceedings pursuant to Government Code Section 56662 (a).

- A-3: Second Quarter Fiscal Year 2024-2025 Budget Status and Work Plan Report (Pages 331 - 355)**

Recommendation:

Action: Review the second quarter budget and work plan report for fiscal year (FY) 2024-2025 and approve, by motion, to direct the Executive Officer to file it with the County Auditor.



A-4: Appointment of Designated Representative for Labor Negotiations (Page 356)

Recommendation:

Action: Appoint the Commission’s General Counsel as its designated agency representative for labor negotiations.

Closed Session Matters

B-1: Conference with Legal Counsel: Pending Litigation

Pursuant to California Government Code Section 54596.9(d)(1)

Case: Nipomo Action Committee et al. v. San Luis Obispo LAFCO (San Luis Obispo Superior Court Case No. 24CV-0768)

B-2: Public Employee Performance Evaluation

Pursuant to California Government Code Section 54957(b)

Employee: Rob Fitzroy, Executive Officer

B-3: Conference with Labor Negotiators

Pursuant to California Government Code Section 54957.6

Agency designated representative: General Counsel

Unrepresented Employee: Executive Officer

Commissioner Comments

Legal Counsel Comments

Executive Officer Comments

Adjournment



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
JANUARY 16, 2025, MEETING MINUTES**

Call to Order

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:01 a.m. on Thursday, January 16, 2025, by Vice Chairperson Steve Gregory in the Board of Supervisors Chambers at the County Government Center, 1055 Monterey Street, San Luis Obispo, CA 93408.

Pledge of Allegiance

Roll Call

Present: Vice Chair Steve Gregory, Commissioners Robert Enns, Heather Moreno, Dawn Ortiz-Legg, Ed Waage, David Watson, and Alternate Commissioner Ed Eby

Absent: Alternate Commissioners Michael Draze, Bruce Gibson, and Carla Wixom

Staff: Rob Fitzroy, LAFCO Executive Officer
Imelda Marquez-Vawter, LAFCO Analyst
Morgan Bing, LAFCO Analyst
Melissa Morris, LAFCO Commission Clerk
Holly Whatley, LAFCO Legal Counsel

Chair and Vice Chair Appointments

Mr. Fitzroy provided comment on the item.

Commissioner Ortiz-Legg provided comment on the item and nominated Commissioner Moreno for the vice chair position.

Vice Chair Gregory asked for a motion to approve the nomination of Commissioner Moreno for the position of Vice Chair.

Commissioner Enns seconded the motion.

Vice Chair Gregory asked for Commissioner comments.

Vice Chair Gregory opened the item for public comment, announcing it was closed shortly after hearing none.

Commissioner Moreno provided comment on the item.

AYES: Commissioners Ortiz-Legg, Enns, Moreno, Waage, and Watson, Vice Chair Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Commissioner Waage nominated Vice Chair Gregory for the position of Chairperson.

Vice Chair Moreno seconded the motion.

Vice Chair Gregory asked for Commissioner comments.

Vice Chair Gregory opened the item for public comment, announcing it was closed shortly after hearing none.

AYES: Commissioner Waage, Vice Chair Moreno, Commissioners Enns, Ortiz-Legg, Watson, Vice Chair Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Approval of the Minutes: December 19, 2024

Chairperson Gregory announced the consideration of approval of the December 19, 2024, Regular Meeting Minutes.

Chairperson Gregory asked for Commissioner comments.

Chairperson Gregory opened the item for public comment, announcing it was closed shortly after hearing none.

Chairperson Gregory asked for a motion to approve the minutes.

Commissioner Watson motioned to approve the minutes.

Commissioner Waage seconded the motion.

AYES: Commissioners Watson, Waage, and Enns, Vice Chair Moreno, Commissioner

Ortiz-Legg, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Non-Agenda Public Comment Period

Chairperson Gregory opened the item for public comment, announcing it was closed shortly after hearing none.

Consent Agenda

A-1: 2025 Biennial Update of the Conflict of Interest Code

Mr. Fitzroy provided comment on the item.

Chairperson Gregory opened the item for public comment, announcing it was closed shortly after hearing none.

Chairperson Gregory opened the item for Commissioner questions and comments.

Vice Chair Moreno motioned to approve the Consent Agenda.

Commissioner Waage seconded the motion.

AYES: Vice Chair Moreno, Commissioners Waage, Enns, Ortiz-Legg, and Watson, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Regular Matters

B-1: LAFCO File No 2-R-23: Sphere of Influence Amendment and Annexation No. 1 to County Service Area 23 (111 Residential Lots in Tract 2586)

Mr. Fitzroy and Ms. Marquez-Vawter presented the item.

Chairperson Gregory opened the item for Commissioner questions and comments.

Commissioner Eby inquired about CSA 23.

Mr. Fitzroy and Ms. Marquez-Vawter responded to questions and provided comment .

Vice Chair Moreno inquired about clarification of the staff report water usage numbers.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Ortiz-Legg provided comment on the item and inquired about Proposition 218 requirements and sources of data provided in the staff report.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Enns provided comment on the item and inquired about the condition of the Atascadero Groundwater Basin and the wells for the project.

Mr. Fitzroy invited **Rob Miller**, with Wallace Group Engineering, to provide comment on the item.

Rob Miller responded to questions and provided comment.

Commissioner Watson provided comment on the item and inquired about project wells.

Rob Miller responded to questions and provided comment.

Commissioner Enns provided comment on the item and inquired about the status of the Atascadero Groundwater Basin.

Rob Miller responded to questions and provided comment.

Vice Chair Moreno provided comment on the item.

Commissioner Watson provided comment on the item and inquired about parcel annexation, development phases, and rates.

Mr. Fitzroy responded to questions and provided comment.

Chairperson Gregory inquired about the proposed annexation.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Enns provided comment on the item and inquired about fire protection.

Mr. Fitzroy responded to questions and provided comment.

Chairperson Gregory opened the item for public comment and two speakers provided comment to the Commission.

Jamie Jones, from Kirk Consulting, spoke in support of the approval of the item.

George Sullivan, a resident of Santa Margarita, spoke of his concern about water rights and usage.

Chairperson Gregory closed public comment and opened the item for Commissioner questions and comments.

Commissioner Watson provided comment on the item and inquired about environmental considerations, monitoring, and MSRs.

Commissioner Enns responded to questions and provided comment.

Mr. Fitzroy responded to questions and provided comment.

Vice Chair Moreno provided comment on the item and inquired about water capacity as well as project monitoring.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Ortiz-Legg provided comment on the item.

Chairperson Gregory provided comment on the item and invited **Karl Wittstrom**, with Santa Margarita Ranch LLC, to provide comment.

Karl Wittstrom provided comment on the item.

Ms. Whatley provided comment on the item.

Vice Chair Moreno motioned to approve staff recommendation for Item B-1, Action 1.

Commissioner Ortiz-Legg seconded the motion.

AYES: Vice Chair Moreno, Commissioners Ortiz-Legg, Enns, Waage, Watson, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Vice Chair Moreno motioned to approve staff recommendation for Item B-1, Action 2, as

amended.

Commissioner Ortiz-Legg seconded the motion.

AYES: Vice Chair Moreno, Commissioners Ortiz-Legg, Enns, Waage, Watson, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Chairperson Gregory thanked the LAFCO staff for their work on the item and provided comment.

Executive Officer Comments: **Mr. Fitzroy** provided updates on upcoming meetings and elections.

Commissioner Comments: **Commissioner Enns** provided comment.

Legal Counsel Comments: **Ms. Whatley** provided comment on upcoming meetings and **Mr. Fitzroy** confirmed the next meeting date.

Adjournment: With no further business before the Commission, the meeting adjourned at 10:23 AM until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL THEY ARE APPROVED BY LAFCO COMMISSIONERS AT THE NEXT REGULAR MEETING.

Respectfully submitted,
Melissa Morris, LAFCO Commission Clerk



San Luis Obispo Local Agency Formation Commission

TO: MEMBERS OF THE COMMISSION

FROM: IMELDA MARQUEZ-VAWTER, ANALYST
VIA: ROB FITZROY, EXECUTIVE OFFICER

DATE: MARCH 20, 2025

SUBJECT: LAFCO FILE 3-R-22: SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION NO. 19 TO CAYUCOS SANITARY DISTRICT (VALLEY LOT)

RECOMMENDATION

Action 1: Find, by motion, the proposal to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (a), (d), (e), and Section 15319, Class 19 (b).

Action 2: Approve, by resolution, the proposed Sphere of Influence Amendment and Annexation No. 19 to the Cayucos Sanitary District, as contained in Attachment A, subject to conditions of approval and waive protest proceedings pursuant to Government Code Section 56662 (a).

PROJECT OVERVIEW

Project Applicant: Landowner Petition of Application by Don Valley

Certificate of Filing: December 4, 2024

Acreage and General Location: The 0.198-acre property is located at 3579 Gilbert Avenue, southeast of the Cayucos Sanitary District (CSD). The proposed Sphere of Influence (SOI) amendment and annexation area will remain in the unincorporated area of San Luis Obispo County (County) as seen in Attachment D.

Assessor Parcel Number (APN): 064-405-016

Summary: This proposal would amend the SOI and annex APN 064-405-016 into the CSD to provide services to a two-level single-family residence of approximately 1,970 square feet with a 550 square-foot garage (see Valley Residence Plan included in Attachment K), as the subject property size does not accommodate the use of an on-site wastewater treatment system. The project

COMMISSIONERS

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STEVE GREGORY
City Member

Vice-Chair
HEATHER MORENO
County Member

DAWN ORTIZ-LEGG
County Member

ED WAAGE
City Member

ROBERT ENNS
Special District Member

VACANT
Special District Member

DAVID WATSON
Public Member

ALTERNATES

BRUCE GIBSON
County Member

CARLA WIXOM
City Member

ED EBY
Special District Member

Michael Draze
Public Member

STAFF

ROB FITZROY
Executive Officer

IMELDA MARQUEZ-VAWTER
Analyst

MORGAN BING
Analyst

MELISSA MORRIS
Commission Clerk

HOLLY WHATLEY
Legal Counsel

area is immediately adjacent to the CSD, which is an independent special district authorized to provide wastewater, solid waste, recycling, and green waste service. The CSD issued a Conditional Intent to Serve letter and a Plan for Services, which expressed conditional support for the inclusion of the property into the CSD's boundaries.

Key Timeline of Events: On June 9, 2022, the applicant received project approval for a Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) from the San Luis Obispo County Planning Commission to allow grading on slopes in excess of 30% for a two-level single-family residence of approximately 1,970 square feet with a 550 square-foot garage on a 3,776 square-foot lot.

On June 9, 2022, County File No. DRC2019-00262 was appealed to the County Board of Supervisors shortly after Planning Commission approval.

On June 22, 2022, the landowner applied to LAFCO through a Petition of Application to annex APN: 064-405-016 into the CSD.

On July 19, 2022, staff provided the applicant with a 30-day review letter, placing the project on hold until the items detailed in the letter were addressed for LAFCO to continue processing the application.

On July 21, 2022, the Commission formally received notice, at a Commission Meeting, of the petition of application initiated by the landowner as required by Government Code Section 56857.

On December 15, 2022, an item was placed on the Commission's agenda to request by motion that the LAFCO File No. 3-R-22: SOI Amendment and Annexation No.19 to CSD (Valley Lot) be moved to a future meeting, that is to be determined, to allow the County and the applicant time to resolve a pending appeal on County File No. DRC2019-00262 and until the project is fully entitled/approved. The item was originally noticed with the intent of considering the proposal, but it was disclosed on November 28, 2022, that County File No. DRC2019-00262 was appealed on June 19, 2022, to the Board of Supervisors shortly after the Planning Commission.

On July 11, 2023, the County Board of Supervisors approved Resolution No. 2023-178, to deny the appeal (APPL2022-00006) and uphold the decision of the Planning Commission to approve the Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) application.

On October 13, 2023, the California Coastal Commission heard Appeal Number: A-3-SLO-23-0029, regarding the July 11, 2023, Coastal Development Permit application number DRC2019-00262/APPL2022-00006 approved by the County Board of Supervisors (on local appeal). The Coastal Commission found that Appeal Number A-3-SLO-23-0029 did not present a substantial issue with respect to the grounds on which the appeal had been filed under Section 30603 of the Coastal Act regarding consistency with the certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.

On October 22, 2024, the County Board of Supervisors approved Resolution No. 2024-240, a property tax exchange of 6.78336% after Educational Revenue Augmentation Funds to be transferred to the CSD.

On November 21, 2024, the CSD Board Approved Resolution No. 2024-06 accepting the negotiated exchange of 6.78336% property tax revenue and annual tax increment.

On December 4, 2024, the application met submission requirements and allowed staff to issue a Certificate of Filing and schedule the item for a hearing.

On February 27, 2025, notice was mailed to property owners and registered voters within 300 feet of the proposed annexation boundary. A mailing was sent out at least 21 days in advance of the hearing. In addition, an advertisement was placed in the New Times 21 days in advance of today's hearing. Notice has been sent to the applicants, the CSD, the County, applicable agencies, and other interested parties.

ACTION 1 | ENVIRONMENTAL DETERMINATION

The County Planning Commission approved the Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) with a categorical exemption per CEQA Guidelines Section 15303, new construction or conversion of small structures. The proposed project is a single-family residence located in an urbanized area, which is zoned residential.

LAFCO, as the Lead Agency, proposes to Categorically Exempt the project pursuant to State CEQA Guidelines Section 15303 Class 3 (a) because the annexation area consists of one single-family residence located in an urbanized area which is zoned Residential Single-Family; (d) includes wastewater extensions of reasonable length to serve such construction; and (e) the new construction includes an accessory (appurtenant) structures including a garage. In addition, the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15319 Class 19 (b) annexations of individual small parcels for facilities and lots for exempt facilities exempted by Section 15303. There are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the foregoing exemptions inapplicable.

Recommendation: Find, by motion, the proposal to be exempt from the CEQA pursuant to CEQA Guidelines Section 15303 Class 3 (a), (d), (e), and Section 15319, Class 19 (b).

ACTION 2 | SPHERE OF INFLUENCE AMENDMENT & ANNEXATION

Sphere of Influence Amendment: Government Code Section 56430 requires that a Municipal Service Review (MSR) be used to analyze a proposed SOI amendment. The MSR is a study of the District's service capabilities and addresses seven factors described in Government Code Section

56430. LAFCO last adopted an SOI and MSR for the CSD in January 2015. In addition to relying on the CSD's latest MSR, an updated brief analysis of the seven factors listed in Government Code Section 56430 (a) is provided in Attachment B. Prior to the annexation, the SOI must be amended to include the subject territory. The SOI is a plan for the probable physical boundaries of a local agency as determined by LAFCO per Government Code Section 56076. A SOI is generally considered a 20-year, long-range planning tool, and a mandatory step in the process. The SOI amendment is proposed concurrently with the annexation.

To amend the SOI, Government Code Section 56425 (e) requires that five factors be considered, and determinations be made by LAFCO. SOI determinations have been made and are included in Attachment B. In summary, the SOI amendment for the CSD is recommended to include the proposed annexation area. This is based on the information, application, studies, and documents provided and approved by the County, CSD, and contained or referenced in this staff report. The CSD has considered the impacts of this proposed SOI amendment and annexation on its service capacities and determined that they are willing and able to provide the requested services.

Annexation: When processing a proposal, the Commission is required to consider all factors specified in Government Code Section 56668 (for any proposal) and 56668.3 (for district annexations). The factors in the aforementioned code sections and Commission policies, standards, and procedures allow the Commission to continue to exercise its powers in a manner that encourages and provides planned, well-ordered, and efficient urban development patterns with consideration of preserving open-space and agricultural lands. All factors and applicable LAFCO policies were addressed within Attachment C. The analysis contained therein, as well as all information contained in the record to date and included in the attachments to this report were used to inform the recommendation for approval.

Ability to provide services: The proposal requests wastewater, solid waste, recycling, and green waste services through annexation into the CSD. The CSD has indicated that it is willing and capable to provide service to the proposed SOI amendment and annexation area. This is documented in the CSD's Conditional Intent to Serve Letter dated November 23, 2020, (Attachment E) and Plan for Services (Attachment F).

The CSD, which operates its own wastewater treatment plant as of September 2021, evaluated its ability to accept additional flows from the proposed SOI amendment and annexation area and determined that the CSD has the treatment capacity to treat the wastewater from this lot and the other lots in this area. Solid waste, recycling, and green waste services would be provided to the property through the CSD's Franchise Agreement with Mission Country Disposal.

The CSD's Water Resource Recovery Facility has a maximum capacity of 1.2 million gallons per day (MGD), and an average capacity of 0.340 MGD. Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD and an ultimate flow of 0.330 MGD. According to the CSD's Plan for Services, the District charges users of the sewer system a flat rate sewer use fee based on Equivalent Dwelling Units (EDUs). One EDU is equivalent to one single-family residence, and one single-family residence is estimated to utilize approximately

4,137 gallons of water per month. Therefore, the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for the proposed SOI amendment and annexation area. If all of the lots neighboring the Valley lot were to be annexed (7 lots total on Gilbert Ave), it would require a total of 28,959 gallons per month (equivalent to 0.0289 MGD). The CSD has demonstrated that the existing infrastructure is more than capable of handling this increased flow.

Currently, there are no CSD services provided to the lot, which means no existing sanitary sewer infrastructure on the project site exists. This parcel will need to install a private force main to get to the sewer main on Chaney Avenue, as seen in Figure 1. A 10-foot-wide private sewer easement would also be included to allow private force mains from adjacent parcels to connect to the CSD sewer main on Chaney Ave and grant the right to access, install, and maintain the individual private force mains for this parcel and the neighboring parcels. With the installation of the private force mains, the CSD determined that the best way for all of them to connect to the District's Chaney main would be at a single connection point in a new manhole. Therefore, the District will require a new manhole to be placed on the Chaney main at the projection of the new 10-foot easement along Gilbert. This condition would be applied to the first project that would tie-in, which in this case would be the proposed SOI amendment and annexation site.

The applicant will need to design, construct, and install a new manhole over the CSD's existing nearest point of connection adequate to provide wastewater service to the proposed project. The CSD will accept and maintain the new manhole and 4-inch lateral once constructed and inspected. All force mains shall be privately installed and maintained. The cost of any and all services for the subject annexation will be paid by the applicant in accordance with the CSD's terms and conditions of the Conditional Intent to Serve Letter (Attachment E) and Plan for Services (Attachment F). There will be no expenditure of CSD monies.

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Figure 1: Cayucos Sanitary District Infrastructure Map



Recommendation: Approve, by resolution, the proposed SOI Amendment and Annexation No. 19 to the Cayucos Sanitary District, as contained in Attachment A with the following conditions, and waive protest proceedings pursuant to Government Code Section 56662 (a).

1. The applicant, Don Valley, shall comply with all terms and conditions stated in the Cayucos Sanitary District’s Conditional Intent to Serve Letter and Plan for Services that was issued for APN 064-405-016, prior to CSD providing service to the property.
2. This condition applies to the extent allowed by law. The landowner, Don Valley, and the affected agency, Cayucos Sanitary District, shall defend, indemnify, hold harmless, and release the San Luis Obispo Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO’s action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys’ fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the applicant.

Alternatives for Action: At the conclusion of its consideration, the Commission may approve the request, with or without amendment, wholly, partially, or conditionally, or disapprove the

request. The Commission has discretion in light of the whole record to make its decision. The following alternative actions are available:

Alternative One:

Continue consideration to the next regular meeting for reasons determined by the Commission.

Alternative Two:

Disapprove the change of organization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

If approved, following a 30-day reconsideration period provided under Government Code Section 56895, the SOI amendment and annexation will become effective upon filing the Certificate of Completion with the Clerk Recorder pursuant to Government Code Section 56020.5. Government Code Section 57001 allows up to one year for a Certificate of Completion to be filed with the Clerk Recorder, otherwise, the action is deemed abandoned. LAFCO may grant extensions based on a reasonable request by the applicant. The time frame for an extension is at LAFCO's discretion based on the circumstances of the proposal.

ATTACHMENTS

Some attachments are available via web links due to file size:

Attachment A: LAFCO Resolution Approving the Sphere of Influence Amendment and Annexation

Exhibit A: Categorical Exemption

Exhibit B: Annexation Map and Legal Description

Attachment B: LAFCO MSR & SOI Review Factors-Government Code Section 56430 and 56425(e)

Attachment C: LAFCO Proposal Review Factors-Government Code Section 56668

Attachment D: Vicinity Map

Attachment E: Conditional Intent to Serve Letter from the CSD

Attachment F: Plan for Services

Attachment G: County Notice of Final Action Letter for Minor Use Permit N-DRC2021-00001

Attachment H: Geo Solutions Engineering Geology Investigation Report, dated October 22, 2019

Attachment I: Geo Solutions Supplemental Information, dated May 11, 2022

Attachment J: Conditional Intent to Serve Letter from CSA 10

Attachment K: Valley Lot Plans

Attachment A

LAFCO Resolution Approving the Sphere of Influence Amendment and Annexation

IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, March 20, 2025

RESOLUTION NO. 2025-XX

**RESOLUTION APPROVING A SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION NO. 19
TO CAYUCOS SANITARY DISTRICT (VALLEY LOT) | LAFCO NO. 3-R-22**

The following resolution is now offered and read:

RECITALS

WHEREAS, on June 22, 2022, interested landowner – Don Valley – filed a petition to initiate proceedings and an application with the San Luis Obispo County Local Agency Formation Commission, hereinafter referred to as “Commission”, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH); and

WHEREAS, the application before the Commission seeks approval of a sphere of influence amendment and a change of organization of approximately 0.198-acres of unincorporated territory in the County of San Luis Obispo, hereinafter referred to as “County”, involving annexation into the Cayucos Sanitary District (CSD) (LAFCO File No. 3-R-22); and

WHEREAS, the affected territory as proposed includes one lot currently within a legal parcel identified by the County Assessor’s Office as 064-405-016; and

WHEREAS, the application before the Commission relates to the June 9, 2022, County Planning Commission approval for a Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) to allow grading on slopes in excess of 30% for a two-level single-family residence of approximately 1,970 square feet with a 550 square-foot garage on a 3,776 square-foot lot and the approval was categorically exempt per CEQA Guidelines Section 15303, which was subsequently appealed to the County Board of Supervisors and on July 11, 2023, the County Board of Supervisors approved Resolution No. 2023-178, to deny the appeal (APPL2022-00006); and

WHEREAS, on July 21, 2022, the Commission formally received notice of the petition of application initiated by the landowner as required by Government Code Section 56857. Subsequently, a 60-day period began in which the CSD had an opportunity to terminate the annexation if any financial or service-related concerns existed as outlined in Government Code Section 56857. The CSD did not request termination during this period, allowing the application to continue to be processed by staff; and

WHEREAS, on October 13, 2023, the California Coastal Commission heard Appeal Number: A-3-SLO-23-0029, regarding the July 11, 2023, Coastal development permit application number DRC2019-00262/APPL2022-00006 approved by the County Board of Supervisors (on local appeal). The Coastal Commission found that Appeal Number A-3-SLO-23-0029 did not present a substantial issue with respect to the grounds on which the appeal had been filed under Section 30603 of the Coastal Act regarding consistency with the certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.; and

WHEREAS, on October 22, 2024, the County Board of Supervisors approved a property tax exchange of 6.78336% after Educational Revenue Augmentation Funds to be transferred to the CSD pursuant to the Revenue and Taxation Code Section 99; and

WHEREAS, on November 21, 2024, the CSD Board Approved Resolution No. 2024-06 accepting the negotiated exchange of 6.78336% property tax revenue and annual tax incrementation; and

WHEREAS, on December 4, 2024, the Executive Officer filed a Certificate of Filing deeming the application as acceptable for filing; and

WHEREAS, the Executive Officer has given the notices required by law and forwarded copies of his report to officers, persons, and public agencies prescribed by law; and

WHEREAS, the Executive Officer conducted an analysis of the proposal and prepared a report

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including staff's recommendations thereon, and presented staff's findings for Commission consideration; and

WHEREAS, the matter was set for public hearing at 9:00 a.m. on March 20, 2025, and the public hearing was duly conducted and determined and a decision was made on March 20, 2025; and

WHEREAS, at said hearing this Commission heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to the proposal and report; and

WHEREAS, the reasons for the proposed sphere of influence and annexation are as follows:

- 1) It will enable the applicant to receive wastewater, solid waste, recycling, and green waste services from the CSD to meet the needs associated with the development approved by the County (Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262)) for a single-family home.

WHEREAS, the Commission determined that the proposed sphere of influence amendment and annexation is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 Class 3 (a) because the annexation area consists of a County approved new construction of one single-family residence located in an urbanized area which is zoned Residential Single-Family; (d) includes a sewage extensions of reasonable length to serve such construction; (e) the new construction includes an accessory (appurtenant) structures including a garage, and Section 15319 (b), Class 19 Annexations of individual small parcels for facilities and lots for exempt facilities exempted by Section 15303; and

WHEREAS, the Commission has considered all factors required to be considered by

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Government Code Sections 56430 and 56425 (e) and adopts as its written statements of determinations and record therein, the determinations set in the Executive Officer's Staff Report dated March 20, 2025, attachments and testimony, and said record and determinations being incorporated by reference herein as though set forth in full; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668, 56668.3, as well as adopted local policies and procedures and adopts as its written statements of determinations and record therein, the determinations set in the Executive Officer's Staff Report dated March 20, 2025, attachments and testimony, and said record and determinations being incorporated by reference herein as though set forth in full; and

WHEREAS, the Commission duly considered the proposal and finds that the proposed sphere of influence amendment and annexation into the CSD's service area should be approved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Local Agency Formation Commission of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. That the Notice of Exemption prepared for this proposal is complete and adequate, having been prepared in accordance with the provisions of CEQA, and is hereby determined to be sufficient for the Commission's actions as contained in Exhibit A hereto.
3. That the map and legal description approved by this Commission is attached hereto, marked as Exhibit B and incorporated by reference herein as though set forth in full.
4. That the Executive Officer of this Commission is authorized and directed to mail copies of this resolution in the manner provided by law.
5. That pursuant to Government Code Section 56662 (d), the Commission waives protest proceedings and orders the annexation subject to requirements of CKH, because (a) the territory is uninhabited, (b) the proposal is accompanied by proof that the single owner of all land has given his written consent to the proposal, and (c) the CSD has not submitted

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written opposition to a waiver of protest proceedings.

6. That the Sphere of Influence Amendment and Annexation No. 19 to the Cayucos Sanitary District, is hereby approved with the following conditions:
 1. The applicant, Don Valley, shall comply with all terms and conditions stated in the Cayucos Sanitary District's Conditional Intent to Serve Letter and Plan for Services that was issued for APN 064-405-016, prior to CSD providing service to the property.
 2. This condition applies to the extent allowed by law. The landowner, Don Valley, and the affected agency, Cayucos Sanitary District, shall defend, indemnify, hold harmless, and release the San Luis Obispo Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the applicant.
7. Completion of the 30-day reconsideration period provided under Government Code Section 56895.
8. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.
9. The Commission hereby directs staff to file a Notice of Exemption within five working days of this Resolution in compliance with Section 15062 of Title 14 of the California Code of

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Regulations.

Upon a motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby adopted.

Steve Gregory, Chairperson Date
Local Agency Formation Commission

ATTEST:

Rob Fitzroy Date
LAFCO Executive Officer

APPROVED AS TO FORM AND LEGAL EFFECT:

Holly Whatley Date
LAFCO Legal Counsel

Exhibit A

Categorical Exemption

Notice of Exemption

To: ✓ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: San Luis Obispo LAFCO
Rob Fitzroy, Executive Officer
1042 Pacific St. Suite A
San Luis Obispo, CA 93401
(805) 781 – 5795
rfitzroy@slo.lafco.ca.gov

✓ County Clerk
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

Project Title: LAFCO File No. 3-R-22 | Sphere of Influence Amendment and Annexation No. 19 To Cayucos Sanitary District (Valley Lot)

Project Location: The 0.198-acre affected territory is located south of Cayucos Sanitary District (CSD); within APN: 064-405-016. The CSD is located immediately north of the City of Morro Bay.

Description of Nature, Purpose, & Beneficiaries of Project: On June 9, 2022, the applicant received project approval for a Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) from the San Luis Obispo County Planning Commission to allow grading on slopes in excess of 30% for a two-level single-family residence of approximately 1,970 square feet with a 550 square-foot garage on a 3,776 square-foot lot and the approval was categorically exempt per CEQA Guidelines Section 15303. On July 11, 2023, the County Board of Supervisors approved Resolution No. 2023-178, to deny an appeal (APPL2022-00006) and uphold the decision of the Planning Commission to approve the Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) application. On June 22, 2022, the landowner applied to LAFCO through a petition of application to amend the sphere of influence (SOI) and annex the Valley lot property into the CSD for wastewater, solid waste, recycling, and green waste services. Development would consist of a single-family residence located in an urbanized area which is zoned Residential Single Family. LAFCO is a Lead Agency under CEQA.

Name of Public Agency Approving Project: The Local Agency Formation Commission (LAFCO) of San Luis Obispo County conducted a noticed public hearing on this item scheduled for March 20, 2025, at 9:00 a.m. Additional information on the meeting is available on the LAFCO website at <https://slo.lafco.ca.gov/>.

Exemption Status: (check one)

<input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268);	<input checked="" type="checkbox"/> Categorical Exemption:(Sec.15303(a)(d)(e); 15319 (b));
<input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a));	<input type="checkbox"/> Statutory Exemptions: State code number
<input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c));	<input type="checkbox"/> Other: The activity is not a project subject to CEQA.

Reasons Why Project is Exempt: Pursuant to CEQA Guidelines Section 15303, Class 3 (a) because the annexation area consists of one single-family residence in a residential area; (d) sewage extensions of reasonable length to serve such construction, (e) Accessory (appurtenant) structures including a garage; and Section 15319 Class 19 (b), annexations of individual small parcels for facilities and lots for exempt facilities exempted by Section 15303. There are no circumstances under Section 15300.2 that would make the foregoing exemptions inapplicable.

Rob Fitzroy, Executive Officer

Date

Exhibit B

Annexation Map and Legal Description

**LAFCO ANNEXATION No. 19
TO THE CAYUCOS SANITARY DISTRICT
Legal Description**

All of Lots 20 and 21 in Block 21 and those portions of Gilbert Avenue and Chaney Avenue lying adjacent to such Lots which would pass as fee title pursuant to Civil Code Section 831, said land in Morro Strand Unit 1 as shown on the map filed in Book 3 of Maps at page 105, in the office of the County Recorder of San Luis Obispo County, California described as follows;

Beginning at the intersection of the centerlines of Said Gilbert Avenue and Chaney Avenue, said point being on the existing Cayucos Sanitary District boundary; thence along said centerline of Gilbert Avenue and said existing Cayucos Sanitary District boundary,

- 1) North 25° 08' 00" West a distance of 115.85 feet to the Southwesterly projection of the Northwest line of said Lot 20; thence leaving said existing Cayucos Sanitary District boundary and running along the Northwesterly line of said Lot 20 and the Southwesterly projection thereof,
- 2) North 64° 52' 00" East a distance of 95.00' feet to the most Northerly corner of said Lot 20; thence along the Northeasterly lines of said Lots 20 and 21,
- 3) South 25° 08' 00" East a distance of 34.28 feet to the Northwest line of said Chaney Avenue; thence perpendicular to the centerline of said Chaney avenue,
- 4) South 54° 16' 00" East a distance of 25.00 feet to said centerline; thence along said centerline,
- 5) South 35° 44' 00" West, a distance of 122.69 feet to the Point of Beginning and containing 8665 square feet, more or less.

* * *

APPROVED COUNTY SURVEYOR

By: _____

Date: _____

San Luis Obispo County Dept. of Public Works



APPROVED COUNTY SURVEYOR

By: *Erin M. King*

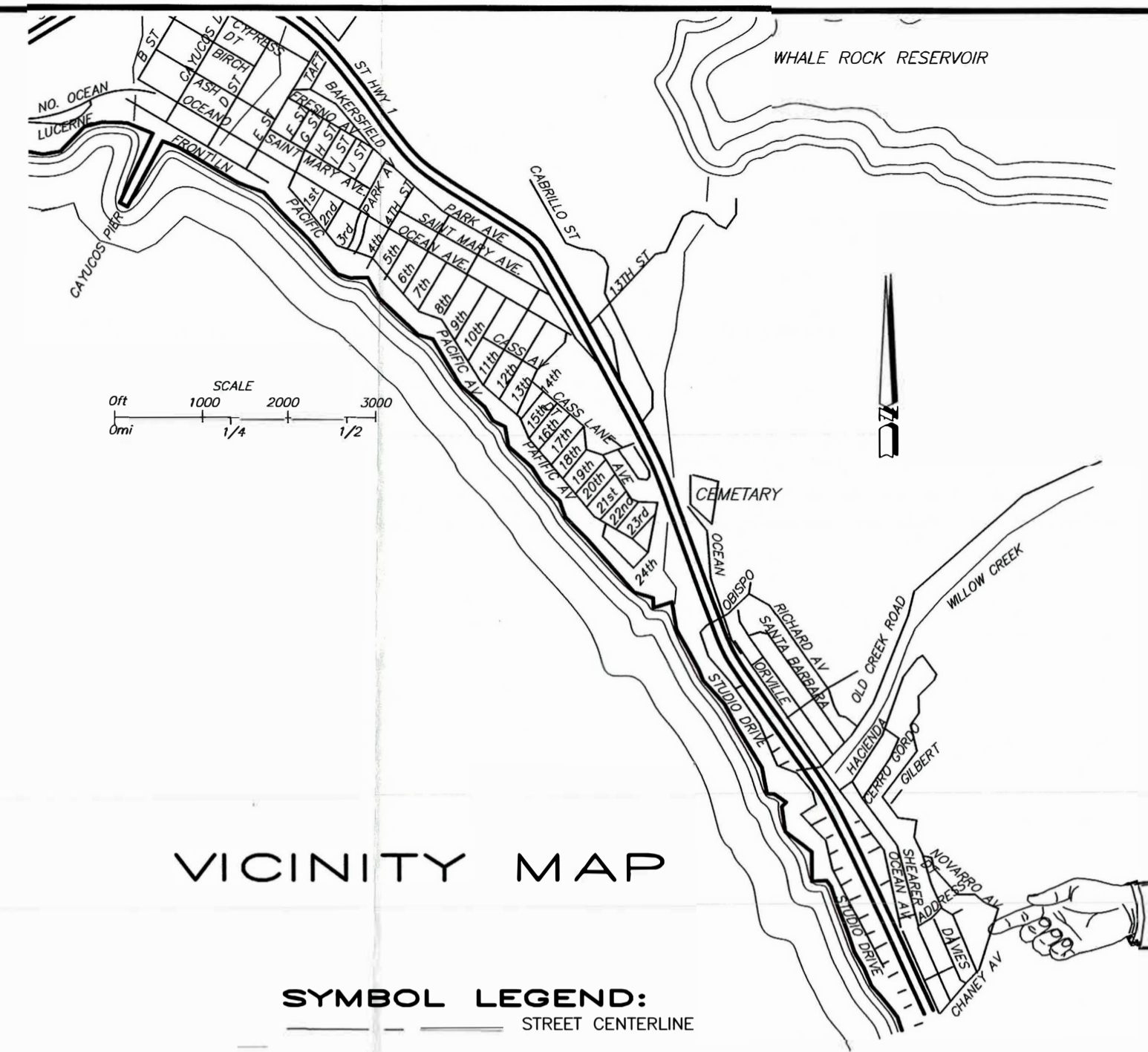
Date: 12/7/2022

San Luis Obispo County Dept. of Public Works



SLOLAFCO

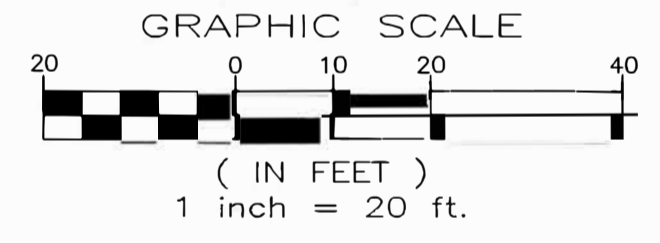
Approved



VICINITY MAP

SYMBOL LEGEND:

- STREET CENTERLINE
- ANNEXATION LIMITS
- EXISTING CSD BOUNDARY
- R1 INDICATES RECORD PER 3 MB 105



SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A MAP FROM RECORD DATA SHOWN ON MAP OF MORRO STRAND UNIT 1 FILED IN BOOK 3 OF MAPS AT PAGE 105 FOR THE PURPOSES OF PREPARING A DESCRIPTION FOR ANNEXATION TO THE CAYUCOS COMMUNITY SERVICES DISTRICT.

Michael B. Stanton 11/16/22
 MICHAEL B. STANTON, PLS 5702 DATE



APPROVED COUNTY SURVEYOR
 By: *Erin Miller*
 Date: 11/17/22
 San Luis Obispo County Dept. of Public Works



ANNEXATION MAP
 ANNEXATION No. 19 TO CAYUCOS SANITARY DISTRICT

OF LOTS 20 AND 21 IN BLOCK 21 OF MORRO STRAND UNIT 1 AS SHOWN ON THE MAP FILED IN BOOK 3 OF MAPS AT PAGE 105 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

MBS LAND SURVEYS
 MICHAEL B. STANTON, PLS 5702
 3559 S. HIGUERA STREET
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 November 16, 2022 JOB #22-310

Attachment B

LAFCO MSR & SOI Review Factors-Government Code Section
56430 and 56425(e)

Attachment B

LAFCO Government Code Sections 56430 and 56425 (e) Factor Proposal Review

LAFCO No. 3-R-22

Sphere of Influence Amendment and Annexation No. 19 to Cayucos Sanitary District (Valley Lot)

Government Code Section 56430 – Municipal Service Review Analysis

In reviewing the proposed Sphere of Influence (SOI) Amendment for the Cayucos Sanitary District (CSD), the Local Agency Formation Commission (LAFCO) relied on the San Luis Obispo County General Plan, Estero Area Plan, CSD's Sewer System Management Plan and Franchise Agreement with Mission Country Disposal, and all associated documentation. Additionally, the Commission as part of this action, will use the CSD's latest Municipal Service Review (MSR) adopted in January 2015 and provide an updated brief analysis of the seven MSR factors listed in 56430 (a). The required SOI factors outlined in Government Code Section 56425 (e) have also been analyzed and determinations have been provided in this document. The following written statements should be considered and approved by the Commission.

(1) Growth and population projections for the affected area.

Response. In addition to the analysis conducted through the CSD's 2015 MSR update, the following should also be considered as part of this action.

The proposed SOI amendment and annexation includes a County of San Luis Obispo (County) approved Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) to allow grading on slopes in excess of 30% for a two-level single-family residence. Based on the average household size of 2.31¹ persons per dwelling unit⁴ for the County unincorporated areas, the proposed SOI amendment and annexation would generate approximately 2 residents. This would result in an approximate 0.08% increase in the community of Cayucos' existing population of approximately 2,505².

Further, the Estero Area Plan³ establishes a vision for the future of the Estero Planning Area that guides development and includes analysis on population projections for the CSD. This area plan is consistent with the intent and policies of the California Coastal Act and the San Luis Obispo County Local Coastal Program. The plan estimated a buildout total of 4,765 by 2022⁴, although

¹ Table E-5 | Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, from the State of California Department of Finance identifies the average household size in the unincorporated areas of the County as 2.31 persons per unit, May 2024

² Cayucos Census Designated Place 2020 Decennial US Census Data

³ The Estero Area Plan was last revised December 2024 with the Cayucos and rural portions having been last updated in January 2009.

⁴ Buildout estimate for Cayucos assumes 9.3% vacancy for existing development, 5% vacancy for future development, and 2.09 persons per occupied dwelling unit.

the CSD did not reach its assumed buildout total that year. It should be noted that buildout is only a theoretical estimate that provides a likely maximum population that could result under the general plan. The County estimates are adjusted to take into account limitations on development due to physical constraints and market demand. Nevertheless, actual development varies depending on a variety of factors.

The County of San Luis Obispo, Department of Planning and Building and the San Luis Obispo Council of Governments (SLO COG) provided more recent buildout estimates in the 2050 Regional Growth Forecast for San Luis Obispo County, adopted June 2017. Based on SLO COG's buildout projection of 3,096⁵ by 2050 and the 2020 population, Cayucos is considered over 80 percent built out. Significant increases in population are not expected to occur in this area over the next 10 years.

(2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

Response. In addition to the analysis conducted through the CSD's 2015 MSR update, the following should also be considered as part of this action.

In summary, a disadvantaged unincorporated community (DUC) is defined as a community with an annual median household income (MHI) that is less than 80 percent of the statewide annual MHI of \$84,097⁶ and an area that is considered to be inhabited (containing 12 or more registered voters). Portions of the CSD's existing SOI are within two identified DUC areas as seen in Figure 1 and 2 below.

Cayucos DUC Area #1 consists of Census Tract 105.04, Block Group 1 with an MHI of \$67,273⁷ and an estimated 505⁸ registered voters. Cayucos DUC Area #2 consists of Census Tract 105.04, Block Group 3 with an MHI of \$59,444⁹ and an estimated 686¹⁰ registered voters. It should be noted that the proposed SOI amendment and annexation area is located outside of the two identified DUCs.

⁵ Figure 11| 2050 Regional Growth Forecast for San Luis Obispo County, San Luis Obispo Council of Governments, June 2017

⁶ US Census, California Median Household Income 2017-2021

⁷ US Census Bureau, American Community Survey Data 2016-2020 in 2021 inflation/adjusted dollars, 2023

⁸ SLO County Clerk Recorder Registered Voter GIS Data, October 2023

⁹ US Census Bureau, American Community Survey Data 2016-2020 in 2021 inflation/adjusted dollars, 2023

¹⁰ SLO County Clerk Recorder Registered Voter GIS Data, October 2023

Figure 1: Cayucos Disadvantaged Unincorporated Community Area #1 Boundary Map

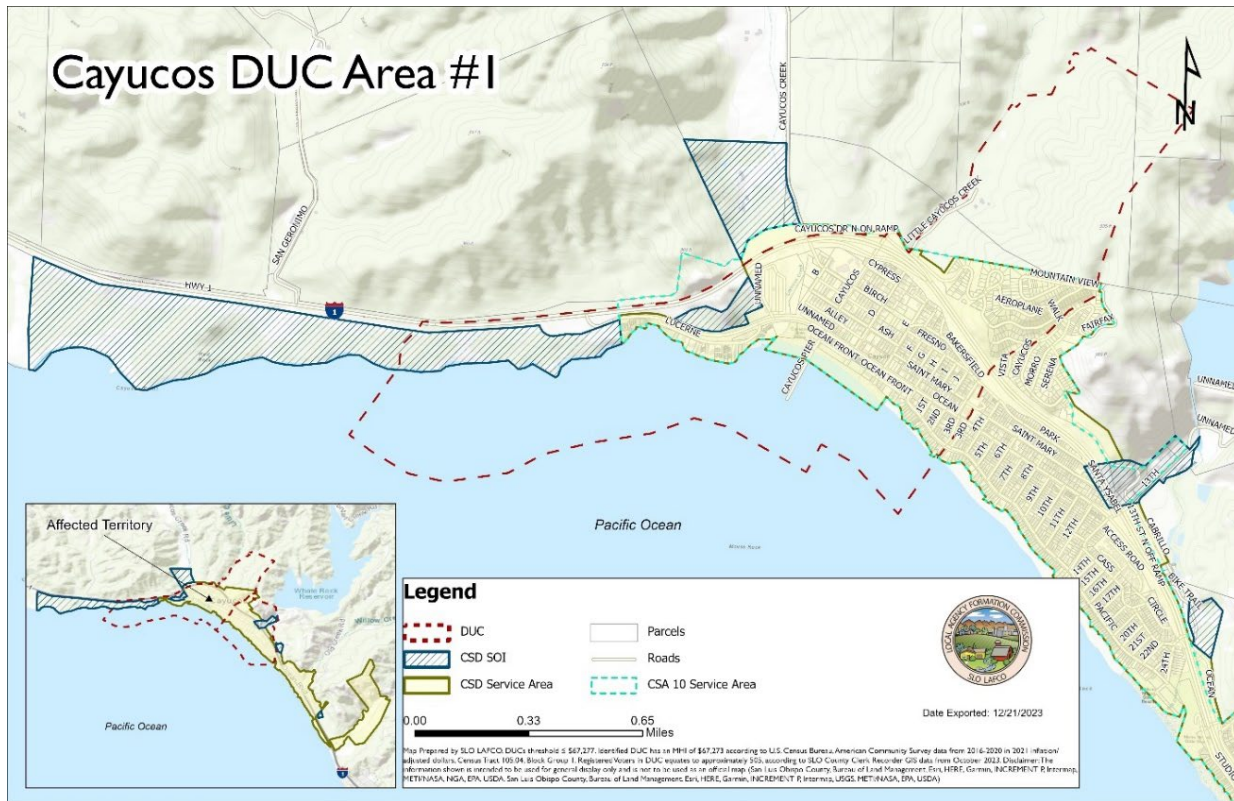
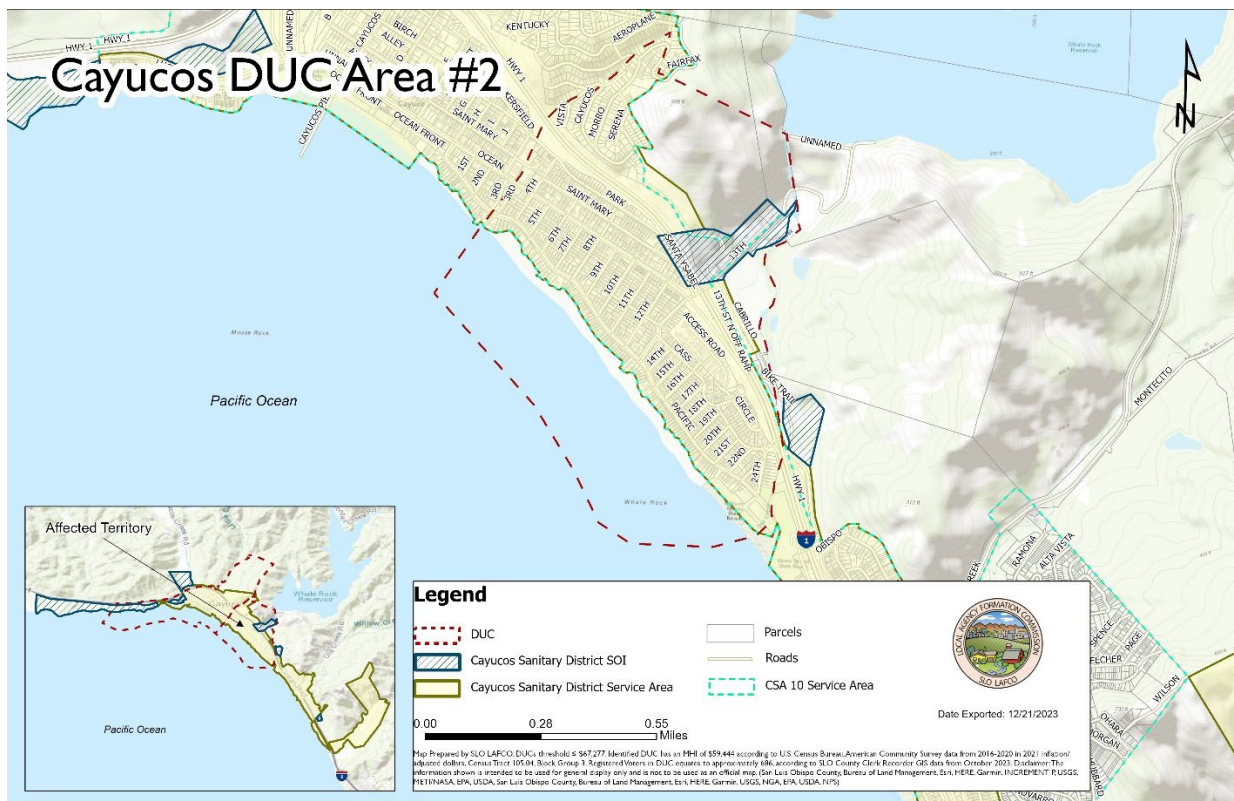


Figure 2: Cayucos Disadvantaged Unincorporated Community Area #2 Boundary Map



(3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

Response. In addition to the analysis conducted through the CSD’s 2015 MSR update, the following should also be considered as part of this action.

The CSD provides the same services as were documented in the CSD’s 2015 MSR, however, since then, the CSD has made upgrades and changes on how they provide wastewater services to the community. On September 14, 2021, the CSD ceased pumping wastewater to the City of Morro Bay and began operating their new independent Water Resources Recovery Facility. The CSD’s newly constructed facility has a maximum capacity of 1.2 million gallons per day (MGD), an average capacity of 0.340 MGD, and consists of headworks with both coarse and fine screens and grit removal, a membrane bio reactor (MBR) with two aeration tanks as well as two pre-anoxic and two post-anoxic tanks, three membrane tanks with ultrafiltration, a screw press for dewatering solids, and two ultra-violet vessels for disinfection of effluent water.

The CSD’s Sewer System Master Plan, revised and approved June 2023, assists the CSD in future planning and identification of capital projects and aids in the assessment of the collection system as a whole. The plan also describes the following topics in more detail and can be found on the CSD’s website using the following link:

<https://www.cayucossd.org/files/4035b6232/Sanitary+Sewer+Management+Plan+2023.pdf>

- Operation and Maintenance Program
- Design and Performance Provisions
- Spill Emergency Response Plan
- Sewer Pip Blockage Control Program
- System evaluation, Capacity Assurance, and Capital Improvements
- Monitoring, Measurements, and Program Modifications

Key Highlights relating to the Conditional Intent to Serve letter, the Plan for Services, and information contained in the record, are provided below:

- The total capacity of the existing Water Resources Recovery Facility is a maximum capacity of 1.2 MGD¹¹ and an average capacity of 0.340 MGD¹².
- Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD¹³ and an ultimate flow of 0.330 MGD¹⁴.
- The CSD charges users of the sewer system a flat rate sewer use fee based on EDUs (Equivalent Dwelling Units). 1 EDU is equivalent to 1 single-family residence, and 1 single-

¹¹ CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹² CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹³ CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹⁴ CSD’s Sewer System Management Plan, Revised and Approved June 2023

family residence is estimated to utilize approximately 4,137¹⁵ gallons of water per month. Therefore, the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for the proposed project.

- If all of the lots neighboring the project area were to be annexed (7 lots total on Gilbert Ave), it would require a total of 28,959 gallons per month¹⁶ (equivalent to 0.0289 MGD).
- The CSD has demonstrated the existing infrastructure is more than capable of handling this new flow.
- The CSD will accept and maintain the new manhole on Chaney Ave once constructed and inspected. All laterals and force mains shall be privately installed and maintained.
- The applicant is required to provide a 10-foot-wide private sewer easement spanning their property, parallel and adjacent to Gilbert Ave right-of-way, to allow private force mains from adjacent parcels to connect to the CSD sewer main on Chaney Ave. The easement should include the right to install, access, and maintain individual private force mains.
- The CSD will require the applicant to install a new manhole over CSD's existing sewer main on Chaney Ave., at the projection of the new 10-foot-wide easement and at the front of the applicant's parcel along Gilbert Ave.
- The new manhole shall have a 4-inch lateral installed from the manhole to the applicant's property line, as a connection point for the applicant's private force main and the adjacent parcels' private force mains. The CSD will accept and maintain the new manhole and 4-inch lateral once constructed and inspected. All force mains shall be privately installed and maintained.

As was previously mentioned in response (2) above, portions of the existing CSD service area and SOI boundary were identified as a DUC, and the Commission is required to consider needs or deficiencies related to sewer, municipal and industrial water and structural fire protection within or contiguous to the SOI of any DUC. The developed areas within the identified DUCs that are located within the CSD's service area receive sewer service from the CSD, water from either Morro Rock Mutual Water Company or Paso Robles Beach Water Association (depending on location), and fire protection from CalFire. The developed areas within the identified DUCs that are located outside of the CSD's service area but within or contiguous to the SOI receive sewer service from private septic tanks, water from private wells or from Morro Rock Mutual Water Company or Paso Robles Beach Water Association (depending on location of the property), and fire protection from CalFire. There are no known needs or deficiencies regarding sewer services for properties located outside of the CSD service area but within or contiguous to the SOI.

¹⁵ CSD's Plan for Services, Jan 2025

¹⁶ Supplemental Information provided by the CSD, October 2022

Areas within the SOI Amendment & Annexation territory are not within the identified DUCs; therefore, the affected territory does not meet the qualifications for a DUC in accordance with State law.

(4) Financial ability of agencies to provide services.

Response. In addition to the analysis conducted through the CSD’s 2015 MSR update, the following should also be considered as part of this action.

The Plan for Services prepared by the CSD, included in Attachment F, provided context on the CSD’s financial ability to provide services to the proposed SOI amendment. The plan stated that there will be no expenditure of CSD monies. CSD will accept and maintain the new manhole on Chaney Ave once constructed and inspected. All laterals and force mains shall be privately installed and maintained. The applicant shall be subject to a “buy-in cost” in addition to the standard Will-Serve Application Fee and Connection/Inspection Fee. Upon annexation, the parcel will be charged a monthly Vacant Lot Fee in the amount of \$7.50 per lot. Upon connection to CSD’s infrastructure, the parcel will be charged a monthly Sewer Use Fee in the amount of \$98.00 per EDU. In addition, a Property Tax Agreement between the County and the CSD was approved for a property tax exchange of 6.78336% after Educational Revenue Augmentation Funds to be transferred to the CSD.

(5) Status of, and opportunities for, shared facilities.

Response. No additional analysis is being included in this section of the CSD’s 2015 MSR update.

(6) Accountability for community service needs, including governmental structure and operational efficiencies.

Response. No additional analysis is being included in this section of the CSD’s 2015 MSR update.

(7) Any other matter related to effective or efficient service delivery, as required by commission policy.

Response. No additional analysis is being included in this section of the CSD’s 2015 MSR update.

Government Code Section 56425 - Sphere of Influence Analysis

Sphere of Influence Amendment: Prior to the annexation, the SOI must be amended to include the subject territory. An SOI is defined by Government Code Section 56425 as “...a plan for the probable physical boundary and future service area of a local agency or municipality...”. An SOI is generally considered a 20-year, long-range planning tool, and a mandatory step in the process before annexation. The SOI amendment is proposed concurrently with the annexation.

Sphere of Influence Factors. To amend a local agency’s SOI, the Government Code Section 56425 (e) requires the following five specific determinations to be considered by LAFCO. The

determinations, factors, and responses are provided below:

1. **The present and planned land uses in the area, including agricultural and open-space lands.** The present land use designation within the proposed SOI amendment and annexation area is Residential Single-Family (RSF) and the zoning will remain unchanged. There are no agricultural or open-space lands in the affected territory.
2. **The present and probable need for public facilities and services in the area.** As stated in the attached Plan for Services, Attachment F, the proposal requests wastewater, solid waste, recycling, and green waste services for the single-family residence that will be constructed on the lot. The proposed SOI amendment and annexation area and the other neighboring lots on Gilbert Ave are already within the CSD's Urban Reserve Line as was designated by the County (APNs: 064-405-010, 064-405-041, 064-405-013, 064-405-014, and 064-405-015).
3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.** As stated in the Plan for Services (Attachment F) the CSD is willing and able to provide the requested service, subject to terms and conditions of the Conditional Intent to Serve Letter dated November 23, 2020, the Plan for Services dated January 6, 2025, and associated annexation documents. Please also refer to analysis provided on Government Code Section 56430 (3) included on page 4-5 of this document for more information regarding the CSD's infrastructure.
 - The total capacity of the existing Water Resources Recovery Facility is a maximum capacity of 1.2 MGD and an average capacity of 0.340 MGD.
 - Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD and an ultimate flow of 0.330 MGD.
 - 1 EDU is equivalent to 1 single-family residence, and 1 EDU is estimated to utilize approximately 4,137 gallons of water per month. Therefore, the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for the proposed project.
 - The CSD existing infrastructure is more than capable of handling this new flow.
 - Solid Waste, Recycling, and Green Waste services would be provided to the property through the CSD's Franchise Agreement with Mission Country Disposal, similar to all the lots already within the CSD boundary.
4. **The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.** There are no relevant social or economic communities of interest in the existing SOI area.
5. **For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire**

protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

- LAFCO staff has identified two DUC within the CSD's SOI and service area boundary as seen on page 2 within Section 2 of the Government Code Section 56430 analysis provided in this report. The locations identified as a DUC display characteristics of a DUC pursuant to Government Code Section 56033.5.
- It should be noted that the proposed SOI amendment and annexation area is located outside of the two identified DUCs.
- The CSD provides wastewater, solid waste, recycling, and green waste services.
- At present time, the portions of the DUC that are located within the CSD's service area are eligible to receive wastewater services through the CSD. The developed portions of the DUC that are located outside of the CSD's current service area and within or contiguous to the SOI are receiving wastewater service from private septic tanks and not from the CSD.
- The type of public services and public facilities required in these areas is not anticipated to change, although the level of service demand will slightly increase within the portion proposed for an SOI amendment if/once annexed for one single family home.

Local Sphere of Influence Policies. The Government Code requires that each commission establish written policies and procedures and states that LAFCOs are to exercise their powers consistent with those policies and procedures. The San Luis Obispo LAFCO's policies encourage and provide for well-ordered, efficient urban development patterns, balanced with preserving open space and agriculture land while discouraging urban sprawl. The SOI Update for the CSD is consistent with those policies and the purposes of LAFCO.

Sphere of Influence Amendment Analysis and Conclusions. The SOI amendment for the CSD is recommended to include the proposed annexation area. This is based on the information, application, studies, and documents provided and approved by the County, CSD, and contained or referenced by in this Staff Report. The CSD has considered the impacts of this SOI amendment and annexation on its service capacities and determined that they are willing and able to provide the requested services.

Attachment C

LAFCO Proposal Review Factors-
Government Code Section 56668

Attachment C

LAFCO Proposal Review Factors - Government Code Sections 56668 & 56668.3

Sphere of Influence Amendment and Annexation No. 19 to Cayucos Sanitary District (Valley Lot) – LAFCO No. 3-R-22

Factor (a)

Population and population density; land area and **land use**; per capita **assessed valuation**; **topography, natural boundaries, and drainage basins**; proximity to other populated areas; the **likelihood of significant growth in the area**, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response.

Population and Population density:

A Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) was approved by the County to allow grading on slopes in excess of 30% for a two-level single-family residence of approximately 1,970 square feet with a 550 square-foot garage. Based on the average household size of 2.31¹ persons per dwelling unit for the County unincorporated areas, the Sphere of Influence (SOI) amendment and annexation would generate approximately 2 new residents. This would result in an approximate 0.08% increase in the community of Cayucos' existing population of approximately 2,505².

Land Area and Land Use:

The proposed SOI amendment and annexation area is zoned Residential Single-Family (RSF) within the Cayucos Urban Reserve Line (URL). No zoning changes are proposed.

Per Capita Assessed Valuation:

The total assessed value of the parcel containing the SOI amendment and annexation area as determined by the County Assessor is \$133,972. The amount of property tax revenue to be transferred from the County to the Cayucos Sanitary District (CSD) shall be as per the approved Tax Exchange Agreements. On October 22, 2024, the County approved property tax agreement through Resolution No. 2024-240. On November 21, 2024, CSD approved a

¹ Table E-5 | Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, from the State of California Department of Finance identifies the average household size in the unincorporated areas of the County as 2.31 persons per unit, May 2024

² Cayucos Census Designated Place 2020 Decennial US Census Data

property tax exchange agreement through Resolution No. 2024-06. The property tax agreements include the following provisions:

- No base property tax revenue shall be transferred from the County of San Luis Obispo to the Cayucos Sanitary District.
- Annual tax increment shall be transferred from the County of San Luis Obispo to the Cayucos Sanitary District (effective the date the roll year specified by the California Board of Equalization), anticipated fiscal year 2025-26 and each fiscal year thereafter in the amount of 6.78336 percent after Education Revenue Augmentation Funds.

Topography, Natural Boundaries, and Drainage Basins:

The Cayucos urban area is located in a natural setting, as the community lies on the coastal terrace, with views of Estero Bay and the Pacific Ocean, and is closely bordered by a scenic backdrop of steep hillsides on the north and east. Surface drainage follows the topography west toward Gilbert Avenue.

The topography of this Cayucos neighborhood is generally steeply sloping. The SOI amendment and annexation site is upsloping from Gilbert Avenue. The Coastal Zone Land Use Ordinance (CZLUO) requires a minor use permit for grading on slopes between 20% and 30%, and a variance for grading on slopes in excess of 30%. As previously mentioned, the Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) was approved by the San Luis Obispo Planning Commission and the County to allow grading on slopes in excess of 30% for a two-level single-family residence of approximately 1,970 square feet with a 550 square-foot garage.

The Estero Area Plan designates a majority of the eastern side of the planning area as a Geologic Study Area. The SOI amendment and annexation area is assigned the Geologic Study Area designation which requires the preparation of a geologic report for single-family residences when located on a site that is subject to landslides or liquefaction to ensure stability and structural integrity.

The project application included an Engineering Geology Investigation performed by Geo Solutions dated October 22, 2019 (Attachment H). This report was peer reviewed by the

County Geologist and was found to be adequate (January 30, 2020). As a result of the November 17, 2021, Planning Commission Hearing public comment, the Commission provided direction to the applicant to provide further information on landslide potential. In response to this request, the landowner worked with Geo Solutions and provided an expanded discussion of landslide potential (Attachment I). The recommendations from the Geologic Hazards Report and Soils Engineering Report were included as conditions of approval for the County approved project (Approve Variance / Minor Use Permit / Coastal Development Permit DRC2019-00262).

Proximity to Other Populated Areas:

The SOI amendment and annexation area is located at 3579 Gilbert Avenue, Cayucos, CA, southeast of CSD, north of the City of Morro Bay, and four blocks inland from Highway 1 at the eastern edge of a predominantly built-out neighborhood comprised of single-family residences as seen in Attachment D.

Likelihood of Significant Growth in the Area, and in Adjacent Incorporated and Unincorporated Areas, During the Next 10 Years:

The proposed project will create one new residence, which will increase the supply of homes in the area, leading to minor potential for population growth. This is in line with County and Local plans to increase housing availability. The project would not result in new jobs in the area that would require new housing. The project does not propose new roads or infrastructure to undeveloped or underdeveloped areas that would indirectly result in population growth. Cayucos is considered over 80 percent built out based on the 2020 population³ and SLOCOG buildout estimates⁴. Significant increases in population are not expected to occur in this area over the next 10 years.

³ 2020 Decennial Census

⁴ 2050 Regional Growth Forecast for San Luis Obispo County, San Luis Obispo Council of Governments, June 2017

Factor (b)

1) The **need for organized community services**; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

2) "Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

Response.

As a condition associated with the applicant's Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) (Attachment G), the applicant must provide evidence that the property has been annexed into the CSD's service area and provide unconditional letters from the CSD stating they are willing and able to service the property sewer services, respectively, as the subject property size does not accommodate use of an on-site wastewater treatment system. The project area is immediately adjacent to the CSD, which is an independent special district authorized to provide wastewater, solid waste, recycling and green waste service. CSD has provided a Conditional Intent to Serve letter (Attachment E) and a Plan for Services (Attachment F). The Plan for Services documents CSD's adequate capacity for serving Assessor Parcel Number (APN) 064-405-016 as well as information related to the cost of providing service which will be borne by the project applicant.

Factor (c)

The **effect of the proposed action** and of alternative actions, **on adjacent areas, on mutual social and economic interests**, and on the **local governmental structure of the county**.

Response.

The proposed action would allow the proposal to be implemented upon compliance with the County's conditions associated with the Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) and LAFCO's conditions of approval. The area would continue to be located within the County's unincorporated area and be added to CSD's service area boundary. The eventual impact could be a small increase of the population within CSD.

Factor (d)

The conformity of both the proposal and its anticipated effects with both the adopted **commission policies on providing planned, orderly, efficient patterns of urban development**, and the policies and priorities set forth in Section 56377.

Response.

Applicable Commission Policies are listed and analyzed below:

Section 2.1 General Policies

Policy 2.1.1. *The Commission shall endeavor to balance the need to efficiently provide public services with the sometimes-competing interests of discouraging urban sprawl, preserving prime agriculture land and open space (Gov. Code Section 56001 and 56301).*

Analysis. The CSD is willing and able to provide the requested services, as it was documented in factor (k) of this Attachment. The project area is immediately adjacent to the current CSD service area boundary and does not contain prime agricultural land as defined under Government Code Section 56064 or Open-Space Lands as defined under Government Code Section 56059.

Policy 2.1.3. *Cities and Special Districts are discouraged from annexations outside of their Sphere of Influence unless the need for services is clearly demonstrated (Gov. Code Section 56375.5).*

Analysis. The need for organized community services was documented in factor (b) of this Attachment. As part of this application, the applicant also proposes to amend the SOI to include the project area. To amend a local agency's SOI, Government Code Section 56425 (e) requires five specific determinations to be considered by LAFCO. These determinations can be found in Attachment B and an SOI amendment is recommended by staff.

Policy 2.1.4. *Jurisdictions are encouraged to create places to live that integrate various land uses as a way of providing for a diverse social and economic community.*

Analysis. The SOI and annexation area is within the County's Residential Single-Family land use category. No zoning changes are proposed.

Policy 2.1.5. *The Commission prefers urban development within Cities and the Urban Reserve Line of unincorporated communities as opposed to development in the unincorporated area (Gov. Code Section 56001).*

Analysis. The SOI and annexation area is within the Cayucos URL.

Policy 2.1.8. *The Commission normally will require annexation to a municipality rather than annexation to a sanitation, sanitary, community service or water district in the unincorporated area (Gov. Code Section 56001).*

Analysis. The SOI and annexation area is more than 0.5 miles north of the City of Morro Bay and is immediately adjacent to the CSD. The CSD's existing wastewater infrastructure is also located directly adjacent to the SOI and annexation area at Chaney Ave. The applicant will need to provide the necessary improvements in accordance with the CSD's terms and conditions of the Conditional Intent to Serve Letter (Attachment E) and Plan for Services (Attachment F).

Policy 2.1.10. *Impacts on affordable housing, impact of the creation of new jobs on affordable housing stock, within the annexation area, and in neighboring jurisdictions. Demonstration that the effects of the proposed project on affordable housing have been mitigated (Gov. Code Section 56001). The Commission recognizes that providing a range of housing opportunities for persons and families of all incomes is an important factor in promoting orderly development.*

Analysis. This project is proposed for future development of a single-family residential dwelling and does not provide affordable housing opportunities or create new jobs, which may have an impact on affordable housing stock.

Section 2.3 Special District Annexation Policies

Policy 2.3.1. *Special districts are encouraged to annex unincorporated islands as well as land that is mostly surrounded by a jurisdiction. (Gov. Code Sections 56001, & 56375.3).*

Analysis. There are no unincorporated islands within or adjacent to the CSD service area boundary.

Policy 2.3.2. *Prior to annexation of territory within an agency's Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction. The agency should provide LAFCO with a build-out estimate or inventory and document how it was prepared.*

Analysis. Cayucos is considered over 80 percent built out based on the 2020 population⁵ and SLOCOG buildout estimates⁶.

Policy 2.3.3. *A demonstrated need exists for the required services and there is no reasonable alternative manner of providing these services.*

Analysis. As a condition associated with the applicant's Variance / Minor Use Permit / Coastal Development Permit (DRC2019-00262) (Attachment G), the applicant must provide evidence that the property has been annexed into the CSD's service area and provide unconditional letters from CSD stating they are willing and able to service the property for water and sewer services, respectively as the subject property size does not accommodate use of an on-site wastewater treatment system.

Policy 2.3.4. *The proposed annexation represents a logical and reasonable expansion of the district.*

Analysis. As previously discussed, the SOI and annexation area is immediately adjacent to the CSD's current service area boundary and the CSD's existing infrastructure is immediately adjacent to the project area on Chaney Avenue. The applicant will need to provide the necessary improvements in accordance with the CSD's terms and conditions of the Conditional Intent to Serve Letter (Attachment E) and Plan for Services (Attachment F). The CSD has also indicated in their Plan for Services that the CSD's existing infrastructure is more than capable of handling the increased flow. Therefore, the proposed annexation provides for the planned, orderly, and efficient development of the area.

⁵ 2020 Decennial Census

⁶ 2050 Regional Growth Forecast for San Luis Obispo County, San Luis Obispo Council of Governments, June 2017

Policy 2.3.5. *The proposed annexation reflects the plans of the adjacent governmental agencies.*

Analysis. The territory proposed for an SOI amendment and annexation is within the unincorporated County and is adjacent to the CSD. The territory is also within the Cayucos URL, which is defined by the County as land that is planned for urban growth within the next 20 years. The County encourages “in-fill” development within the existing URL.

Policy 2.3.6. *The proposed annexation does not represent an attempt to annex only revenue producing property.*

Analysis. The SOI amendment and annexation is proposed to receive wastewater service for future development of a single-family residential dwelling. The CSD charges users of the sewer system a flat rate sewer use fee. In addition, the applicant shall also pay a “buy-in cost” in addition to the regular Will-Serve Applicant and Connection/Inspection Fees. The proposed annexation does not represent an attempt to annex only revenue producing property.

Policy 2.3.7. *The proposed boundaries must be definite and certain and conform to lines of assessment whenever possible.*

Analysis. As described in factor (f) the boundaries for the SOI amendment and annexation have been deemed definite and certain by the County Surveyor and will adhere to assessor parcel lines; APN 064-405-016. The SOI amendment, annexation map, and legal description are attached as Attachment A Exhibit B in the staff report.

Policy 2.3.8. *The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities.*

Analysis. The CSD is willing and able to provide the requested services and has documented its capability to provide service to the SOI and annexation area subject to the terms and conditions of the Conditional Intent to Serve letter and Plan for Services. Please refer to factor (b) and (k) of this attachment for more information regarding the need for services and CSD’s ability to provide service.

Applicable Commission Policies are listed below:

Section 2.11 “Application Policies” were deemed met and sufficient on December 4, 2024, when the Certificate of Filing was issued.

Government Code Section 56377 states:

56377. *In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:*

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The project area does not contain prime agricultural land as defined under Government Code Section 56064 or Open-Space Lands as defined under Government Code Section 56059.

<p>Factor (e)</p> <p>The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.</p>	<p>Response.</p> <p>The SOI amendment and annexation area does not include land within the Agriculture land use designation, land subject to a Williamson Act contract, or Agricultural lands as defined in Government Code Section 56016. The parcel is within the unincorporated County and has seen no development under its land use designation of Residential Single-Family.</p>
<p>Factor (f)</p> <p>The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>Response.</p> <p>The boundaries for the SOI amendment and annexation have been deemed definite and certain by the County Surveyor and will adhere to assessor parcel lines; APN 064-405-016. The SOI amendment, annexation map, and legal description are attached as Attachment A Exhibit B in the staff report. The proposed annexation will remain within the unincorporated County; therefore, it does not create an island or corridor of unincorporated territory.</p>
<p>Factor (g)</p> <p>A regional transportation plan adopted pursuant to Section 65080.</p>	<p>Response.</p> <p>The 2023 San Luis Obispo Council of Governments (SLOCOG) Regional Transportation Plan (RTP) was adopted pursuant to requirements of California Government Code Section 65080. The SOI amendment and annexation area is closest to S.R. 1, which was analyzed in the RTP.</p> <p>S.R. 1, commonly known as Highway 1, is a north-south state highway that runs along most of California’s Pacific coastline. The route is designated as both a freeway and a conventional highway in different locations. It is on the Interregional Road System, but is not on the National Highway System nor is it designated as an Extra-Legal Load Network Corridor, an oversized truck route, or a Focus Route. It serves as the Pacific Coast Bike Route and USBR95</p>

in San Luis Obispo County, and is adjacent to the area designated for the California Coastal Trail. Periodic closures due to rock slides north of San Luis Obispo County are detrimental to the businesses and communities along Highway 1 in the north coast. The 2023 RTP mentioned that in 2015, SR 1 accounted for 9% of the overall region's Vehicle Miles Traveled; this increase to 15% in 2045. No significant transportation related impacts are expected to occur as a result of this project.

Factor (h)

The proposal's **consistency** with city or county **general and specific plans**.

Response.

The County General Plan sets policy direction for allowable land use on both public and private lands, within the unincorporated areas, and acts to provide applicable review bodies appropriate guidance and direction in making future land use decisions. The SOI amendment and annexation is consistent with the San Luis Obispo County General Plan because it will result in compatible “infill” development that minimizes risks to human life and property, and because there are no alternatives to the proposed development location that would reduce site disturbance. In addition, the URL in Cayucos was moved to, in part, include the lots on Gilbert Ave. and as part of the Estero Area Plan Update which was adopted by the County Board of Supervisors on November 2, 2004, by Resolution 2004-350, in anticipation of the area needing service in the future.

Factor (i)

The **Sphere of Influence** of any local agency that may be applicable to the proposal being reviewed.

Response.

The SOI is a plan for the probable physical boundaries of a local agency as determined by LAFCO per Government Code Section 56076. The approximately affected territory is not within the SOI and is proposed for a concurrent SOI amendment and annexation into CSD. The proposal does not conflict with the SOI of any other jurisdiction. The affected territory is already within the following special district service area boundaries:

- Upper Salinas-Las Tablas RCD
- County Service Area 10- Cayucos
- Cayucos-Morro Cemetery District

Factor (j)	Response.
The comments of any affected local agency or other public agency .	No comments or resolutions raising objections to the proposal have been received by any affected local agency or other public agency.
Factor (k)	Response.
The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.	When applying for a change of organization, a plan for services is required in accordance with Government Code Section 56653. The CSD submitted a Plan for Services in October 2022, and has since provided an updated version on January 6, 2025, included as Attachments F. The CSD plans to provide wastewater, solid waste, recycling, and green waste services to the proposed SOI and annexation site. The CSD’s Plan for Services demonstrates the CSD’s ability to provide service to the SOI amendment and annexation area. Please refer to factor (b) of this attachment for more information regarding the need for service.
	<u>Wastewater Service</u> The CSD’s Water Resource Recovery Facility is a newly constructed wastewater treatment plant, completed in 2021. It has a maximum capacity of 1.2 million gallons per day ⁷ (MGD), an average capacity of 0.340 MGD ⁸ , and consists of headworks with both coarse and fine screens and grit removal, a membrane bio reactor (MBR) with two aeration tanks as well as two pre-anoxic and two post-anoxic tanks, three membrane tanks with ultrafiltration, a screw press for dewatering solids, and two ultra-violet vessels for disinfection of effluent water. Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD ⁹ and an ultimate flow of 0.330 MGD ¹⁰ .

⁷ CSD’s Sewer System Management Plan, Revised and Approved June 2023

⁸ CSD’s Sewer System Management Plan, Revised and Approved June 2023

⁹ CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹⁰ CSD’s Sewer System Management Plan, Revised and Approved June 2023

According to the CSD's Plan for Services, One Equivalent Dwelling Unit (EDU) is equivalent to one single family home and one EDU requires 4,137 gallons per month, therefore the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for the SOI amendment and annexation area. If all of the lots neighboring the Valley lot were to be annexed (7 lots total on Gilbert Ave), it would require a total of 28,959 gallons per month (equivalent to 0.0289 MGD). The CSD has demonstrated their Water Resource Recovery Facility is more than capable of handling this new flow.

Currently, there are no CSD services provided to the proposed SOI amendment and annexation area, which means no existing sanitary sewer infrastructure on the project site exists. This parcel was conditioned to install the following in order to connect to the CSD system as stated in Attachments E and F:

- The applicant shall provide a 10-foot-wide private sewer easement spanning their property, parallel and adjacent to the Gilbert Ave right-of-way, to allow private force mains from adjacent parcels to connect to the CSD sewer main on Chaney Ave. The easement should include the right to install, access, and maintain individual private force mains.
- CSD will require the applicant to install a new manhole over CSD's existing sewer main on Chaney Ave., at the projection of the new 10-foot-wide easement and at the front of the applicant's parcel along Gilbert Ave.
- The new manhole shall have a 4-inch lateral installed from the manhole to the applicant's property line, as a connection point for the applicant's private force main and the adjacent parcels' private force mains.

The Plan for Services prepared by the CSD, included in Attachment F, provided context on the CSD's plan on how services will be financed. The plan states that there will be no expenditure of CSD monies. CSD will accept and maintain the new manhole on Chaney Ave once constructed and inspected. All laterals and force mains shall be privately installed and maintained. The applicant shall be subject to a "buy-in cost" in addition to the standard Will-Serve Application Fee and Connection/Inspection Fee. Upon its annexation, the parcel will be charged a monthly Vacant Lot Fee in the amount of \$7.50 per lot. Upon connection to CSD's infrastructure, the parcel will be charged a monthly Sewer Use Fee in the amount of \$98.00 per EDU.

Solid Waste, Recycling, and Green Waste Services

CSD has a Franchise Agreement with Mission Country Disposal to provide solid waste, recycling, and green waste services within the CSD. The current agreement was last revised on June 27, 2022, having commenced August 11, 2006. Service to the SOI and annexation area would be provided similar to all the lots already within the CSD boundary. Funding for solid waste collection and disposal activities comes primarily from fees charged to residents.

Factor (l)

Timely **availability of water** supplies adequate for projected needs as specified in Section 65352.5.

Response.

The SOI amendment and annexation area is within County Service Area (CSA) 10. The CSA 10 water treatment plant provides drinking water to the community of Cayucos from Whale Rock Reservoir. CSA 10A is the water distribution system for the southern part of Cayucos. The applicant obtained a Conditional Intent to Serve letter from CSA 10, Zone A, dated February 1, 2021, documenting that CSA 10, Zone A is ready and willing to provide water service to the property provided the conditions in the letter are met (Attachment J).

Factor (m)

The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the **regional housing needs** as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response.

The Regional Housing Needs Allocation (RHNA) establishes the total number of housing units that the County and each of the seven cities must plan for within the planning period. The San Luis Obispo region is currently in the 6th RHNA Housing Element Cycle. The 2019 RHNA was prepared in conjunction with 2019 RTP with input and recommendations from the 2019 RHNA Working Team, Technical Transportation Advisory Committee, Citizens Transportation Advisory Committee, SLOCOG Board of Directors, and the public.

The County's Housing Element defines affordable housing as housing that is affordable to very low-, low-, moderate-, or workforce-income households. In the context of meeting the unincorporated county's allocation of regional housing needs share, dwelling units typically must be deed restricted to limit rental or purchase of the dwelling units to households that

qualify at extremely low-, very low-, and low-income levels. Table 2 below defines each income category.

Table 1: Income Categories for Households in San Luis Obispo County¹¹

Income Level	Range in Area Median Income (AMI)
Extremely Low	No more than 30% AMI
Very Low	up to 50% AMI
Low	50-80% AMI
Moderate	80-120% AMI
Above Moderate ○ Workforce	Above 120% AMI 120-160% AMI

The project will increase the countywide available housing stock by one unit at market-rate, which falls within the above moderate-income level. Please note that units are not officially counted towards annual RHNA tracking, until they are permitted.

<p>Factor (n)</p> <p>Any information or comments from the landowner or landowners, voters, or residents of the affected territory.</p>	<p>Response.</p> <p>LAFCO did not receive any comments from landowners, voters, or residents prior to the release of the staff report.</p>
<p>Factor (o)</p> <p>Any information relating to</p>	<p>Response.</p> <p>The SOI amendment and annexation area is within the County’s Residential Single-Family land</p>

¹¹ County of SLO General Plan – 2020-2028 Housing Element, Adopted November 17, 2020

existing land use designations.

use category. No zoning changes are proposed.

The property also qualifies as a Geologic Study Area, which is defined as a combining designation that is applied to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. The County determined that the project complied with the standard of providing a geologic report, as the applicant had provided an Engineering Geology Investigation Report, prepared by Geosolutions, Inc. dated October 22, 2019, included as Attachment H. The County Geologist reviewed the documents and found them to conform with section 23.07.084 of the Coastal Zone Land Use Ordinance and concurred with the conclusions and recommendations. The recommendations from the Geologic Hazards Report and Soils Engineering Report were included as conditions of approval for the County approved project (Variance / Minor Use Permit / Coastal Development Permit DRC2019-00262).

The project site is also located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program. In addition, the Coastal Zone Land Use Ordinance (CZLUO) requires a minor use permit for grading on slopes between 20% and 30%, and a variance for grading on slopes in excess of 30%. The Planning determined that the Variance / Minor Use Permit / Coastal Development Permit DRC2019-00262 project is consistent with this standard because it has been reviewed under the relevant sections of the Local Coastal Plan. On October 13, 2023, the California Coastal Commission heard Appeal Number: A-3-SLO-23-0029, regarding the July 11, 2023, Coastal development permit application number DRC2019-00262/APPL2022-00006 approved by the San Luis Obispo County Board of Supervisors (on local appeal). The Coastal Commission found that Appeal Number A-3-SLO-23-0029 does not present a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.

Please refer to factor (a) for more information regarding geology and topography within the project site.

<p>Factor (p)</p> <p>The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.</p>	<p>Response.</p> <p>The residential unit would be available to people of all races, cultures if the landowner decides to sell the single-family home. With regard to the location of public facilities and the provision of public services, this project does not affect the fair treatment of people of all races, cultures, and incomes.</p>
<p>Factor (q)</p> <p>Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state</p>	<p>Response.</p> <p>The County's Multi-Jurisdictional Hazard Mitigation Plan was adopted October 2019 and establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.</p> <p>The Safety Element of the General Plan for the County (approved December 1999) addresses a wide range of natural and human caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation.</p>

responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal. (Amended by Stats. 2019, Ch. 360)

The state provides wildland and watershed fire protection within State Responsibility Areas (SRAs); it does not provide structure protection, rescue and emergency service, or hazardous materials response. Counties provide fire services at their discretion and service levels vary from county to county. SLO County chose to protect residents and property within its jurisdiction by creating County Fire in partnership with CAL FIRE. The affected territory is within a State Responsibility Area and would be considered a “Moderate” fire hazard severity zone¹²; predictions are based on factors including fuel availability, topography, fire history, and climate. Based on the County’s emergency response times, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety.

The project is designed in accordance with adopted fire safety standards and would be required to adhere to the fire and life safety requirements of the California Fire Code, as described in Condition #17 of the Notice of Final Action (Attachment G).

56668.3

(a) If the proposed change of organization or reorganization includes a city detachment or district annexation, except a special reorganization, and the proceeding has not been terminated based upon receipt of a resolution requesting termination pursuant to either Section 56751 or Section 56857, factors to be considered by the commission shall include all of the following:

Response.

(a)(1) The proposed SOI amendment and annexation will be for the interest of the landowner and the CSD. If approved, the property would be annexed, and the landowner would obtain wastewater, solid waste, recycling and green waste services from the CSD. In addition, the plan states that there will be no expenditure of CSD monies, and the landowner will be subject to a “buy-in cost” in addition to the standard Will-Serve Application Fee and Connection/Inspection Fee. A property tax exchange of 6.78336% after Educational Revenue Augmentation Funds would also be transferred from the County to the CSD.

(a)(2) This part is not applicable because the proposal consists of a district annexation and not a detachment.

(a)(3) The commission considered the factors specified in Government Code Section 56668, as seen in this document.

(a)(4) The Commission did not receive any resolutions from any affected agency raising

¹² Cal Fire’s Fire Hazard Severity Zone Viewer Maps, Sept 2023

(1) In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.

(2) In the case of a city detachment, whether the proposed detachment will be for the interest of the landowners or present or future inhabitants within the city and within the territory proposed to be detached from the city.

(3) Any factors which may be considered by the commission as provided in Section 56668.

(4) Any resolution raising objections to the action that may be filed by an affected agency.

(5) Any other matters which the commission deems material.

(b) The commission shall give great weight to any resolution raising objections to the action that is filed by a city or

objections to the action.

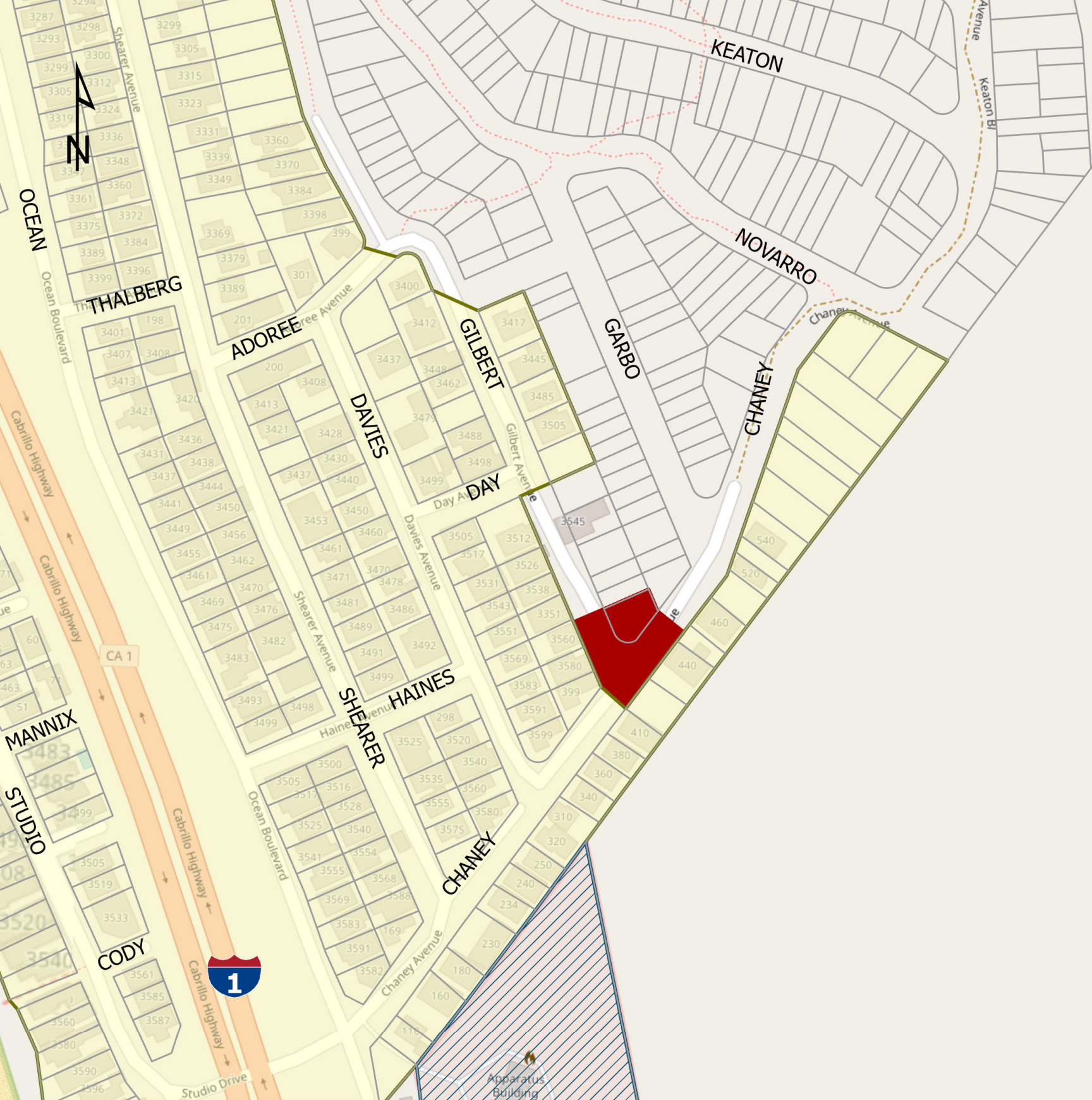
(a)(5) There are no other matters which the Commission has deemed material.

(b) The Commission did not receive any resolutions from neighboring cities or districts raising objections to the action.




a district. The commission's consideration shall be based only on financial or service related concerns expressed in the protest. Except for findings regarding the value of written protests, the commission is not required to make any express findings concerning any of the other factors considered by the commission.

Attachment D

Vicinity Map

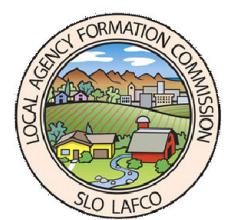
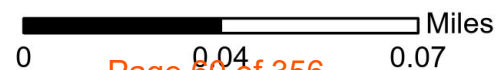


LAFCO File No. 3-R-22 | SOI Amendment & Anx#19 to Cayucos Sanitary District

-  Sphere of Influence
-  Service Area
-  Affected Territory

Acres: 0.198

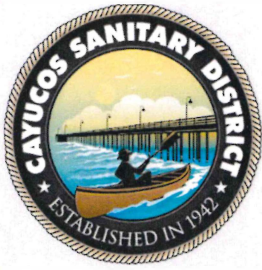
APN in Affected Territory: 064-405-016



Prepared By SLOLAFCO
 Name: 3-R-22
 Date: 2/5/2025
 A-1-51

Attachment E

Conditional Intent to Serve Letter from the CSD



CAYUCOS SANITARY DISTRICT

CONDITIONAL INTENT TO SERVE LETTER

Board President
Robert Enns

Vice President
Dan Chivens

Directors
Shirley Lyon
Hannah Miller
Robert Frank

District Manager
Rick Koon

Date: November 23, 2020
To: San Luis Obispo County Planning & Building Department
From: Cayucos Sanitary District

Applicant Name: Don & Marti Valley
Address: 3051 Augusta St. Unit 9
City, State, Zip: San Luis Obispo, CA 93401-8624

Project Address: 3579 Gilbert Ave.
SLO County Permit Number: DRC2019-00262
Project Description: SFR New
Assessor's Parcel Number: 064-405-016 Tract: MR1 Block: 21 Lot: 20, 21

We have reviewed the proposed project development and are aware of its potential effects upon the facilities and property (including easements) controlled by the District.

This Conditional Intent to Serve Letter is contingent upon the minor use permit approval by SLO County and the following conditions:

- All parcels in this area shall be annexed into the District with LAFCO approval.
- As a condition of annexation into the District, there will be a "buy in cost" in addition to regular Will-Serve fees and Connection and Inspection fees. The buy in cost will have to be determined through a reimbursement agreement between the applicant and the District.
- This parcel and the adjacent parcels will need to install private force mains to get to the sewer in Chaney. In order to do that, this parcel and the others will need to have a 10-foot easement along Gilbert which benefits each parcel. The easement should include the right to access, install and maintain the individual private force mains.
- With the installation of the private force mains the best way for all of them to connect to the District's Chaney main would be at a single connection point in a new manhole. Therefore, the District will require a new manhole to be placed on the Chaney main at the projection of the new 10-foot easement along Gilbert. This condition would be applied to the first project that would tie-in.

Mailing Address:
P.O. Box 333
Cayucos, Ca 93430

Office:
200 Ash Avenue
Cayucos, Ca 93430

Phone:
(805) 995-3290
Fax:
(805) 995-3673

Once the above conditions have been met, the applicant shall submit a Will-Serve Application to the District including construction plans with all District conditions shown on the plans.

Approved By: Rick Koon
Rick Koon, District Manager

Date: 11-23-20

Attachment F

Plan for Services

Board of Directors

Robert Enns *President*
Shirley Lyon *Vice President*
Hannah Miller *Director*
John Curti *Director*
Justin Smith *Director*

District Manager
Rick Koon



District Office

200 Ash Avenue, P.O. Box 333
Cayucos, CA 93430

(805) 995-3290
www.CayucosSD.org

WRRF
800 Toro Creek Road

PLAN FOR SERVICES

Date of Issuance: **January 6, 2025**

Applicant ID

Don & Marti Valley
3051 Augusta St. Unit 9
San Luis Obispo, CA 93401

Project ID

Project Address: **3579 Gilbert Ave.**
Permit #: **DRC2019-00262**
Description: **SFR New**
APN: **064-405-016**

- AN ENUMERATION AND DESCRIPTION OF THE SERVICES CURRENTLY PROVIDED OR TO BE EXTENDED TO THE AFFECTED TERRITORY:** Currently, no services are provided by Cayucos Sanitary District ("CSD") to the above-referenced parcel. Upon its annexation, the parcel will be charged a monthly Vacant Lot Fee in the amount of \$7.50 per lot. Upon connection to CSD's infrastructure, the parcel will be charged a monthly Sewer Use Fee in the amount of \$98.00 per Equivalent Dwelling Unit ("EDU"). 1 EDU is equivalent to 1 single family residence, and 1 single family residence is estimated to utilize approximately 4,137 gallons of water per month. CSD's existing infrastructure is capable of processing the potential increase in flow this development would generate.
- THE LEVEL AND RANGE OF THOSE SERVICES:** Sewer service for this parcel will be through a 4-inch sewer lateral within the SLO County right-of-way, installed from the property line and connecting to CSD's sewer main at the new manhole to be installed on Chaney Ave. *Note:* A 4-inch privately maintained force main on the applicant's property will connect to the 4-inch sewer lateral.
- AN INDICATION OF WHEN THOSE SERVICES CAN FEASIBLY BE EXTENDED TO THE AFFECTED TERRITORY, IF NEW SERVICES ARE PROPOSED:** The services can be installed after the applicant submits a complete Will-Serve Application to CSD, including acceptable construction plans for the installation of the new manhole on Chaney Ave. and the above-referenced 4-inch lateral.
- AN INDICATION OF ANY IMPROVEMENT OR UPGRADING OF STRUCTURES, ROADS, SEWER OR WATER FACILITIES, OR OTHER CONDITIONS THE LOCAL AGENCY WOULD IMPOSE OR REQUIRE WITHIN THE AFFECTED TERRITORY IF THE CHANGE OF ORGANIZATION OR REORGANIZATION IS COMPLETED:**
 - The applicant shall provide a 10-foot-wide private sewer easement spanning their property, parallel and adjacent to the Gilbert Ave. right-of-way, to allow private force mains from adjacent parcels to connect to the CSD sewer main on Chaney Ave. The easement should include the right to install, access and maintain individual private force mains.
 - CSD will require the applicant to install a new manhole over CSD's existing sewer main on Chaney Ave., at the projection of the new 10-foot-wide easement and at the front of the applicant's parcel along Gilbert Ave.
 - The new manhole shall have a 4-inch lateral installed from the manhole to the applicant's property line, as a connection point for the applicant's private force main and the adjacent parcels' private force mains.
 - The applicant shall be subject to a "buy-in cost" in addition to the standard Will-Serve Application Fee and Connection/Inspection Fee.
- INFORMATION WITH RESPECT TO HOW THOSE SERVICES WILL BE FINANCED:** There will be no expenditure of CSD monies. CSD will accept and maintain the new manhole on Chaney Ave. once constructed and inspected. All laterals and force mains shall be privately installed and maintained.

Approved By: **Rick Koon** Digitally signed by Rick Koon
Date: 2025.01.06 16:54:20 -08'00'

Rick Koon, District Manager

Attachment G

County Notice of Final Action
Letter for Minor Use
Permit N-DRC2021-00001



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR**

June 27, 2022

Donald Valley
3051 Augusta St.
Unit 9
San Luis Obispo, CA 93401

Greg Wilheum
84553 Covenant Dr
Fall Creek, OR. 97438

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: **June 9, 2022**
SUBJECT: **County File Number: DRC2019-00262**

LOCATED WITHIN COASTAL ZONE: YES
COASTAL APPEALABLE: Yes

On **June 9, 2022**, the above referenced application was approved by the **PLANNING COMMISSION** based on the approved Findings, and subject to the approved Conditions, which are both enclosed for your records.

If you disagree with this action, pursuant to the County Coastal Zone Land Use Ordinance (CZLUO) Section 23.01.042, and in the manner described therein, you have the right to appeal this decision, or a portion of this decision, to the Board of Supervisors within 14 calendar days after the date of the action.

The appeal must be submitted to the Director of the Department of Planning and Building on the proper Department appeal form, as provided on the County website. The appeal form must be submitted with an original signature; a facsimile will not be accepted.

If the appeal is consistent with the standards set forth in CZLUO Section 23.01.043.d, there is no fee to file an appeal. If the appeal is not consistent with CZLUO Section 23.01.043.d, a fee, set by the current fee schedule, will be required and must be submitted with the appeal form at time of filing. If the County requires that an appellant submit a fee to file an appeal, the action may be directly

appealable to the California Coastal Commission pursuant to the CZLUO Section 23.01.043, and in the manner contained therein, precluding the need to exhaust local administrative appeals.

Additionally, CZLUO Section 23.01.043 and applicable sections of the Coastal Act provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the County's Final Action. This means the Applicant cannot commence development and the County cannot take any further administrative actions for the proposed development, including but not limited to, the request or issuance of a building permit, until the County appeal period and the Coastal Commission Appeal period, including any suspension of the appeal period by the Coastal Commission pursuant to CZLUO 23.02.039, have expired without an appeal being filed.

Additionally, should a local appeal be filed, and the County approves the application on appeal, that action would be appealable to the California Coastal Commission, pursuant to regulations contained in Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. An appellant may include any of the following: an applicant, an aggrieved person as defined in CZLUO 23.01.043 and any two California Coastal Commissioners. CZLUO Section 23.01.043 and applicable sections of the Coastal Act provide ten (10) working days for an appellant to appeal the County's Final Action. The County Coastal Zone Land Use Ordinance and Coastal Act contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The appeal must be made directly to the California Coastal Commission. For further information on their appeal procedures, contact the Commission's Santa Cruz Office at (831) 427-4863.

Please note that exhaustion of local appeals at the County level is almost always required prior to appealing the matter to the California Coastal Commission. Three exceptions apply to this requirement as provided in CZLUO Section 23.01.043.b(1) (3).

If you have any questions regarding your project, please contact **Kip Morais** at 805-781-5600.

Sincerely,

Ysabel Eighmy

Ysabel Eighmy,, Secretary
County of San Luis Obispo
Department of Planning & Building

cc: California Coastal Commission

**EXHIBIT A - FINDINGS
DRC2019-00262 VARIANCE / MINOR USE PERMIT /
COASTAL DEVELOPMENT PERMIT / VALLEY**

Environmental Determination

- A. The proposed project is categorically exempt from environmental review per CEQA Guidelines § 15303, new construction or conversion of small structures. The proposed project is a single-family residence located in an urbanized area which is zoned residential. The proposed project is not in a location which would have an impact on an environmental resource of hazardous or critical concern per CEQA Guidelines § 15300.2(a). No unusual circumstances exist. The proposed residence is in an urbanized area with numerous homes which are of approximately the same size and located on steep slopes. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

Variance

- B. The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated because the residence is a principally permitted use in the land use category and uniformly steep slopes throughout the site offer no alternative to development on slopes of less than 30 percent. Without this variance, this legal lot and others in the neighborhood exceeding 30% slope could not be developed.
- C. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category. The site's slopes in excess of 30% throughout the site constitute special circumstances.
- D. The variance does not authorize a use that is not otherwise authorized in the land use category because the project site is a legally created lot in the Residential Single Family land use category, and the proposed project is a single family residence which complies with all Estero Area Plan standards, and all other CZLUO standards beyond development on slopes of greater than 30 percent.
- E. The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements, because an Engineering Geology Investigation Report has been prepared to evaluate site characteristics and plan for appropriate residential design, engineering and development of the site. The recommendations from the Engineering Geology Investigation Report is included as conditions of approval for the proposed project and will be incorporated into the construction plans and implemented throughout the building inspection process.
- F. The variance is consistent with the San Luis Obispo County General Plan because it has been designed in accordance with the Coastal Zone Land Use Element and other relevant elements of the general plan.

Minor Use Permit / Coastal Development Permit

- G. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan and Local Coastal Plan policies.
- H. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- I. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the new single family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- J. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the new single-family residence is similar to, and will not conflict with, the surrounding lands and uses.
- K. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Cheney Avenue, a local road constructed that will be improved as part of this project. The road improvement is conditioned to be constructed to County Standards, and applicant shall enter into an agreement with the County and post a bond for the cost of the required road improvements.

Coastal Access

- L. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

**REVISED EXHIBIT B – CONDITIONS OF APPROVAL
DRC2019-00262 VARIANCE / MINOR USE PERMIT /
COASTAL DEVELOPMENT PERMIT / VALLEY**

Approved Development

This approval authorizes a Variance to allow grading on slopes in excess of 30% and a Minor Use Permit/Coastal Development Permit for grading on slopes in excess of 30% for a two-level single-family residence of approximately 1,970 square feet with an 550 square-foot garage on a 3,776 square-foot lot. The proposal includes the following components: (1) grading and excavation for the foundations/footings, garage and driveway; (2) site disturbance of approximately 1,577-square feet including on-site drainage improvements; and (3) development of the residence.

At the time of application for construction permits, plans submitted shall show:

- a. All development consistent with the approved site plan, floor plans, architectural elevations, and these conditions of approval.
- b. The recommendations from the Engineering Geology Investigation, prepared by Geosolutions, Inc. dated October 22, 2019.
- c. Final Conditions of Approval shall be included on construction plans.
- d. Maximum height shall not exceed 28 feet (as measured from average natural grade and verified by a licensed land surveyor).
- e. Raised decks shall not protrude into required setbacks.
- f. All development to be consistent with Title 23 and the Planning Area Standards applicable to this site.

Conditions required to be completed at the time of application for construction permits

Site Development

1. **At the time of application for construction permits**, the applicant shall submit a landscaping plan for review and approval by staff. The plan shall include land scape elements to soften the appearance of the underside of the residence and include groundcover and landscape features to facilitate stormwater percolation and erosion control. The plan shall be consistent with and implement the drainage plan for the property and incorporate drainage features / stormwater control measures as applicable. Final landscape plans shall meet the standards of Coastal Land Use Ordinance Section 23.04.186
2. **At the time of application for construction permits**, the applicant shall provide evidence that the property has been annexed into the Cayucos Sanitary District's and CSA 10A service area.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access and Improvements/Public Works Department

Access

4. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
 - a. To remove or relocate all existing non-permitted obstructions from within the public right-of-way of the project frontage.
 - b. A new Chaney Avenue site access shall be constructed in accordance with B-1 rural driveway approach and A-5 sight distance standards. If pavers are desired, the applicant may follow the B-1f rural driveway standard from the 2014 Public Improvement Standards.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - f. Traffic control plan for Chaney Avenue and Gilbert Avenue for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works.
6. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping, maintaining County driveway sight distance standards in a viable condition and on a continuing basis into perpetuity.
7. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
8. **Prior to final building inspection**, the owner shall ensure any construction-related damage to Gilbert Avenue (privately maintained) and Chaney Avenue (County maintained) is repaired to the satisfaction of the Building Official and the Public Works Inspector, respectively.
9. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

Drainage & Flood Hazard

10. **At the time of application for construction permits**, the applicant may be required to submit complete drainage plans for review and approval in accordance with Section 23.05.040 of the Land Use Ordinance. The drainage plans shall also be reviewed and approved by the soils engineer and engineering geologist to ensure that any drainage facilities and systems installed for the project will not increase slope instability or erosion risk.

11. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 23.05.036 of the Land Use Ordinance.
12. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention Plan (SWPPP)

13. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

14. **At the time of application for construction or grading permits**, the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
 - a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
 - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
 1. Structural Control Measure Description (Exhibit B)
 2. Stormwater System Contact Information
 3. Stormwater System Plans and Manuals
 - c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.
15. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

Geology and Grading

15. **Prior to the issuance of a building permit**, the applicant shall post a performance bond, cash deposit or letter of credit (or the equivalent) securing performance of the estimated cost to restore any grading or excavation in the event that (i) a building permit is issued; (ii) grading and excavation commences; (iii) the building permit lapses; and (iii) the County Engineer determines that the exposed grading/excavation presents a significant risk due to slope failure, erosion and/or storm-water run-off. In such event, the County shall provide the property with notice and a reasonable opportunity to restore the area and/or to install sufficient control measures to mitigate the risk to the County's satisfaction. If the property owner fails to timely perform such

obligations, the applicant agrees that the County may enter the property and perform such work without any liability whatsoever to the County, its officials, employees and contractors.

16. **Prior to any ground-disturbing construction activities or issuance of construction or grading permits**, the following recommendations from the *Engineering Geology Investigation, prepared by Geosolutions, Inc. dated October 22, 2019* shall be implemented as conditions of approval and included on all construction and grading plans:

- a. The soils engineer and engineering geologist shall review the project plans prior to construction (plan review).
- b. The engineering geologist shall observe foundation excavations during construction.
- c. Based on the depth to competent formation material and steep slopes, it is recommended that a caisson and grade beam foundation system be utilized for the proposed residence.
- d. It is recommended that numerical slope stability analyses be conducted on fill slopes constructed steeper than 2-to-1 (horizontal to vertical). Locally steeper slopes may be allowed depending on the results of a slope stability analysis.
- e. Based on the numerical slope stability analyses, temporary cut slopes can be constructed at a slope gradient of 1.5-to-1 (horizontal to vertical). If this is not feasible, temporary shoring of the slopes may be required. It is recommended that erosion control measures and revegetation of cut slopes be implemented immediately after the completion of grading.
- f. Isolated seepage within formational units should be anticipated. Surface drainage facilities (graded swales, gutters, positive grades, etc.) are recommended at the base of cut slopes that allow surfacing water to be transferred away from the base of the slope. The project designer is recommended to offer specific design criteria for mitigation of water drainage behind walls and other areas of the site. This is especially imperative upslope of retaining walls for residences. Subsurface drainage systems should not be connected into conduit from surface drains and should not connect to downspout drainage pipes.
- g. Surface drainage should be controlled to prevent concentrated water-flow discharge onto either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks or natural or man-made slopes. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.
- h. Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist and Soils Engineer.
- i. Rock rip-rap is recommended for concentrated drainage outfall locations that do not discharge onto paved or exposed rock surfaces. It is recommended that geotextile fabric (Enkamat 7010 or similar) be placed underneath the rip-rap and installed per the manufacturer's recommendations.
- j. Gutters are recommended to be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but

rather should convey the water in solid piping away from the residence and toward drainage facilities.

- k. Recommendations within the Soils Engineering Report are recommended to be incorporated into the design.

Fire Safety

- 17. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. All plans must be approved by County Fire/Cal Fire.

Services

- 18. **At the time of application for construction permits**, the applicant shall provide unconditional letters from County Service Area 10a and Cayucos Sanitary District stating they are willing and able to service the property for water and sewer services, respectively.
- 19. **At the time of application for construction permits**, the applicant shall record a 10-foot easement along Gilbert tapering to 5-feet at Chaney Avenue for the benefit of the lots to the North along Gilbert for sewer access.

Conditions to be completed prior to issuance of a construction permit

Fees

- 20. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
- 21. **Prior to issuance of a construction permit**, the applicant shall record an open space easement on the entirety of APN: 064-405-017 limiting allowed uses to landscaping and passive recreation.
- 22. **Prior to issuance of a construction permit**, the applicant shall enter into a performance agreement and post a performance bond, cash deposit or letter of credit (or the equivalent) securing performance of the estimated cost to ensure repair of Gilbert Avenue should damage occur during construction.

a) The amount shall be based on the cost to reconstruct the private road section fronting the property back to the county-maintained section of Gilbert Avenue. The engineering report and construction estimate shall be prepared by a registered civil engineer and will be subject to review and approval by the Department of Planning and Building in consultation with the Department of Public Works.

b) In the event that (i) a building permit is issued; (ii) grading and excavation commences; and (iii) the Department of Planning and Building or Department of Public Works determines that project construction has resulted in damage to the roadway, the County shall provide the property owner with notice and a reasonable opportunity to

restore the roadway in accordance with approved engineering plans prepared by a registered civil engineer to the County's satisfaction, which may include the requirement for a site visit and certification of compliance by a registered civil engineer. If the property owner fails to timely perform such obligations, the applicant agrees that the County may enter the property and roadway to perform such work without any liability whatsoever to the County, its officials, employees, and contractors. Any repairs shall be completed to the satisfaction of the Planning and Building and Public Works departments prior to issuance of occupancy permit.

Conditions to be completed during project construction

- 23. **During all phases of development**, construction vehicles and equipment shall maintain a minimum 12-foot clearance along Gilbert Avenue.
- 24. **During all phases of development**, the project shall comply with the requirements of the National Pollution Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance.

Soils and Grading

- 25. **During project construction/ground disturbing activities**, the applicant shall retain a certified soils engineer of record and shall provide the engineer's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.

Building Height

- 26. The maximum height of the project is 28 feet (as measured from average natural grade).
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Construction

- 27. At all times during the construction phase, the owner shall ensure that all vehicles associated with the construction of the project are legally parked and do not unnecessarily block access to any driveways or access to residences. Music shall be kept at a volume so that it is not audible at adjacent residences. No domestic pets are allowed on site at any time during construction.

Conditions to be completed prior to occupancy or final building inspection

- 28. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days

permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

37. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Attachment H

Geo Solutions Engineering
Geology Investigation Report,
dated October 22, 2019



ENGINEERING GEOLOGY INVESTIGATION

October 22, 2019
SL011433-1

Dear Mr. Riley:

Client:
Don Valley
3051 Augusta Street,
Unit 9
San Luis Obispo,
California
93401

1.0 INTRODUCTION

This report presents the results of the geologic investigation for the proposed single-family residence to be located at 3579 Gilbert Avenue, APN: 064-405-016 in the Cayucos area of San Luis Obispo County, California. See Figure 1: Area Location Map for the general location of the project area (TopoView, 2019).

Project name:
3579 Gilbert Avenue
APN: 064-405-016
Cayucos area, San
Luis Obispo County,
California

1.1 Site Description

3579 Gilbert Avenue is located at 35.4231 degrees north latitude and -120.8757 degrees west longitude at a general elevation of 70 feet above mean sea level. The parcel is approximately 167 feet wide by 70 feet long with Gilbert Avenue providing access to the west and Chaney Avenue to the south. The project property will hereafter be referred to as the "Site." See Figure 2: Geologic Study Area Map for the general layout of the project area.

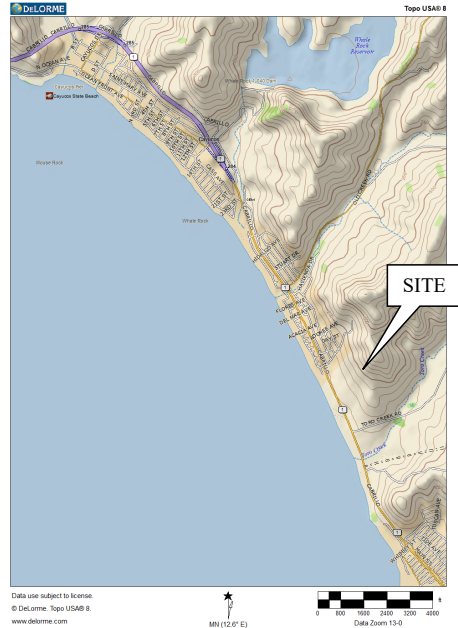


Figure 1: Area Location Map

The Site is situated on a hill side that drops west toward Gilbert Avenue. Annual grasses currently vegetate the Site.

1.2 Project Description

The proposed single-family residence is to be accessed off Chaney Avenue. The structure is anticipated to be two living levels.

At the time of the preparation of this report, the proposed single-family residence is to be constructed using light wood framing.

220 High Street
San Luis Obispo CA 93401
805.543.8539

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

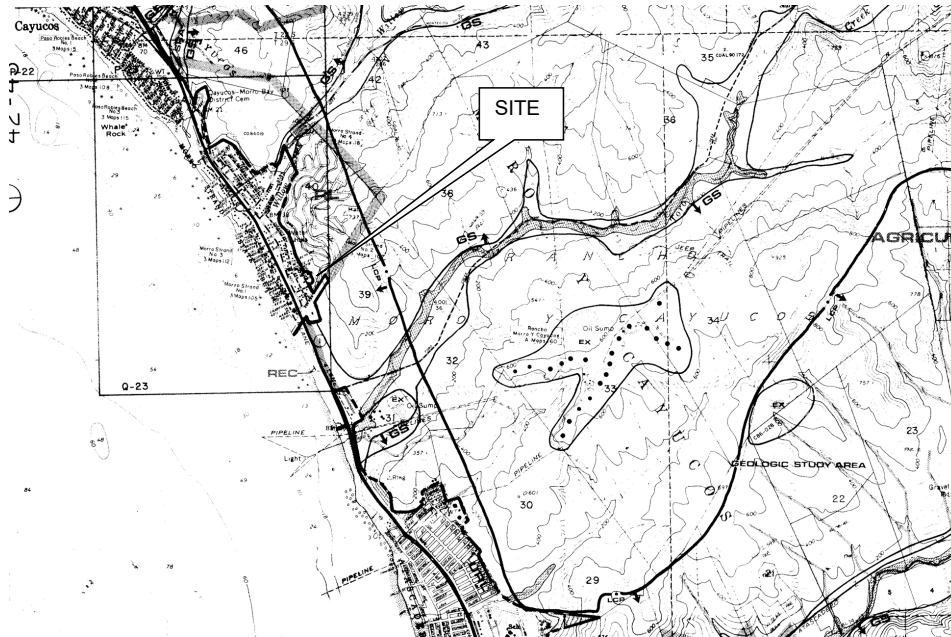


Figure 2: Geologic Study Area Map

2.0 PURPOSE AND SCOPE

The purpose of this investigation was to evaluate engineering geologic hazards at the Site and to develop conclusions and recommendations regarding site development. The scope of this investigation consisted of:

1. Review of historical aerial photographs, pertinent published and unpublished geotechnical studies and literature, and geologic maps for the subject project area.
2. A field study consisting of site reconnaissance and subsurface exploration including exploratory trenches in order to formulate a description of the sub-surface conditions at the Site.
3. A review of regional faulting and seismicity hazards.
4. A review of landslide potential, surface and groundwater conditions, and liquefaction hazards.
5. Development of recommendations for site preparation.
6. Preparation of this report that summarizes our findings, conclusions, and recommendations regarding engineering geology aspects of the project.

3.0 GEOLOGIC RECOMMENDATIONS

The proposed development is geologically suitable provided that the recommendations provided herein are implemented. The following are recommended for implementation at the Site.

Attachment 8

1. Based on the depth to competent formation material and steep slopes, it is recommended that a caisson and grade beam foundation system be utilized for the proposed residence.
2. It is recommended that numerical slope stability analyses be conducted on fill slopes constructed steeper than 2-to-1 (horizontal to vertical). Locally steeper slopes may be allowed depending on the results of a slope stability analysis.
3. Based on the numerical slope stability analyses, temporary cut slopes can be constructed at a slope gradient of 1.5-to-1 (horizontal to vertical). If this is not feasible, temporary shoring of the slopes may be required. It is recommended that erosion control measures and revegetation of cut slopes be implemented immediately after the completion of grading.
4. Isolated seepage within formational units should be anticipated. Surface drainage facilities (graded swales, gutters, positive grades, etc.) are recommended at the base of cut slopes that allow surfacing water to be transferred away from the base of the slope. The project designer is recommended to offer specific design criteria for mitigation of water drainage behind walls and other areas of the site. This is especially imperative upslope of retaining walls for residences. Subsurface drainage systems should not be connected into conduit from surface drains and should not connect to downspout drainage pipes.
5. Surface drainage should be controlled to prevent concentrated water-flow discharge onto either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks or natural or man-made slopes. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.
6. Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist and Soils Engineer.
7. Rock rip-rap is recommended for concentrated drainage outfall locations that do not discharge onto paved or exposed rock surfaces. It is recommended that geotextile fabric (Enkamat 7010 or similar) be placed underneath the rip-rap and installed per the manufacturer's recommendations.
8. Gutters are recommended to be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the residence and toward drainage facilities.

4.0 ENGINEERING GEOLOGY

4.1 Regional Geology

The Site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border.

Regionally, the Site is located on the Cambrian Slab composed of a large, thick block of Cretaceous age sediments that are surrounded by Franciscan Formation rocks. The Cambrian Slab extends from the Los Osos fault south of the property and northward to San Simeon Creek.

4.2 Local Geology

Locally, the site is located within Franciscan Complex as depicted on Plate 1, Site Engineering Geology Map. Dibblee, 2006 and Delattre, 2016 mapped the Site as underlain by Jurassic and Cretaceous age Franciscan Complex (fm/Kfm) units. Information derived from subsurface exploration was used to classify subsurface soil and formational units and to supplement geologic mapping.

4.2.1 Franciscan Complex

Delattre, 2016 maps the Site as within Franciscan Complex mélangé (Kfm). Delattre, 2016 describes the Franciscan Complex as “Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metasandstone. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentinites, high-grade blueschist, greywacke, and conglomerate.” The Franciscan Complex was mapped throughout the site and was encountered within all trenches. The Franciscan Complex at the site was observed to consist of olive brown claystone and greywacke sandstone observed to be massive, highly fractured, and moderately hard. Caliche was observed within the upper 1 foot of the Franciscan Complex. Plate 1A depicts the Franciscan Complex (Kfm) throughout the property. Trench logs are presented in Appendix A.

4.3 Surface and Ground Water Conditions

Surface drainage follows the topography west toward Gilbert Avenue. Surface drainage should be directed away from proposed structures and slopes. No springs or seeps were observed at the project. Groundwater was not observed within any trenches.

4.4 Active Faulting and Coseismic Deformation

The Alquist-Priolo Earthquake Fault Zoning Act passed in 1972 requires that the State Geologist establish Earthquake Fault Zones around the surface traces of active faults and to issue appropriate maps. The closest Earthquake Fault Zone is on a section of the Hosgri Fault Zone located approximately 8.5 miles southwest of the Site. The subject site is not located within an Earthquake Fault Zone (Jennings, 2010).

Table 1: Distance and Moment Magnitude of Closest Faults

Closest Active Faults to Site	Approximate Distance (miles)	Moment Magnitude (Mw)
Hosgri Fault	8.5	7.3
Los Osos Fault	13.0	6.8
San Andreas	40.0	6.9

The closest known active portion of a Holocene age fault is an active portion of the Hosgri Fault Zone that is located approximately 8.5 miles southwest of the Site (Jennings, 2010). Plate 3 is a Regional Fault Map for the area. The San Andreas fault is the most likely active fault to produce ground shaking at the Site although it is not expected to generate the highest ground accelerations because of its distance from the Site.

4.4.1 Cambria Fault

The Cambria fault is in the vicinity of the Site and can be considered part of the Oceanic fault at its southern end near the City of San Luis Obispo, California. Plate 3 depicts the location of the

Attachment 8

Cambria fault (Jennings, 1994). The Cambria fault becomes indistinct north of San Simeon Creek. Splays of the Cambria fault break Pliocene (5 to 2 million years before present) strata east of the town of Cambria, but there is no known breakage of Holocene rocks by the Cambria fault. The Cambria fault is complicated by the intersection of many older shear zones from the Franciscan mélange with the fault zone.

Jennings, 2010 classifies the majority of this fault as Quaternary active, showing evidence of displacement during late Quaternary time (between 700,000 years before present to 10,000 years before present). The most northerly extent of Quaternary faulting on the Cambria fault depicted on Jennings's map is present only to the town of Cambria. North of the town of Cambria, the Cambria fault is depicted as a concealed fault without recognized Quaternary displacement.

Hart et al., 1985 describes the Cambria fault as a vertical to steeply dipping, southwest-dipping, normal fault in Cretaceous sedimentary units. Additionally, the fault is poorly defined and may offset late Pleistocene terrace deposits (more than 125,000 years old) and may be concealed locally by younger terrace deposits, Quaternary landslides, and Holocene alluvium. Delattre, 2016 mapped splays of the Cambria fault approximately 0.5-mile northeast of the property (Plate 2).

4.4.2 Cayucos Fault

The Cayucos fault is mapped as trending northwest through the community of Cayucos between the Oceanic and Cambria fault zones. The Cayucos fault offsets Oligocene-age sediments but apparently not Miocene-age sediments (San Luis Obispo County, 2010). Jennings, 2010 describes the Cayucos fault as without recognized Quaternary displacement and showing evidence of no displacement during Quaternary time.

Delattre, 2016 mapped splays of the Cayucos fault approximately 650 feet northeast of the property (Plate 2). The Cambria fault and the Cayucos fault are not mapped through the property.

4.5 Landslides

The San Luis Obispo County Safety Element maps the property within a high potential landslide hazard zone. Hall and Prior, 1975, Weber, 1979 and Delattre, 2016 mapped a landslide immediately northwest of the Site. However, landslides were not observed in the immediate vicinity of the Site and landslide debris was not encountered in any of the trenches. Airphoto analysis does not show indication of landslide material at the property in the immediate vicinity. Plate 4 and 5 depicts an aerial photograph in the vicinity of the Site (1953 and 2019). Due to the presence of near surface Franciscan Complex units, the landslide potential at the Site is considered low.



Figure 3: Historical Aerial Photograph (1949)

4.6 Flooding and Severe Erosion

The site is not located within or near the 100-year or 500-year flood zone based on Federal Emergency Management Agency flood zone maps (FEMA, 2012).

The surficial and formational deposits are subject to erosion where not covered with vegetation or hardscape. The potential for severe erosion is considered low provided that vegetation and erosion control measures are implemented immediately after the completion of grading.

4.7 On-site Septic Systems

No septic system is proposed. The project will utilize a community sewer system.

4.8 Hydrocollapse of Alluvial Fan Soils

The potential for hydrocollapse of subsurface materials is considered low due to the absence of alluvial fan material at the Site.

5.0 SISMOLOGY AND CALCULATION OF EARTHQUAKE GROUND MOTION

5.1 Seismic Hazard Analysis and Structural Building Design Parameters

Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. According to section 1613 of the 2016 CBC (CBSC, 2016), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the ASCE 7: Minimum Design Loads for Buildings and Other Structures, hereafter referred to as ASCE7-10 (ASCE, 2013). The Site soil profile classification (Site Class) can be determined by the average soil properties in the upper 100 feet of the Site profile and the criteria provided in Table 20.3-1 of ASCE7-10.

Spectral response accelerations, peak ground accelerations, and site coefficients provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2018). This program utilizes the methods developed in ASCE 7-10 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Site coordinates of 35.4231 degrees north latitude and -120.8757 degrees east longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2018). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as Site Class C, "Very Dense Soil and Soft Rock" profile per ASCE7-10, Chapter 20. Relevant seismic design parameters obtained from the program area summarized in Table 2: Seismic Design Parameters.

Table 2: Seismic Design Parameters

Site Class	C, "Very Dense Soil and Soft Rock"
Seismic Design Category	D
1-Second Period Design Spectral Response Acceleration, S_{D1}	0.385g
Short-Period Design Spectral Response Acceleration, S_{DS}	0.759g
Site Specific MCE Peak Ground Acceleration, PGA_M	0.445g

6.0 LIQUEFACTION

Due to the densities within the sub-surface material and the presence of clays in the subsurface, the liquefaction potential at the Site is considered low.

7.0 TSUNAMIS AND SEICHES

Tsunamis and seiches are two types of water waves that are generated by earthquake events. Tsunamis are broad-wavelength ocean waves and seiches are standing waves within confined bodies of water, typically reservoirs. As the property is at an elevation over 70 feet and distance to the Pacific Ocean, the potential for a tsunami to affect the Site is low.

Flooding associated with a seismic event (seiche) is considered low due to the absence of a body of water upslope of the property.

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8.0 HAZARDS FROM GEOLOGIC MATERIALS

8.1 Expansive Soils

The potential for expansive soil at the Site is medium to high based on laboratory testing from the concurrent Soils Engineering Report, expansion index of 51 and plasticity index of 31. The foundation recommendations for expansive soils should be incorporated into the design.

8.2 Naturally Occurring Asbestos

There is a moderate potential for natural occurring asbestos to be present at the property due to the presence of Franciscan Complex units. Naturally occurring asbestos is associated with serpentinite rock units within the Franciscan Complex. Serpentinite was not observed within the trenches. Testing can be performed to verify the presence/absence of naturally occurring asbestos. In lieu of testing, an Asbestos Health and Safety Program and Asbestos Dust Mitigation Plan could be developed in accordance with Air Pollution Control District.

8.3 Radon and Other Hazardous Gases

The potential for radon or other hazardous gases is low due to the absence of Monterey Formation formational units and other identified radon producing formations.

9.0 GRADING OPERATIONS, CUT AND FULL, SUBDRAINS

Based on the depth of Franciscan Complex units encountered at the site, it is anticipated that the foundations will be excavated into formational material. Conventional grading equipment may be used for excavations. The Soils Engineering Report provides additional foundation and construction recommendations. Based on the field investigation, subdrains are not anticipated at this time, however this may be reevaluated at the time of construction.

Construction inspections and testing during all grading and excavating operations should be performed by the project Soils Engineer/Engineering Geologist. Section 1705.6A of the 2016 CBC (CBSC, 2016) requires the following inspections by the Soils Engineer/Engineering Geologist as shown in Table 3: Required Verification and Inspections of Soils:

Table 3: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

10.0 ADDITIONAL SERVICES

The recommendations contained in this report are based on exploratory trenches and on the continuity of the sub-surface conditions encountered. It is assumed that GeoSolutions, Inc. will be retained to perform

Attachment 8

the following services:

1. Consultation during plan development.
2. A preliminary plan review regarding the locations of proposed improvements and development once grading and drainage plans are available.
3. Final plan review of final grading and drainage documents prior to construction.
4. Additionally, construction observation by the Engineering Geologist and/or Soils Engineer may be necessary to verify sub-surface conditions during excavation activities.
5. Final grading report and as-built map in accordance with County Guidelines for Engineering Geology Reports, Item 29 (San Luis Obispo County Department of Planning and Building, 2016).

11.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

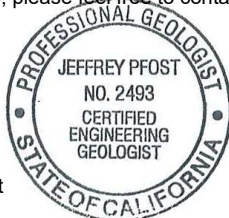
As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However, many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.



Jeffrey Pfof, CEG 2493
Principal Engineering Geologist



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Attachment 8

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Attachment 8

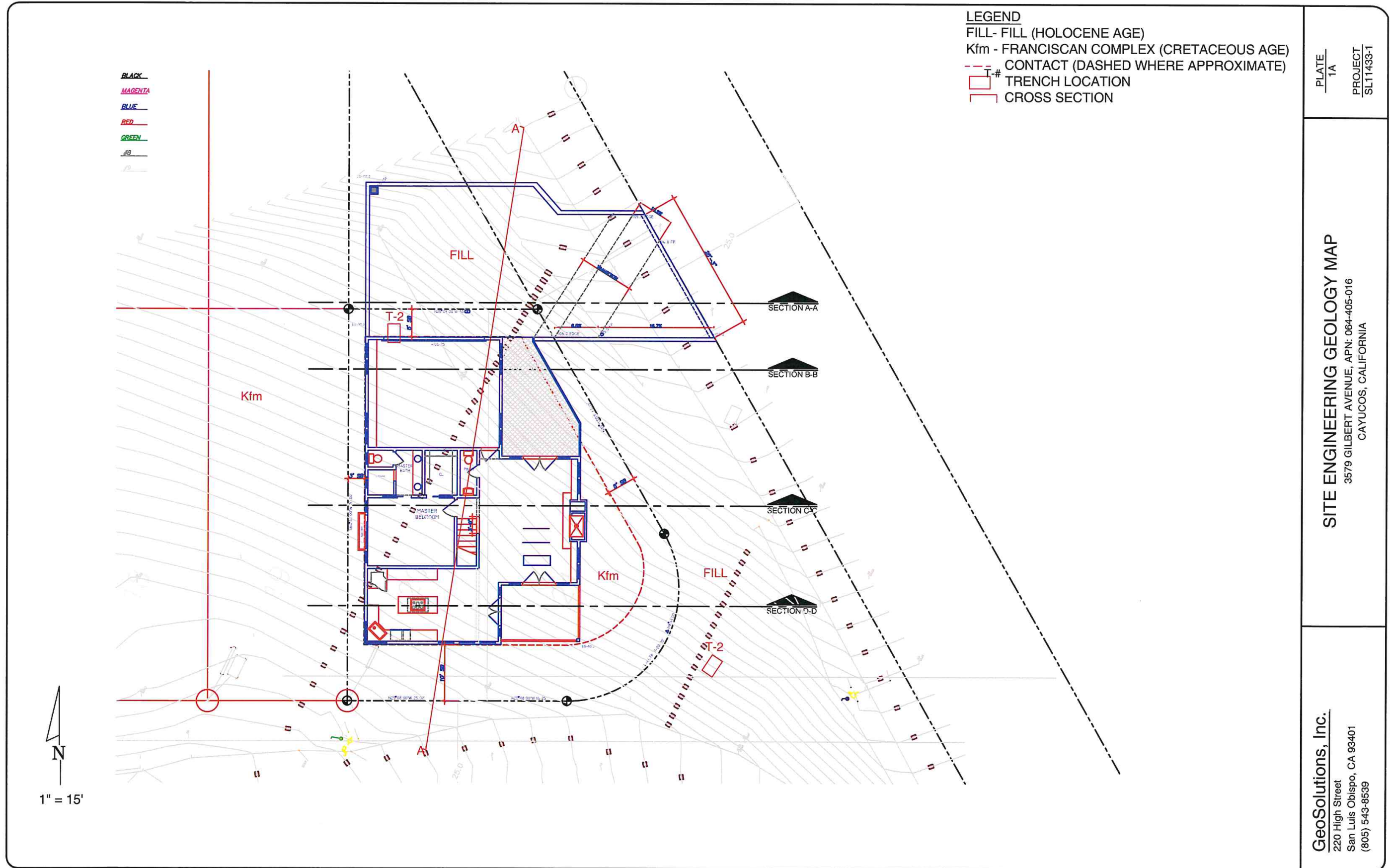
PLATES

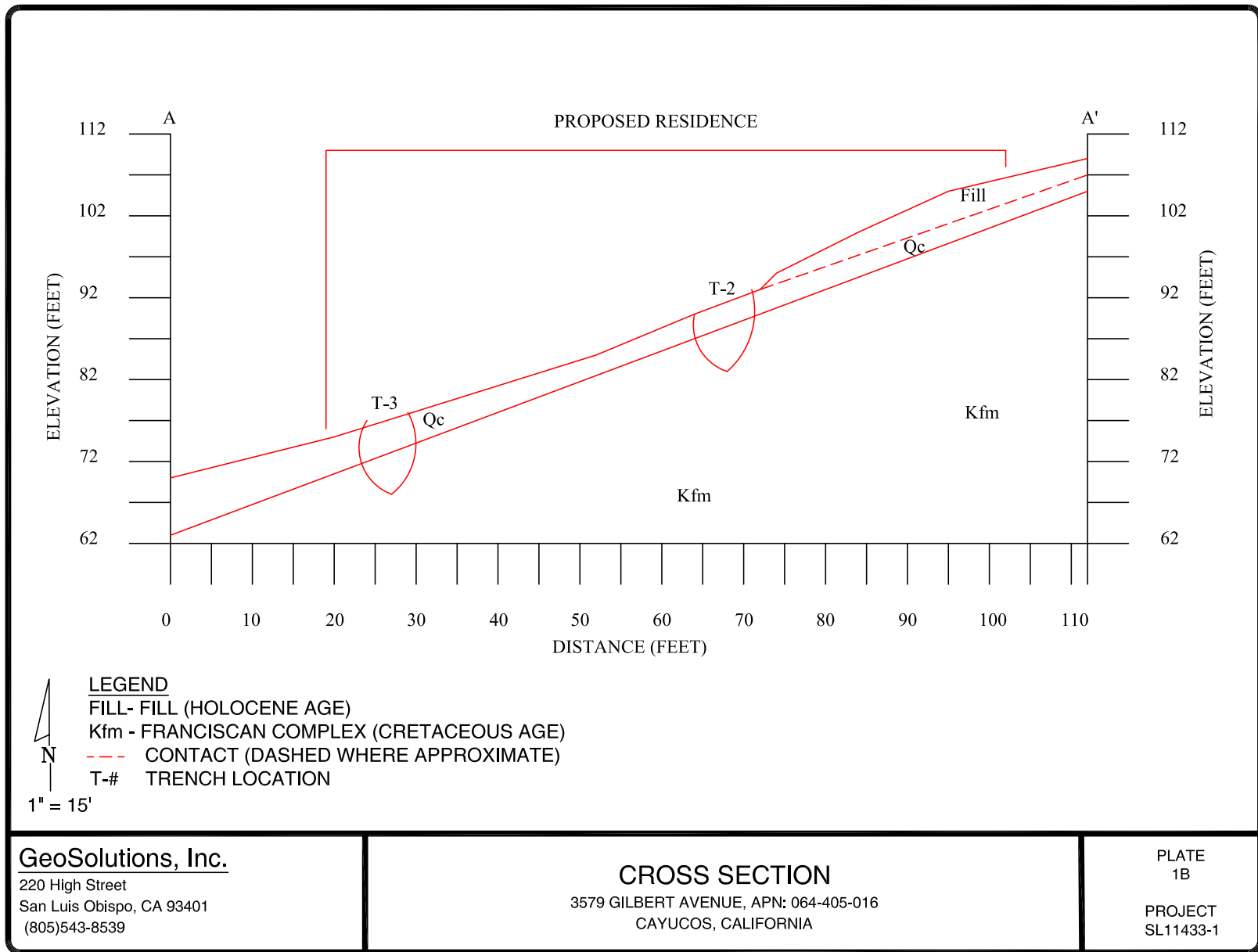
Plate 1A, 1B - Site Engineering Geologic Map and Site Cross Section

Plate 2 – Regional Geologic Map, Delattre, 2016/Wiegers, 2016

Plate 3 – Regional Fault Map, Jennings, 2010

Plate 4 – Aerial Photograph, 2019

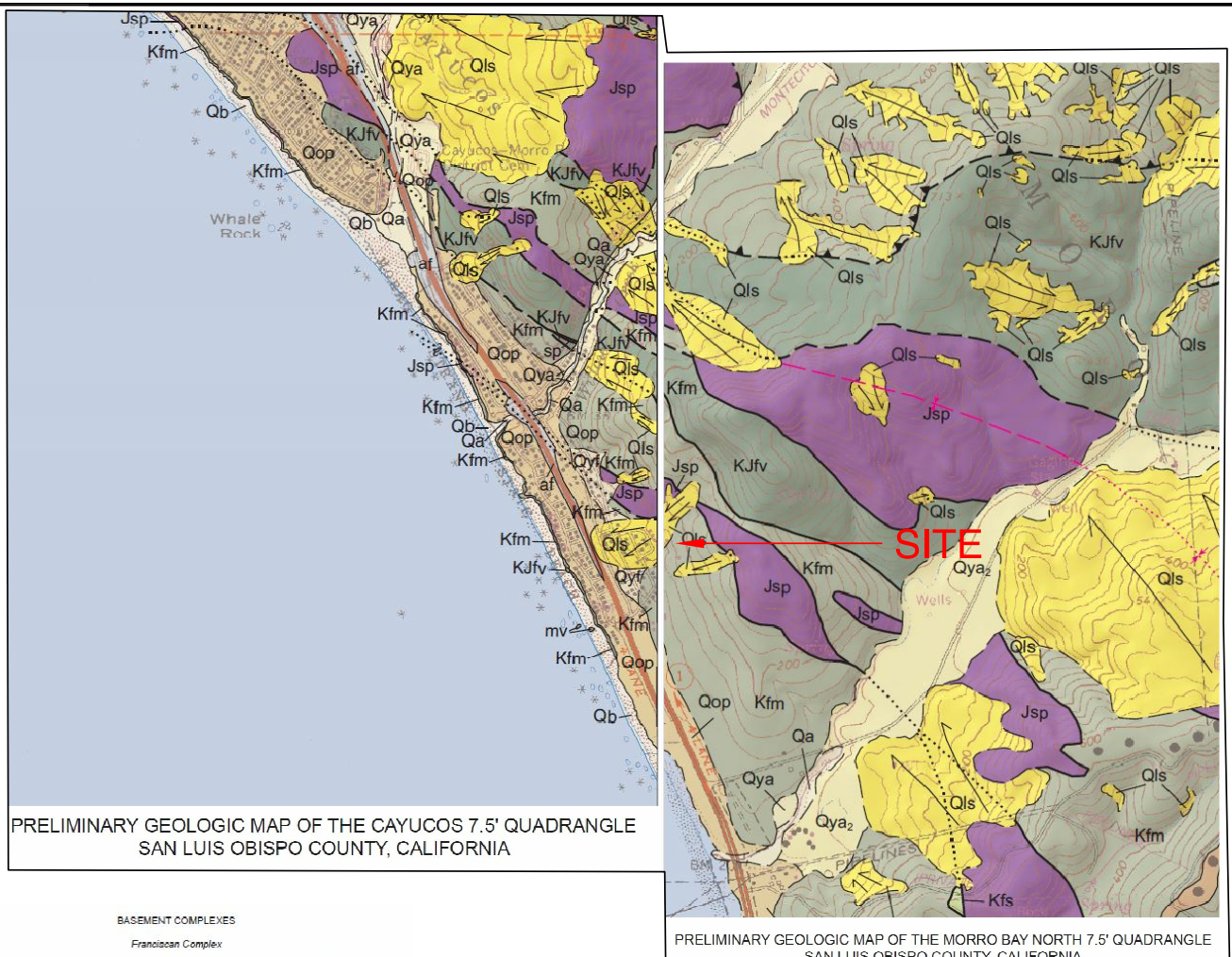




DESCRIPTION OF MAP UNITS

- SURFICIAL UNITS**
- af Artificial fill (Historic)—Mapped locally, primarily larger highway fills and embankment dams for levees.
 - Qb Beach and dune deposits (late Holocene)—Unconsolidated, mostly fine- and medium-grained sand accumulated along the coastline; includes scattered cobbles.
 - Qa Alluvial flood plain and channel deposits (late Holocene)—Active stream channel and recently active flood-plain deposits. Consist of unconsolidated, silty sand and sandy gravel with cobbles, scattered boulders, and occasional lenses of silty clay.
 - Qls Landslide deposits (Holocene to late Pleistocene)—Includes comparatively shallow earth flow and debris slide deposits consisting of fragmented bedrock and soil mixtures; also deeper rock slides consisting of relatively intact bedrock displaced along rotational or translational slip surfaces.
 - Qya Young alluvial flood-plain deposits, undivided (Holocene to late Pleistocene)—Unconsolidated sand, silt, and clay-bearing alluvium deposited on flood-plains and along valley floors. Surfaces on young deposits are undissected and lack soil development. Surfaces on older deposits are slightly dissected and display weak soil development.
 - Qyf Young alluvial fan deposits (Holocene to late Pleistocene)—Unconsolidated gravel, sand, silt, and clay-bearing alluvium deposited in characteristic fan-shaped morphology on terraces and floodplains at the mouths of steep drainages with fan.
 - Qoa Old alluvial flood-plain deposits (late Pleistocene)—Fluvial sediments preserved above active flood plains and channels. Consist of weakly-consolidated silty sand and sandy gravel with cobbles. Terrace surfaces preserved along drainages are slightly dissected and capped by moderately- to well-developed pedogenic soils.
 - Qop Old paralic deposits (late Pleistocene)—Marine terrace deposits consisting of beach and nearshore sands and gravels, commonly containing fossils and shell fragments, nearly everywhere covered by colluvium and alluvial fan deposits included as part of map unit. These deposits rest on an emergent wave-out platform preserved by regional uplift. At two locations northwest of the town of Cayucos the wave-out platform has been dated at approximately 120 ka (Hanson and others, 1994).
- TERTIARY ROCKS**
- Tdb Diabase and basalt (middle Miocene)—Dark olive-gray, fine- to medium-grained, spheroidally weathered, diabase and basalt. Occurs as sills and dikes in the Rincon shale. Locally exhibits weakly developed pillow structures.
 - Tr Rincon Shale (early Miocene and Oligocene)—Dark brown to orange-brown siltstone and silty claystone, poorly to well-bedded, weathers white to light brown. Locally contains zones of dolomite. Lithologically similar to rocks that have been assigned to the lower part of the Monterey Formation but contains fossils known to be older (Hall and Prior, 1975).
 - Tl Cambria Feltsite (Oligocene)—Light gray and grayish orange crystalline felsite, commonly flow-layered with phenocrysts of quartz and plagioclase. Includes some soft, white tuff. Forms resistant ridges and volcanic plug-like masses (Hall and others, 1979).
- BASEMENT COMPLEXES**
- Franciscan Complex*
- Ktm Mélange (Late Cretaceous)—Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metabasite. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentine, high-grade blueschist, graywacke, and conglomerate. Greenstone, chert, and serpentine blocks are probably derived from the Coast Range Ophiolite and were emplaced and interleaved in the matrix during subduction. Small pods mapped locally are designated with abbreviated labels as follows:
mv - metabasite
sp - serpentinite
ch - chert
bs - blueschist
gw - graywacke
cg - conglomerate
 - Khb Sandstone of Cambria (Late Cretaceous)—Light gray, orange-brown weathering, medium- to thick-bedded, fine- to coarse-grained arkose and arkosic wacke. In places interbedded with brown to black siltstone with locally abundant biotite and carbonaceous debris. Unit is more coherent and less sheared and fractured than other Franciscan units. Contains Late Cretaceous foraminifera and pollen (Graymer and others, 2014). This unit has also yielded dental zones of about 50-60 Ma (Chapman and others, 2016).
 - Khg Graywacke and metagraywacke (Cretaceous and Jurassic?)—Brown to greenish gray, fine- to medium-grained, massive to thin-bedded graywacke sandstone interbedded with shale and siltstone. Crops out as fault-bounded slabs and blocks in mélange. Composed of 60% to 70% quartz, 20% to 30% feldspar, 5% biotite, and 10% shale fragments embedded in a muddy matrix (Hall and Prior, 1975). Rocks are generally moderately to intensely sheared, often obscuring original stratification. Locally includes conglomerate beds with clasts of chert, sandstone and metabasite. Exotic blocks characteristic of mélange are absent or rare.
 - Kjv Mafic metavolcanic rocks (greenstone) (Cretaceous and Jurassic)—Primarily metamorphosed basalt and diabase. Includes massive to pillowed basalt flows, breccia, and minor tuff. Typically deeply weathered and extensively sheared. Commonly associated with pods of contorted ribbon chert and slivers of chert too small to distinguish at map scale. Considered to be tectonic blocks incorporated into mélange derived from the upper part of Jurassic ophiolite.
 - Kjc Chert (Cretaceous and Jurassic)—Red and green radiolarian chert and metachert associated with mafic volcanic rocks. Commonly veined and recrystallized, locally bleached to yellow or white. Deposited in deep oceanic setting prior. Locally interbedded with thin layers of argillite.
- Great Valley Complex - Coast Range Ophiolite*
- Jsh Chert (Jurassic)—Brownish black to olive brown impure chert. Beds 2 to 15 cm thick intercalated with black, fatty, siliceous shale partings. Rock breaks into blocky, joint-bounded blocks with black manganese oxide coatings on some surface. Depositional on basaltic dike-and-sill complex. Overlain by marine shales of the Toro Formation.
 - Jbd Basalt and Intrusive Dike-and-Sill Complex (Jurassic)—Dark brown extrusive basaltic breccia and pillow lava intruded by diabase dikes and sills (oceanic crust remnant). Extensive fracturing and deep weathering typically obscures original structure of basalt. Intrusive dikes and sills are composed primarily of diabase, basalt, gabbro and quartz gabbro. Dikes and sills are locally more voluminous than host basalt and are considered to be feeders to overlying extrusive basalt. (Oceanic crust fragment of Page, 1972.)
 - Jad Serpentinized and Intrusive Dike and Sill Complex (Jurassic)—Serpentinized extensively intruded by altered diabase dikes and sills (marine remnant). Feldspar and textures of peridotite locally present where serpentinization is incomplete. Intrusive dikes and sills are primarily diabase typically altered to hydrous calcium aluminum silicates. Unit is in fault contact with overlying basalt dike-and-sill complex. Dikes and sills considered to be feeders to overlying extrusive basalt. Unit is tectonically underlain by Franciscan mélange. (Mantle fragment of Page, 1972.)
 - Jsp Serpentinized Ultramafic Rocks (Jurassic)—Pervasively sheared serpentinite occurring as lenticular fault-bounded bodies in Franciscan mélange. Considered to be dismembered bodies of the Coast Range Ophiolite tectonically interleaved with mélange during subduction and entrained along faults. Locally altered to:
 - Sc Silica-carbonate rock—Hydrothermally altered serpentinite, composed of quartz and carbonate mineral assemblages. Relatively resistant, outcropping as craggy knobs.

- SURFICIAL UNITS**
- Qb Beach and active dune deposits (late Holocene)—Unconsolidated, mostly fine- and medium-grained sand accumulated along the coastline; includes scattered cobbles.
 - Qd Dune sands (late Holocene)—Unconsolidated, well-sorted white to brown windblown sand. Forms active dunes behind modern beaches.
 - Qa Alluvial flood plain and channel deposits (late Holocene)—Active stream channel and recently active flood-plain deposits. Consist of unconsolidated, silty sand and sandy gravel with cobbles, scattered boulders with occasional lenses of silty clay.
 - Qls Landslide deposits (Holocene to late Pleistocene)—Includes comparatively shallow earth flow and debris slide deposits consisting of fragmented bedrock and soil mixtures, and deep rock slides of relatively intact bedrock displaced along rotational or translational slip surfaces. Most prevalent in ophiolitic serpentinite along the Oceanic Fault and in Franciscan mélange.
 - Qya Young alluvial flood-plain deposits, undivided (Holocene to late Pleistocene)—Unconsolidated sand, silt and clay-bearing alluvium deposited on flood-plains and along valley floors. Surfaces on young deposits are undissected and lack soil development. Surfaces on older deposits are slightly dissected and display weak soil development. Locally divided by relative age (2 = youngest, 1 = oldest).
 - Qya2 Young alluvial valley deposits, Unit 2
 - Qya1 Young alluvial valley deposits, Unit 1
 - Qop Old paralic deposits (late Pleistocene)—Marine terrace deposits consisting of beach and nearshore sands and gravels covered by colluvium and alluvium. These deposits rest on an emergent wave-out platform preserved by regional uplift just north of Morro Bay. Marine deposits consist of well-sorted sand and gravel locally containing fossils and shell fragments. Overlying non-marine cover consists of poorly-sorted sand, silt, gravel and clay deposited by slope wash and alluvial processes. Estimated age of the wave-out platform is 120 ka (Hanson and others, 1994).
- TERTIARY ROCKS**
- Tpm Pismo Formation (late Pliocene to late Miocene)
Miguelito Member—Brown to buff interbedded siltstone and claystone, moderately resistant, well-bedded, beds generally 2 to 4 inches thick. Locally includes beds and lenses of siliceous and dolomitic siltstone, opaline shale, porcelaneous shale, thin-bedded chert, calcareous shale, diatomite, friable and locally bituminous sandstone and locally conglomeratic or tufaceous near base. (Hall and others, 1979).
 - Tpe Edna Member—Poorly to moderately well indurated, brown to gray, fine- to medium-grained arkosic sandstone. Locally interbedded with yellow claystone. Contains 35% to 80% quartz, 5% to 15% feldspar, up to 40% silt-sized particles (Hall, 1979).
 - Tm Monterey Formation (late to middle Miocene)
Siltstone and mudstone member—Brown to buff, thin- to thick-bedded, calcareous and porcelaneous siltstone (Seiders, 1962) and siltstone, blocky dolomitic claystone and siliceous siltstone (Hall and others, 1979). Includes lenses of dolomite, interbedded cherty shale and graded sandstone beds. Locally tufaceous. Weathers to a light gray rock of low density locally called "chalk rock."
Dolomitic siltstone—Local dolomitic siltstone with some opaline chert.
Tufaceous mudstone and tuff member—Light gray, thin- to thick bedded, interbedded with some dark gray calcareous mudstone.
 - Tdb Diabase and basalt (middle Miocene)—Dark olive-gray, fine- to medium grained, spheroidally weathered, diabase and basalt. Occurs as sills and dikes in the Rincon shale and as possible extrusive flows that might be interbedded locally with tufaceous sediments in the base of the Monterey Formation. Locally exhibits weakly developed pillow structure.
 - Tr Rincon Shale (early Miocene and Oligocene)—Dark brown to orange brown siltstone and silty claystone, poorly to well-bedded, weathers white to light brown. Locally contains zones of dolomite. Lithologically similar to rocks that have been assigned to the lower part of the Monterey Formation but contains fossils known to be older (Hall and Prior, 1975). Differentiated from Monterey Formation by absence of chert and porcelaneous shale.
 - Tv Vaqueros Sandstone (Oligocene)—Gray to brown, medium- to coarse-grained arkosic sandstone. Includes pebbly sandstone and sandy and pebbly limestone. Poorly indurated to hard, with a silty, calcareous matrix. Some beds are hard and resistant due to abundant calcite cement. Clasts are well-rounded to subrounded with a typical composition of 50% to 90% quartz, less than 10% to 30% feldspar, 5% to 35% rock fragments. Contains fossiliferous zones with oyster shells up to 17 cm.
 - Tog Unnamed conglomerate (Oligocene)—Massive matrix-supported, non-marine pebble, cobble and boulder conglomerate and pebbly sandstone. Clasts are subrounded to subangular and range in size from pebbles to boulders as much as 6 feet in diameter. Large clasts are mostly felsitic biotitic sandstone derived from the Atascadero Formation. Much of the pebble and small cobble fraction is composed of volcanic porphyry and other resistant rock types likely reworked from Atascadero conglomerates. Smaller clasts include chert, mafic volcanic rock and graywacke likely derived from Franciscan mélange. These deposits were deposited in a high-energy alluvial fan environment near source areas of rapidly uplifted Mesozoic rocks. Some poorly-sorted zones with subangular boulders appear to be debris flow deposits. Mapped as the Lopez Formation by Hall and others (1975). Similar in age and type to the Sespe Formation in the southern Coast Ranges.
 - Tl Feltsite—Light gray and grayish orange crystalline felsite, commonly flow-layered with phenocrysts of quartz and plagioclase. Forms resistant ridges and volcanic plugs and domes (Hall and others 1979).
 - Tb Tuff—Light gray, orange and pale green tuff, lapilli tuff and tuff breccia. Locally contains reworked fragments of Franciscan graywacke and ophiolitic serpentinite.
- BASEMENT COMPLEXES**
- Franciscan Complex*
- Ktm Mélange (Late Cretaceous)—Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metabasite. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentine, high-grade blueschist, graywacke, and conglomerate. Greenstone, chert, and serpentine blocks are probably derived from the Coast Range Ophiolite and were emplaced and interleaved in the matrix during subduction. Small pods mapped locally are designated with abbreviated labels as follows:
mv - metabasite
sp - serpentinite
ch - chert
bs - blueschist
gw - graywacke
cg - conglomerate
 - Khb Sandstone of Cambria (Late Cretaceous)—Light gray, fine- to coarse-grained, medium-bedded arkose and arkosic wacke interbedded with brown to black micaceous siltstone. Unit is more coherent and less sheared and fractured than other Franciscan units. Contains Late Cretaceous foraminifera and pollen (Graymer and others, 2014).
 - Khg Graywacke and Metagraywacke (Cretaceous and Jurassic?)—Brown to greenish gray, fine- to medium-grained, massive to thin-bedded graywacke sandstone interbedded with shale and siltstone. Composed of 60% to 70% quartz, 20% to 30% feldspar, 5% biotite and 10% shale fragments embedded in a muddy matrix (Hall and Prior, 1975). Rocks are generally moderately to intensely sheared, often obscuring original stratification. This unit lacks exotic blocks characteristic of mélange. Locally includes conglomerate beds with clasts of chert, sandstone and metabasite.
 - Kjv Chert (Cretaceous and Jurassic)—Red and green radiolarian chert associated with greenstone. Commonly veined and recrystallized, locally bleached to yellow or white. Deposited in deep oceanic setting on greenstone prior to influx of sandstone and shale. Locally interbedded with thin layers of argillite.
 - Kjc Metavolcanic rocks (greenstone) (Cretaceous and Jurassic)—Primarily metamorphosed basalt and diabase. Includes massive to pillowed basalt flows, breccia and tuff. Commonly deeply weathered and extensively sheared, with intermingled pods of chert. Considered to be tectonic blocks incorporated into mélange derived from the upper part of Jurassic ophiolite.
- Great Valley Complex - Great Valley Sequence*
- Ka Atascadero Formation (Late Cretaceous)
Sandstone member—Light gray to dark olive gray, thin to thick-bedded turbidite sandstone with interbedded siltstone, mudstone and conglomerate. Unit structurally overlies Franciscan rocks and the Toro Formation and is internally disrupted by faulting and shearing. Sandstones typically consist of quartz (30-40%), feldspars (30-50%), volcanic and lithic debris (15-30%) and biotite (2-10%) (Hall 1976).
 - Kac Conglomerate member—Very thick bedded pebble, cobble and boulder conglomerate. Clast composition predominantly includes siliceous volcanic rocks, quartzite and granitic rocks. Unit lacks Franciscan debris.
 - Ktj Toro Formation (Early Cretaceous and Late Jurassic)
Shale and sandstone member—Thin-bedded, greenish brown to brown micaceous shale interbedded with thin sandstone beds. Sandstone occurs rarely in beds up to 5 meters thick. Contains calcareous lenses and concretions. Buchia fragments occur locally in thin sandstone beds (Hall and Prior, 1975). Depositionally overlies chert and basalt of the Coast Range Ophiolite.
Conglomerate member—Lenses of pebble and cobble conglomerate deposited as channel fills on submarine fans. Moderately well sorted. Contains well rounded clasts of chert (60 - 70%), quartzite (10 - 30%) with minor sandstone and mudstone clasts (Seiders, 1982).
 - Kli Limestone—Lenses of light to medium gray microcrystalline limestone. Locally contains shell fragments. Lenses are up to 10m thick (Seiders, 1982).



PRELIMINARY GEOLOGIC MAP OF THE CAYUCOS 7.5' QUADRANGLE SAN LUIS OBISPO COUNTY, CALIFORNIA

PRELIMINARY GEOLOGIC MAP OF THE MORRO BAY NORTH 7.5' QUADRANGLE SAN LUIS OBISPO COUNTY, CALIFORNIA

- BASEMENT COMPLEXES**
- Franciscan Complex*
- Ktm Mélange (Late Cretaceous)—Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metabasite. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentine, high-grade blueschist, graywacke, and conglomerate. Greenstone, chert, and serpentine blocks are probably derived from the Coast Range Ophiolite and were emplaced and interleaved in the matrix during subduction. Small pods mapped locally are designated with abbreviated labels as follows:
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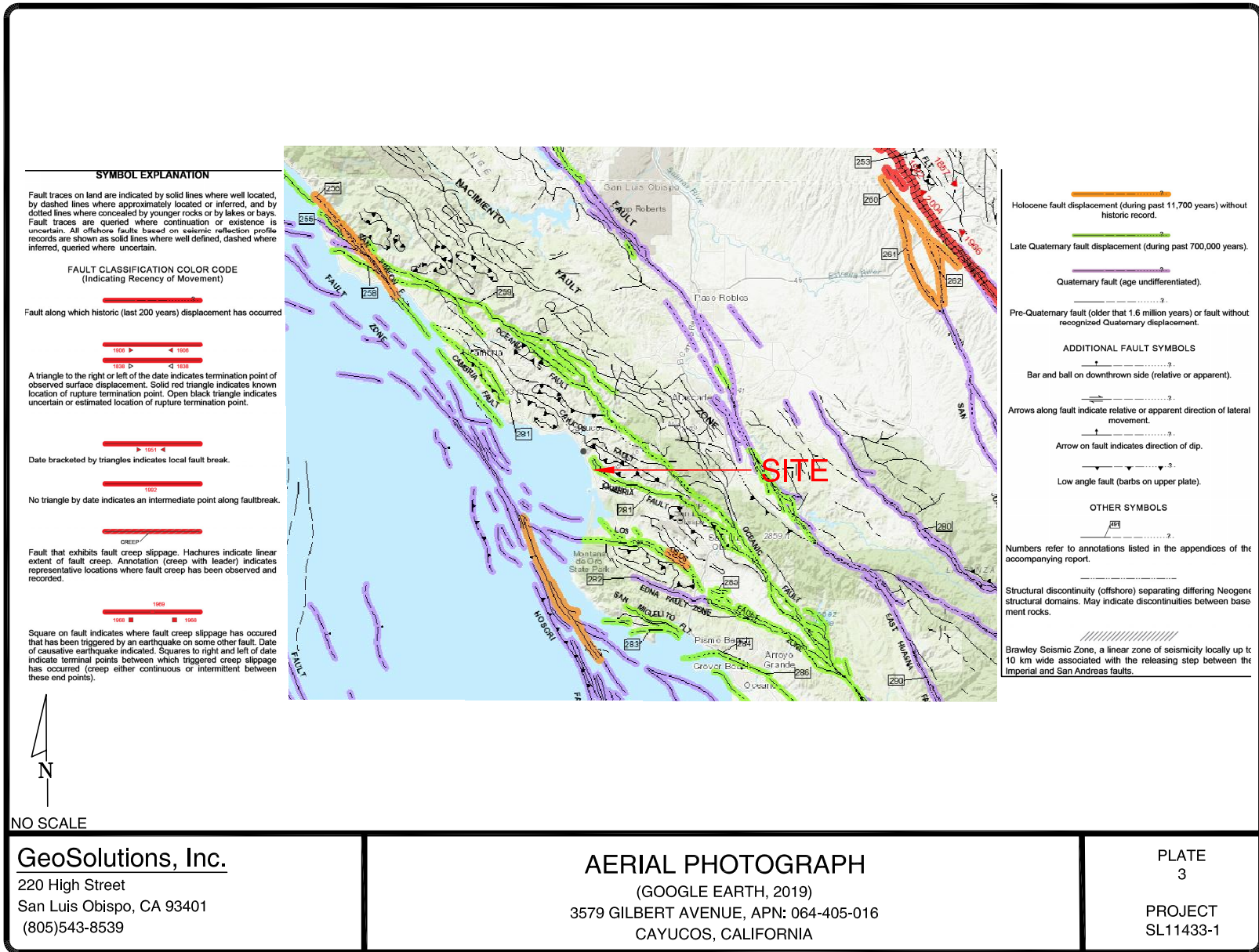
MAP SYMBOLS

- Contact between map units - Solid where accurately located; dashed where approximately located; dotted where concealed.
- Fault - Solid where accurately located; dashed where approximately located; short dash where inferred; dotted where concealed; queried where identity or existence is uncertain.
- Thrust fault - Solid where accurately located; dashed where approximately located; dotted where concealed; queried where identity or existence is uncertain. Barbs on upper plate.
- Anticlinal axis - Solid where accurately located; dashed where approximately located; dotted where concealed. Arrow shows plunge direction.
- Strike and dip of bedding plane.
- Vertical bedding
- Landslide - Arrows indicate principal direction of movement.

PLATE 1
PROJECT SL11433-1

SITE ENGINEERING GEOLOGY MAP
3579 GILBERT AVENUE, APN: 064-405-016
CAYUCOS, CALIFORNIA

GeoSolutions, Inc.
220 High Street
San Luis Obispo, CA 93401
(805) 543-8539





NO SCALE

GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401
(805)543-8539

AERIAL PHOTOGRAPH

(GOOGLE EARTH, 2019)
3579 GILBERT AVENUE, APN: 064-405-016
CAYUCOS, CALIFORNIA

PLATE
4

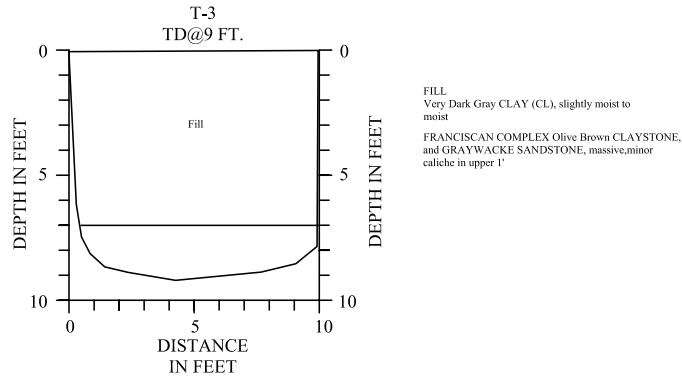
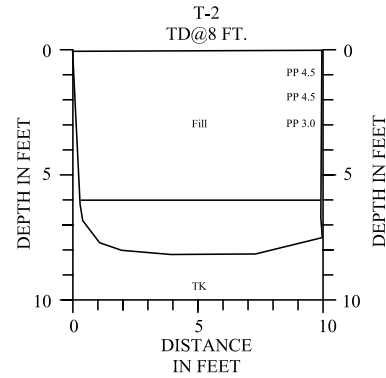
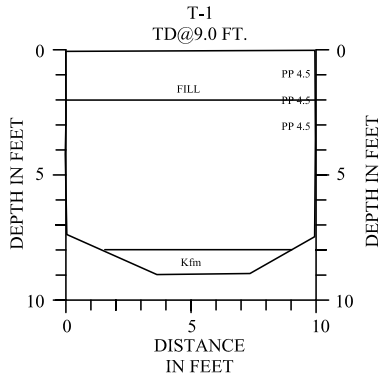
PROJECT
SL11433-1

Attachment 8

APPENDIX A

Trench Logs

Attachment 8



GeoSolutions, Inc.
220 High Street
San Luis Obispo, CA 93401
(805) 543-8539 Fax: (805) 543-2171



TRENCHING LOGS
3579 GILBERT AVENUE, APN: 064-405-016
CAYUCOS, CALIFORNIA

LOGS
1
PROJECT
SL11433-1



**SOILS ENGINEERING REPORT
3576 GILBERT AVENUE
APN: 064-405-016
CAYUCOS, CALIFORNIA
PROJECT SL11433-2**

Prepared for

Don Valley
3051 Augusta Street – Unit 9
San Luis Obispo, California
93401

Prepared by

GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CALIFORNIA 93401
(805) 543-8539

©

October 31, 2019



SOILS ENGINEERING REPORT

October 31, 2019
SL11433-2

Dear Mr. Valley:

Client:
Don Valley
3051 Augusta Street
Unit 9
San Luis Obispo,
California
93401

This Soils Engineering Report has been prepared for the proposed single-family residence to be located at 3579 Gilbert Avenue, APN: 064-405-013 in the Cayucos area of San Luis Obispo County, California. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design.

Project name:
3579 Gilbert Avenue
APN: 064-405-016
Cayucos area, San
Luis Obispo County,
California

It is anticipated that a foundation system of drilled cast-in-place concrete caissons and grade beams will be utilized for support of the proposed residence. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,

GeoSolutions, Inc.


Kraig R. Crozier, P.E. CIVIL
Principal, C61361

220 High Street
San Luis Obispo CA 93401
805.543.8538

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

Attachment 8

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SOILS ENGINEERING REPORT 3579 GILBERT AVENUE APN: 064-405-016 CAYUCOS, CALIFORNIA

PROJECT SL11433-2

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed single-family residence to be located at 3579 Gilbert Avenue, APN: 064-405-016 in the Cayucos area of San Luis Obispo County, California. See Figure 1: Site Location Map for the general location of the project area. Figure 1: Site Location Map was obtained from the computer program *GIS Surfer 1.8* (Elfelt, 2016).

1.1 Site Description

3579 Gilbert Avenue is located at 35.4232 degrees north latitude and 120.8757 degrees west longitude at a general elevation of 132 feet above mean sea level. The property is approximately triangular in shape and 2,250 square feet in size. The nearest intersection is where Gilbert Avenue intersects Chaney Avenue at the south corner of the property. The project property will hereafter be referred to as the "Site." See Figure 2: Site Plan for the general layout of the Site.

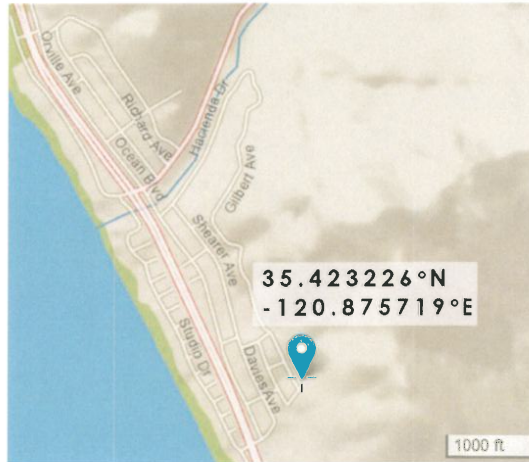


Figure 1: Site Location Map

The Site is situated on a hill side that drops to the south and southwest at an approximate gradient of 4 to 1 (horizontal to vertical). Surface drainage follows the topography to the south and southwest and flows towards Gilbert Avenue. Annual grasses currently vegetate the Site.

1.2 Project Description

The proposed single-family residence is anticipated to be two stories in height. At the time of the preparation of this report, the proposed residence is to be constructed using light wood framing.

It is anticipated that the proposed residence will utilize a slab-on-grade and/or raised wood lower floor system. Dead and sustained live loads are currently unknown, but they are anticipated to be relatively light with maximum continuous footing and column loads estimated to be approximately 2.5 kips per linear foot and 25 kips, respectively.

2.0 PURPOSE AND SCOPE

The purpose of this study was to explore and evaluate the surface and sub-surface soil conditions at the Site and to develop geotechnical information and design criteria. The scope of this study includes the following items:

1. A literature review of available published and unpublished geotechnical data pertinent to the project site including geologic maps, and available on-line or in-house aerial photographs.
2. A field study consisting of site reconnaissance and subsurface exploration including exploratory borings in order to formulate a description of the sub-surface conditions at the Site.
3. Laboratory testing performed on representative soil samples that were collected during our field study.
4. Engineering analysis of the data gathered during our literature review, field study, and laboratory testing.
5. Development of recommendations for site preparation and grading as well as geotechnical design criteria for building foundations, retaining walls, pavement sections, underground utilities, and drainage facilities.



Figure 2: Site Plan

3.0 FIELD AND LABORATORY INVESTIGATION

The field investigation was conducted using a backhoe equipment. Three ten-foot wide exploratory trenches were advanced to a maximum depth of 10 feet below ground surface (bgs) at the approximate locations indicated on Figure 2: Site Plan.

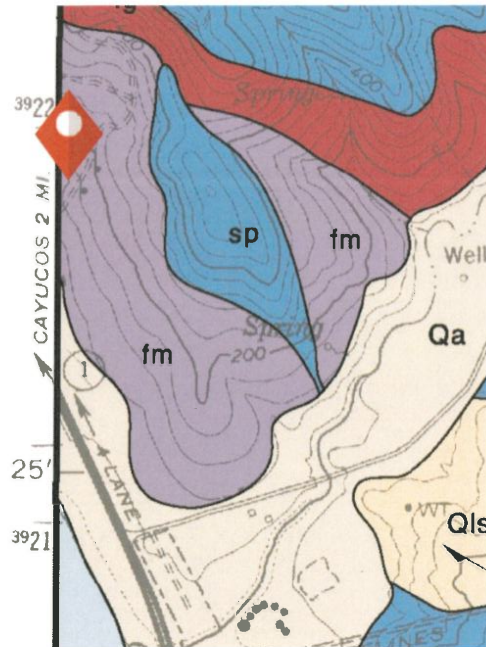
Data gathered during the field investigation suggest that the soil materials at the Site consist of colluvial soil overlying competent formational material. The surface material at the Site generally consisted of varying shades of gray sandy CLAY (CL) encountered in a dry to moist condition to approximately 2.0 to 7.0 feet bgs. The sub-surface materials consisted of olive brown CLAYSTONE and GRAYWACKE SANDSTONE with minor caliche encountered in a slightly moist condition to the maximum depth of the trenches.

Regional site geology was obtained from United States Geological Survey MapView internet application (USGS, 2013) which compiles existing geologic maps. Figure 4: Regional Geologic Map presents the geologic conditions in site vicinity as mapped on the *Geologic Map of the Morro Bay North Quadrangle* (Dibblee, 2006). The majority of underlying material at the Site was interpreted as Franciscan Rocks and will hereafter be referred to as competent formational material.



Figure 3: Google Earth Image

Groundwater was not encountered in any of the trenches. It should be expected that groundwater elevations may vary seasonally and with irrigation practices.



MORRO BAY NORTH MAP (DF-215)

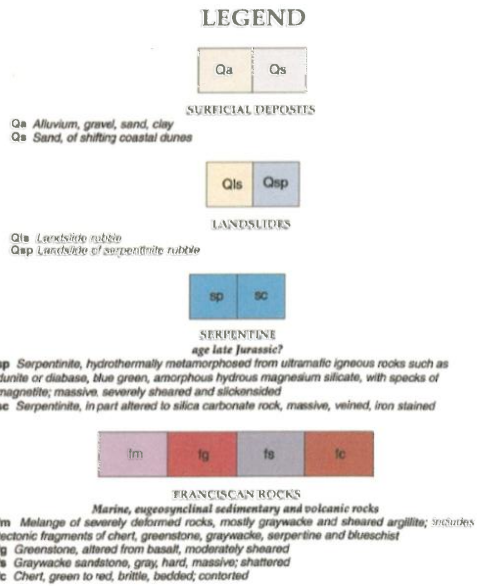


Figure 4: Regional Geologic Map

During the boring operations the soils encountered were continuously examined, visually classified, and sampled for general laboratory testing. A project engineer has reviewed a continuous log of the soils encountered at the time of field investigation. See **Appendix A** for the Boring Logs from the field investigation.

Attachment 8

Laboratory tests were performed on soil samples that were obtained from the Site during the field investigation. The results of these tests are listed below in Table 1: Engineering Properties. Laboratory data reports and detailed explanations of the laboratory tests performed during this investigation are provided in **Appendix B**.

Table 1: Engineering Properties

Sample Name	Sample Description	USCS Specification	Expansion Index	Expansion Potential	Maximum Dry Density, γ_d (pcf)	Optimum Moisture (%)	Plasticity Index	Fines Content (%)
A	Very Dark Grayish Brown Lean CLAY with Sand	CL	51	Medium	115.4	13.8	31 High	74.9
B	Grayish Brown Sandy CLAY with Gravel	CL	-	-	-	-	14 Low	-

4.0 SEISMIC DESIGN CONSIDERATIONS

Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. According to section 1613 of the 2016 CBC (CBSC, 2016), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the *ASCE 7: Minimum Design Loads for Buildings and Other Structures*, hereafter referred to as ASCE7-10 (ASCE, 2013). The Site soil profile classification (Site Class) can be determined by the average soil properties in the upper 100 feet of the Site profile and the criteria provided in Table 20.3-1 of ASCE7-10.

Spectral response accelerations, peak ground accelerations, and site coefficients provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2018). This program utilizes the methods developed in ASCE 7-10 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Site coordinates of **35.4232** degrees north latitude and **-120.8757** degrees east longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2018). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class C**, "Very Dense Soil and Soft Rock" profile per ASCE7-10, Chapter 20. Relevant seismic design parameters obtained from the program area summarized in Table 2: Seismic Design Parameters Refer to **Appendix C** for more information regarding the seismic hazard analysis performed for the project and detailed results.

Table 2: Seismic Design Parameters

Site Class	C – "Very Dense Soil and Soft Rock"
Seismic Design Category	D
1-Second Period Design Spectral Response Acceleration, S_{D1}	0.385g
Short-Period Design Spectral Response Acceleration, S_{DS}	0.759g
Site Specific MCE Peak Ground Acceleration, PGA_M	0.445g

5.0 LIQUEFACTION HAZARD ASSESSMENT

Liquefaction occurs when saturated cohesionless soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength can result from this phenomenon. Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking, and confining pressures on the potentially liquefiable soil unit. Fine, poorly graded loose sand, shallow groundwater, high intensity earthquakes, and long duration of ground shaking are the principal factors leading to liquefaction.

As the underlying material encountered at the Site was formational material (weathered rock) rather than soil, there is no potential for liquefaction, seismically induced settlement or differential settlement. Formational material differs from soil in that it cannot be saturated, cohesion is considered infinite and relative density is not applicable. Assuming the rock material encountered at the Site accurately represents these conditions, liquefaction potential does not apply.

6.0 GENERAL SOIL-FOUNDATION DISCUSSION

It is anticipated that a foundation system of drilled cast-in-place concrete caissons and grade beams will be utilized for support of the proposed residence. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

The primary geotechnical concerns at the Site are:

1. The presence of potentially expansive material. Influx of water from irrigation, leakage from the mixed-use structure, or natural seepage could cause expansive soil problems. Foundations supported by expansive soils should be designed by a Structural Engineer in accordance with the 2016 California Building Code.
2. The presence of shallow, hard bedrock materials. Difficult digging/excavation conditions are anticipated during construction.
3. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill or competent formational material. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report.

7.1 Preparation of Building Pad

1. It is anticipated that a foundation system of drilled cast-in-place concrete caissons and grade beams will be utilized for support of the proposed residence. As an alternative, a graded engineered fill pad may be developed for the proposed residence with footings founded in engineered fill.
2. For slab-on-grade construction with a drilled cast-in-place concrete caisson foundation system founded in uniform competent formational material, the pad area to receive slab-on-grade construction should be graded such that all slabs are supported on uniform competent material. The native material should be over-excavated beneath the slab at

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least 11 inches below finished floor elevation, or to competent material; whichever is greatest. The exposed surface should be scarified to a depth of 6 inches, moisture conditioned to slightly above optimum moisture content, and compacted to a minimum relative density of 90 percent (ASTM D1557-12). Refer to Figure 6: Sub-Slab Detail for under-slab drainage material and **Appendix D** for more details on fill placement.

3. For the development of an engineered fill pad, the native material should be over-excavated at least 36 inches below existing grade, 12 inches below the bottom of the footings, to competent material, or to two-thirds the depth of the deepest fill (measured from the bottom of the deepest footing); whichever is greatest. The limits of over-excavation should extend a minimum of 5 feet beyond the perimeter foundation, to property lines, or existing improvements, whichever is least. The exposed surface should be scarified to a depth of 6 inches; moisture conditioned to 3% over optimum moisture content, and compacted to a minimum relative density of 90 percent (ASTM D1557-12). The over-excavated material may then be processed as engineered fill. Onsite soil and rock material is suitable as fill material provided it is processed to remove concentrations of organic material, debris, and other particles. Imported fill should meet the requirements of the grading plan. GeoSolutions, Inc. should be notified at least 72 hours prior to delivery to the site to sample and test proposed imported fill materials. Refer to Figure 6: Sub-Slab Detail for under-slab drainage material and **Appendix D** for more details on fill placement
4. If fill areas are constructed on slopes greater than 10-to-1 (horizontal-to-vertical), we recommend that benches be cut every four (vertical) feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of two percent gradient into the slope. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Sub-drains shall be placed in the keyway and benches as required. See **Appendix D**, Detail A, Key and Bench with Backdrain for details on key and bench construction.
5. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the exterior of the structure per Section 1804.3 of the 2016 CBC

7.2 Preparation of Paved Areas

1. Pavement areas should be excavated to approximate sub-grade elevation or to competent material; whichever is deeper. The exposed surface should be scarified an additional depth of 12 inches, moisture conditioned to slightly above optimum moisture content, and compacted to a minimum relative density of 95 percent (ASTM D1557-12 test method).
2. The top 12 inches of sub-grade soil under all pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum.
3. Sub-grade soils should not be allowed to dry out or have excessive construction traffic between moisture conditioning and compaction, and placement of the pavement structural section.
4. Due to the expansive potential of the soils at the Site, the base courses beneath unreinforced pavement sections may fail, causing cracking of the pavement surfaces, as the sub-grade materials move laterally during expansive shrink-swell cycles.
5. Therefore, in order to minimize the potential for the failure of pavement sections at the Site, GeoSolutions, Inc. recommends that a Type 2 laterally-reinforcing geotextile grid,

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such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.

6. GeoSolutions, Inc. should be contacted prior to the design and construction of pavement sections at the Site in order to assist in the selection of an appropriate laterally-reinforcing biaxial geogrid product and to provide recommendations regarding the procedures for the installation of geogrid products at the Site.

7.3 Pavement Design

1. All pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the State of California Department of Transportation Standard Specifications (State of California, 1999).
2. As indicated previously in Section 7.2, the top 12 inches of sub-grade soil under pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum moisture content. Aggregate bases and sub-bases should also be compacted to a minimum relative density of 95 percent based on the aforementioned test method.
3. A minimum of six inches of Class II Aggregate Base is recommended for all pavement sections. All pavement sections should be crowned for good drainage.
4. In order to minimize the potential for cracking of the pavement surfaces at the Site due to lateral movement of the base courses during expansive shrink-swell cycles of the sub-grade materials, GeoSolutions, Inc. recommends that a Type 2 laterally-reinforcing geotextile grid, such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.
5. GeoSolutions, Inc. should be contacted prior to the design and construction of the pavement sections to provide recommendations regarding the selection of and installation of an appropriate laterally-reinforcing biaxial geogrid product.

7.4 Conventional Foundations

1. Conventional continuous and spread footings with grade beams may be used for support of the proposed structure. Isolated pad footings are not permitted. Foundations must be designed in accordance to section 1808.6, 2016 CBC, Foundations on Expansive Soils.
2. Minimum footing and grade beam sizes and depths in engineered fill or uniform competent formational material should conform to the following table, as observed and approved by a representative of GeoSolutions, Inc.

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Table 3: Minimum Footing and Grade Beam Recommendations

	Perimeter Footings	Grade Beams
Minimum Width	12 inches (one or two story)	12 inches
Minimum Depth	30 inches	18 inches
Minimum Reinforcing*	6 #5 bars (3 top / 3 bottom)	4 #5 bars (2 top / 2 bottom)
Spacing	-	16 feet on-center each way
<p>* Steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel (see WRI Design of Slab-on-Ground Foundations and ACI 318, Section 26.6.6 – Placing Reinforcement).</p>		

3. Minimum reinforcing for footings should conform to the recommendations provided in Table 3: Minimum Footing and Grade Beam Recommendations which meets the specifications of Section 1808.6 of the 2016 California Building Code for the soil conditions at the Site. Reinforcing steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel in accordance with WRI Design of Slab-on-Ground Foundations, and ACI 318, Section 26.6.6 – Placing Reinforcement.
4. A representative of this firm should observe and approve all foundation excavations for required embedment depth prior to the placement of reinforcing steel and/or concrete. Concrete should be placed only in excavations that are free of loose, soft soil and debris and that have been lightly pre-moistened, with no associated testing required.
5. An allowable dead plus live load bearing pressure of **1,500 psf** may be used for the design of footings founded in engineered fill.
6. Allowable bearing capacities may be increased by one-third when transient loads such as wind and/or seismicity are included.
7. A total settlement of less than 1 inch and a differential settlement of less than 1 inch in 30 feet are anticipated.
8. Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the engineered fill and the bottom of the footings. For resistance to lateral loads, a friction factor of **0.30** may be utilized for sliding resistance at the base of footings extending a minimum of 30 inches below lowest adjacent grade into engineered fill. A passive pressure of **300-pcf** equivalent fluid weight may be used against the side of shallow footings in engineered fill. If friction and passive pressures are combined to resist lateral forces acting on shallow footings, the lesser value should be reduced by 50 percent.
9. Foundation excavations should be observed and approved by a representative of this firm prior to the placement of formwork, reinforcing steel, and/or concrete.
10. Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2016).
11. The base of all grade beams and footings should be level and stepped as required to accommodate any change in grade while still maintaining the minimum required footing embedment and slope setback distance.

7.5 Drilled Cast-in-Place Caissons

1. For structures supported on a drilled pier foundation system, the following pier design criteria should be incorporated:

2. The caissons should have a minimum diameter of 18 inches and should extend a minimum of 5 feet into competent formational material. Based on the exploratory trenches, the depth to competent formational material is expected to vary from 6 to 8 feet below ground surface.

3. The caissons should be joined by grade beams a minimum of 12 inches wide and 18 inches deep. Caisson and grade beam reinforcement should be as designed by the project Structural Engineer; grade beams should be reinforced, at a minimum, by four No. 5 bars placed two at the top and two at the bottom.

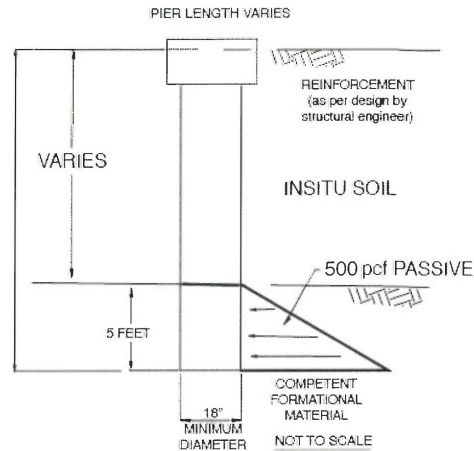


Figure 5: Caisson Detail

4. An allowable skin friction value of 1,000 psf may be used for the competent formational material. Skin friction in the upper soil materials (approximately 5 feet) and end bearing of the caissons is to be ignored. The allowable skin friction value may be increased by 1/3 when considering seismic or wind loads. Refer to Figure 5: Caisson Detail.
5. Minimum pier spacing: 3 pier diameters, center-to-center.
6. An equivalent fluid weight of 500 pounds per cubic foot acting on two times the pier diameter may be used to evaluate passive resistance, starting below the depth required for lateral equivalent fluid pressure noted above. The passive pressure may be increased by 1/3 for transient loads such as wind or seismic.
7. A 5-foot setback from the face of any slope should be maintained prior to utilizing lateral or frictional design values.
8. Caving and water intrusion are not anticipated to be a concern. If either occurs, the use of temporary casing may be required to facilitate construction. Casing and shaft diameters should be the same diameter. The casing should be progressively placed as drilling advances to design depth. If water intrusion is a problem, the concrete should be placed in the drilled holes prior to retrieving the temporary casing. The bottom of the casing should be maintained not less than 5 feet below the top of the concrete.
9. The Soils Engineer should be present at the Site during the caisson drilling and concrete placement operations to establish conformance with the design concepts, specification requirements, and to provide re-evaluation of these recommendations if site conditions vary from what is anticipated.

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7.6 Slab-On-Grade Construction

1. Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that is free of loose, soft soil and debris and that has been lightly pre-moistened, with no associated testing required.
2. Concrete slabs-on-grade should be in conformance with the recommendations provided in Table 4: Minimum Slab Recommendations. Reinforcing should be placed on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI Design of Slab-on-Ground Foundations, Steel Placement). The recommended reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a Structural Engineer should evaluate the slab design.

Table 4: Minimum Slab Recommendations

Minimum Thickness	5 inches
Reinforcing*	#4 bars at 16 inches on-center each way
* Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI/CSRI-81 recommendations for Steel Placement, Section 2).	

3. Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.
4. Where concrete slabs-on-grade are to be constructed for interior conditioned spaces, the slabs should be underlain by a minimum of four inches of clean free-draining material, such as a ¾ inch coarse aggregate mix, to serve as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 15-mil Stego Wrap membrane (or equivalent installed per manufacturer's specifications) should be placed between the free-draining material and the slab to minimize moisture condensation under the floor covering. See Figure 6: Sub-Slab Detail for the placement of under-slab drainage material. It is suggested, but not required, that a two-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete, increasing the depth of the under-slab material to a total of six inches. The sand should be lightly moistened prior to placing concrete.

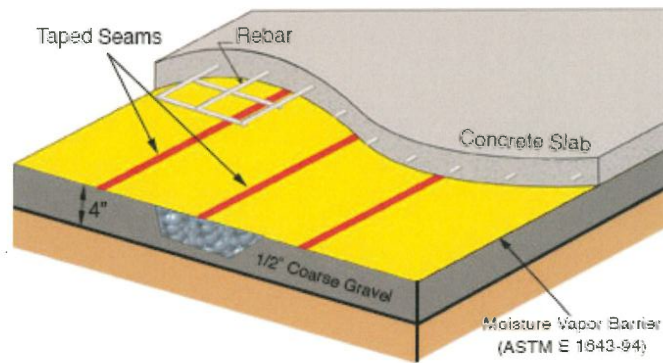


Figure 6: Sub-Slab Detail

5. It should be noted that for a vapor barrier installation to conform to manufacturer's specifications, sealing of penetrations, joints and edges of the vapor barrier membrane are typically required. As required by the California Building Code, joints in the vapor barrier should be lapped a minimum of 6 inches. If the installation is not performed in accordance with the manufacturer's specifications, there is an increased potential for water vapor to affect the concrete slabs and floor coverings.
6. The most effective method of reducing the potential for moisture vapor transmission through concrete slabs-on-grade would be to place the concrete directly on the surface of the vapor barrier membrane. However, this method requires a concrete mix design specific to this application with low water-cement ratio in addition to special concrete finishing and curing practices, to minimize the potential for concrete cracks and surface defects. The contractor should be familiar with current techniques to finish slabs poured directly onto the vapor barrier membrane.
7. Moisture condensation under floor coverings has become critical due to the use of water-soluble adhesives. Therefore, it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

7.1 Exterior Concrete Flatwork

1. Due to the presence of expansive surface soils within the proposed development areas, there is a potential for considerable soil movement and distress to reinforced concrete flatwork if conventional measures are used, such as the placement of 4 to 6 inches of imported sand materials placed beneath concrete flatwork. Heaving and cracking are anticipated to occur. To reduce the potential for movement associated with expansive soils, we recommend the placement of a minimum of **18 inches of approved non-expansive import material placed as engineered fill beneath the flatwork.**
2. Minimum flatwork for conventional pedestrian areas should be a minimum of 4 inches thick and consist of No. 3 (#3) rebar spaced at 24 inches on-center each-way at or slightly above the center of the structural section.
3. Flatwork should be constructed with frequent joints to allow for movement due to fluctuations in temperature and moisture content in the adjacent soils. Flatwork at doorways, driveways, curbs and other areas where restraining the elevation of the

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flatwork is desired, should be doweled to the perimeter foundation by a minimum of No. 3 reinforcing steel dowels, spaced at a maximum distance of 24 inches on-center.

4. As an alternative, interlocking concrete pavers may be utilized for exterior improvements in lieu of reinforced concrete flatwork. Concrete pavers, when installed in accordance with manufacturers' recommendations and industry standards (ICPI), allow for a greater degree of soil movement as they are part of a flexible system. If interlocking concrete pavers are selected for use in the driveway area, the structural section should be underlain by a woven geotextile fabric, such as Mirafi 500x or equivalent, to function as a separation layer and to provide additional support for vehicle tire loads.

7.2 Retaining Walls

1. Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the lateral pressures presented in Table 5: Retaining Wall Design Parameters and Figure 7: Retaining Wall Detail for the design of retaining walls at the Site. The Active Case may be used for the design of unrestrained retaining walls, and the At-Rest Case may be used for the design of restrained retaining walls.

Table 5: Retaining Wall Design Parameters

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Static, Active Case, Granular Import ($\gamma'K_A$)	35
Static, Active Case, Native ($\gamma'K_A$)	60
Static, At-Rest Case, Granular Import ($\gamma'K_0$)	50
Static, At-Rest Case, Native ($\gamma'K_0$)	80
Static, Passive Case, Engineered Fill ($\gamma'K_P$)	350
Static, Passive Case, Uniform Competent Formational Material ($\gamma'K_P$)	500

2. The above values for equivalent fluid pressure are based on retaining walls having level retained surfaces, having an approximately vertical surface against the retained material, and retaining granular backfill material or engineered fill composed of native soil within the active wedge. See Figure 7: Retaining Wall Detail and Figure 8: Retaining Wall Active and Passive Wedges for a description of the location of the active wedge behind a retaining wall.

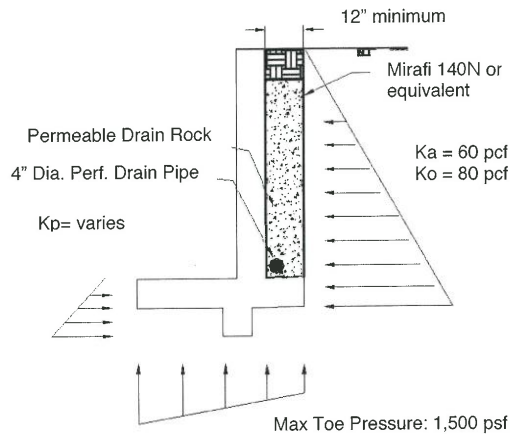


Figure 7: Retaining Wall Detail

3. Proposed retaining walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every degree of slope inclination.
4. We recommend that the proposed retaining walls at the Site have an approximately vertical surface against the retained material. If the proposed retaining walls are to have sloped surfaces against the retained material, the project designers should contact the Soils Engineer to determine the appropriate lateral earth pressure values for retaining walls located at the Site.

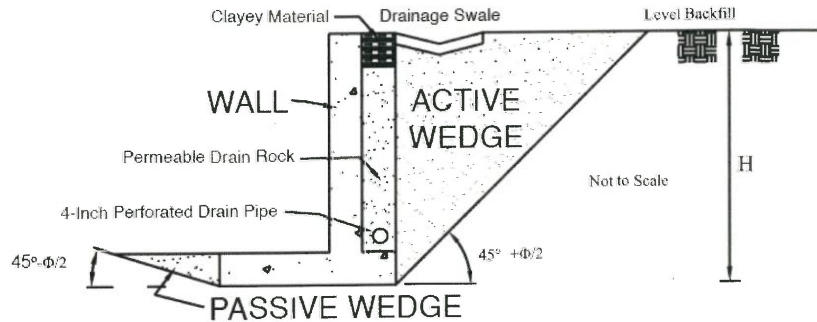


Figure 8: Retaining Wall Active and Passive Wedges

5. Retaining wall foundations should be founded a minimum of 30 inches below lowest adjacent grade in engineered fill as observed and approved by a representative of GeoSolutions, Inc. A coefficient of friction of **0.30** may be used between engineered fill.

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Project designers may use a maximum toe pressure of **1,500 psf** for the design of retaining wall footings founded in engineered fill.

6. For earthquake conditions, retaining walls greater than 6 feet in height should be designed to resist an additional seismic lateral soil pressure of **30 pcf** equivalent fluid pressure (native backfill) for unrestrained walls (active condition). The pressure resultant force from earthquake loading should be assumed to act a distance of $\frac{1}{3}H$ above the base of the retaining wall, where H is the height of the retaining wall. Seismic active lateral earth pressure values were determined using the simplified dynamic lateral force component (SEAOC 2010) utilizing the design peak ground acceleration, PGA_M , discussed in Section 4.0 ($PGA_M = 0.445g$). The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site. Based on research presented by Dr. Marshall Lew (Lew et al., 2010), lateral pressures associated with seismic forces should not be applied to restrained walls (at-rest condition).
7. Seismically induced forces on retaining walls are considered to be short-term loadings. Therefore, when performing seismic analyses for the design of retaining wall footings, we recommend that the allowable bearing pressure and the passive pressure acting against the sides of retaining wall footings be increased by a factor of one-third.
8. In addition to the static lateral soil pressure values reported in Table 5: Retaining Wall Design Parameters, the retaining walls at the Site should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a retaining wall, supplemental pressures will be induced and should be taken into account in the design of the retaining wall.
9. The recommended lateral earth pressure values are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a granular filter material be placed behind all proposed walls. The blanket of granular filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to 12 inches from the ground surface. The top 12 inches should consist of moisture conditioned, compacted, clayey soil. Neither spread nor wall footings should be founded in the granular filter material used as backfill.
10. A 4-inch diameter perforated or slotted drainpipe (ASTM D1785 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material and should daylight to discharge in suitably projected outlets with adequate gradients. The filter material should consist of a clean free-draining aggregate, such as a coarse aggregate mix. If the retaining wall is part of a structural foundation, the drainpipe must be placed below finished slab sub-grade elevation.
11. The filter material should be encapsulated in a permeable geotextile fabric. A suitable permeable geotextile fabric, such as non-woven needle-punched Mirafi 140N or equal, may be utilized to encapsulate the retaining wall drain material and should conform to Caltrans Standard Specification 88-1.03 for underdrains.
12. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the active and at-rest lateral earth pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50 percent. In addition, soil friction beneath the base of the foundations should be neglected.

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13. Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.
14. The use of water-stops/impermeable barriers should be used for any basement construction, and for building walls that retain earth.

8.0 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of borings and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by County of San Luis Obispo, the 2016 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

1. Consultation during plan development.
2. Plan review of grading and foundation documents prior to construction and a report certifying that the reviewed plans are in conformance with our geotechnical recommendations.
3. Construction inspections and testing, as required, during all grading and excavating operations beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.
4. Special inspection services during construction of reinforced concrete, structural masonry, high strength bolting, epoxy embedment of threaded rods and reinforcing steel, and welding of structural steel.
5. Preparation of construction reports certifying that building pad preparation and foundation excavations are in conformance with our geotechnical recommendations.
6. Preparation of special inspection reports as required during construction.
7. In addition to the construction inspections listed above, section 1705.6 of the 2016 CBC (CBSC, 2016) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 6: Required Verification and Inspections of Soils:

Table 6: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

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9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.
2. This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
3. As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

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REFERENCES



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APPENDIX A

Field Investigation

Soil Classification Chart

Trench Logs



Attachment 8

FIELD INVESTIGATION

The field investigation was conducted using a backhoe equipment. The surface and sub-surface conditions were studied by advancing three exploratory trenches. This exploration was conducted in accordance with presently accepted geotechnical engineering procedures consistent with the scope of the services authorized to GeoSolutions, Inc.

The backhoe equipment excavated three exploratory trenches near the approximate locations indicated on Figure 2: Site Plan. The drilling and field observation were performed under the direction of the project engineer. A representative of GeoSolutions, Inc. maintained a log of the soil conditions and obtained soil samples suitable for laboratory testing. The soils were classified in accordance with the Unified Soil Classification System. See the Soil Classification Chart in this appendix.

Disturbed bulk samples are obtained from cuttings developed during boring operations. The bulk samples are selected for classification and testing purposes and may represent a mixture of soils within the noted depths. Recovered samples are placed in transport containers and returned to the laboratory for further classification and testing.

Logs of the trenches showing the approximate depths and descriptions of the encountered soils and applicable geologic structures are presented in this appendix. The logs represent the interpretation of field logs and field tests as well as the interpolation of soil conditions between samples. The results of laboratory observations and tests are also included in the trench logs. The stratification lines recorded in the trench logs represent the approximate boundaries between the surface soil types, however, the actual transition between soil types may be gradual or varied.



SOIL CLASSIFICATION CHART

MAJOR DIVISIONS		LABORATORY CLASSIFICATION CRITERIA		GROUP SYMBOLS	PRIMARY DIVISIONS
COARSE GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 (4.75mm) sieve	Clean gravels (less than 5% fines*)	C_u greater than 4 and C_z between 1 and 3	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			Not meeting both criteria for GW	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravel with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	GM	Silty gravels, gravel-sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 (4.75mm) sieve	Clean sand (less than 5% fines*)	C_u greater than 6 and C_z between 1 and 3	SW	Well graded sands, gravelly sands, little or no fines
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly sands, little or no fines
		Sand with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	SM	Silty sands, sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS 50% or more passes No. 200 sieve	SILTS AND CLAYS (liquid limit less than 50)	Inorganic soil	$PI < 4$ or plots below "A"-line	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
		Inorganic soil	$PI > 7$ and plots on or above "A" line**	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		Organic Soil	L.L. (oven dried)/L.L. (not dried) < 0.75	OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS (liquid limit 50 or more)	Inorganic soil	Plots below "A" line	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
		Inorganic soil	Plots on or above "A" line	CH	Inorganic clays of high plasticity, fat clays
		Organic Soil	L.L. (oven dried)/L.L. (not dried) < 0.75	OH	Organic silts and organic clays of high plasticity
Peat	Highly Organic	Primarily organic matter, dark in color, and organic odor	PT	Peat, muck and other highly organic soils	

*Fines are those soil particles that pass the No. 200 sieve. For gravels and sands with between 5 and 12% fines, use of dual symbols is required (i.e. GW-GM, GW-GC, GP-GM, or GP-GC).
 **If the plasticity index is between 4 and 7 and it plots above the "A" line, then dual symbols (i.e. CL-ML) are required. If "A" line, then dual symbols (i.e. CL-MH) are required.

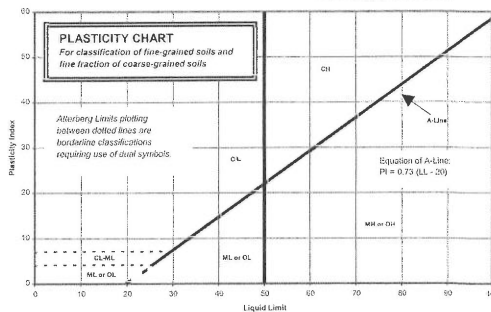
CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

Less than 5%, Pass No. 200 (75mm)sieve) GW, GP, SW, SP
 More than 12% Pass N. 200 (75 mm) sieve GM, GC, SM, SC
 5%-12% Pass No. 200 (75 mm) sieve Borderline Classification requiring use of dual symbols

CONSISTENCY		
CLAYS AND PLASTIC SILTS	STRENGTH TONS/SQ. FT. ±	BLOWS/ FOOT ±
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	Over 4	Over 32

RELATIVE DENSITY	
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/ FOOT ±
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50

± Number of blows of a 140-pound hammer falling 30-inches to drive a 2-inch O.D. (1-3/8-inch I.D.) split spoon (ASTM D1586).
 ±± Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D1586), pocket penetrometer, torvaue, or visual observation.

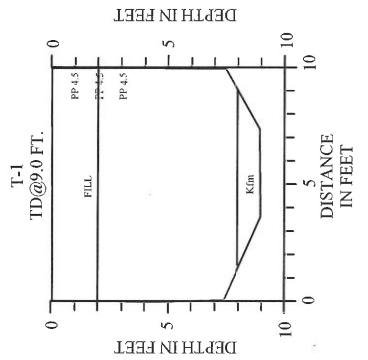


Drilling Notes:

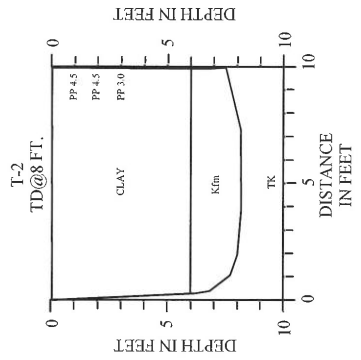
1. Sampling and blow counts
 - a. California Modified - number of blows per foot of a 140 pound hammer falling 30 inches
 - b. Standard Penetration Test - number of blows per 12 inches of a 140 pound hammer falling 30 inches

Types of Samples:
 X - Sample
 SPT - Standard Penetration
 CA - California Modified
 N - Nuclear Gauge
 PO - Pocket Penetrometer (tons/sq.ft.)

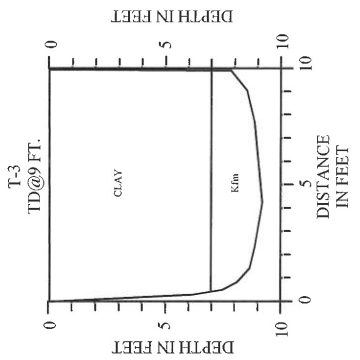




FILL: Light Gray Sandy CLAY (CL) dry to slightly moist
 Very Dark Grayish Brown Fat CLAY, slightly moist to moist
 FRANCISCAN COMPLEX: Very Dark Grayish Brown CLAYSTONE, slightly moist, massive



FILL: Very Dark Gray CLAY (CL) slightly moist to moist
 FRANCISCAN COMPLEX: Very Dark Grayish Brown CLAYSTONE, massive, slightly moist, of layer at immediate or trace calcite



FILL: Very Dark Grayish Brown CLAY (CL), slightly moist to moist
 FRANCISCAN COMPLEX: Olive Brown CLAYSTONE, and GRAYWACKE SANDSTONE, trace calcite in upper 1'

GeoSolutions, Inc.
 220 High Street
 San Luis Obispo, CA 93401
 (805) 543-8539 Fax: (805) 543-2171



TRENCHING LOGS
 3579 GILBERT AVENUE, APN: 064-405-016
 CAYUCOS, CALIFORNIA

LOGS
 1
 PROJECT
 SL11433-1

APPENDIX B

Laboratory Testing

Soil Test Reports



LABORATORY TESTING

This appendix includes a discussion of the test procedures and the laboratory test results performed as part of this investigation. The purpose of the laboratory testing is to assess the engineering properties of the soil materials at the Site. The laboratory tests are performed using the currently accepted test methods, when applicable, of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests are obtained from various locations during the course of the field exploration, as discussed in **Appendix A** of this report. Each sample is identified by sample letter and depth. The Unified Soils Classification System is used to classify soils according to their engineering properties. The various laboratory tests performed are described below:

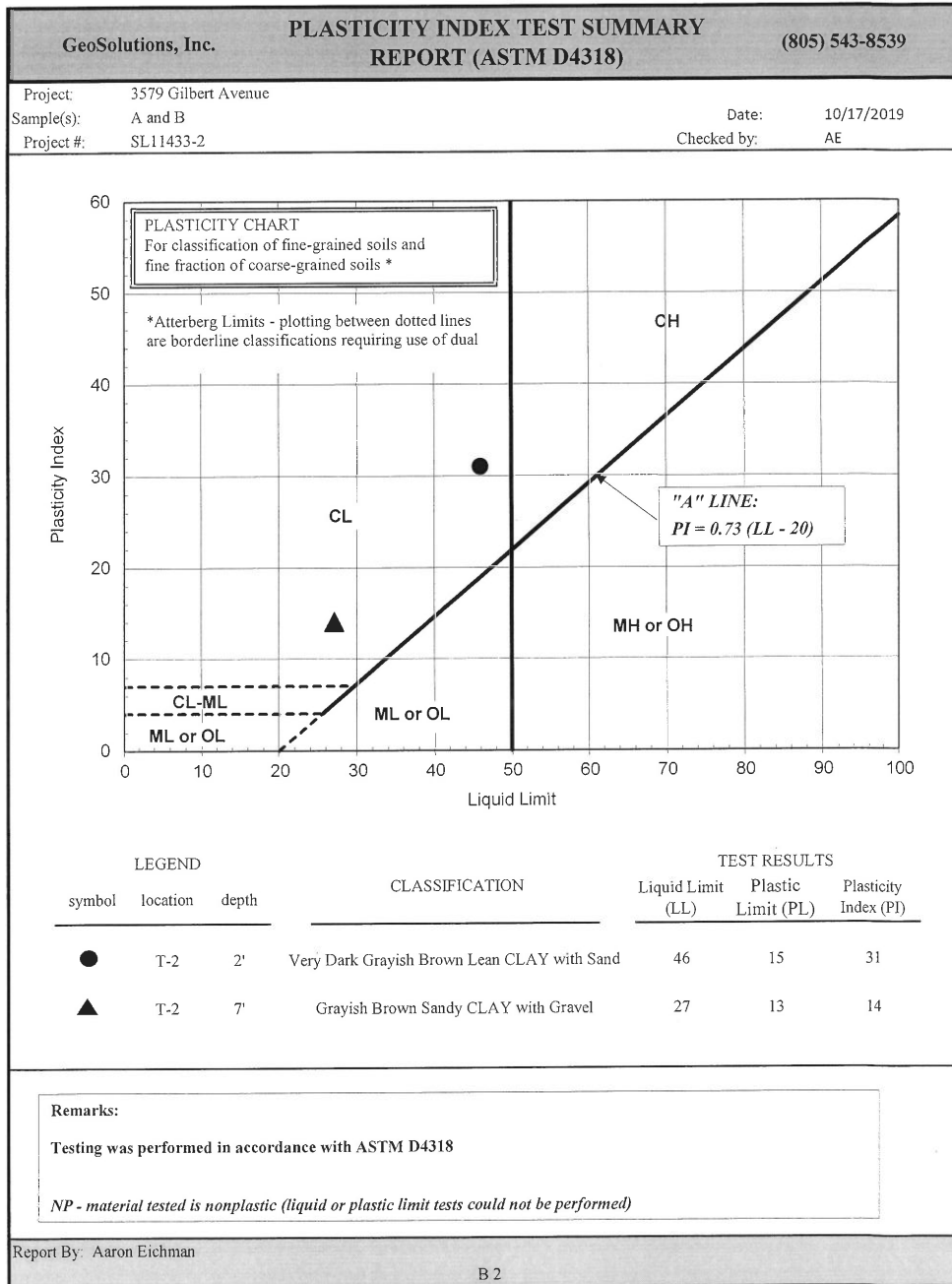
Expansion Index of Soils (ASTM D4829) is conducted in accordance with the ASTM test method and the California Building Code Standard, and are performed on representative bulk and undisturbed soil samples. The purpose of this test is to evaluate expansion potential of the site soils due to fluctuations in moisture content. The sample specimens are placed in a consolidometer, surcharged under a 144-psf vertical confining pressure, and then inundated with water. The amount of expansion is recorded over a 24-hour period with a dial indicator. The expansion index is calculated by determining the difference between final and initial height of the specimen divided by the initial height.

Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557) is performed to determine the relationship between the moisture content and density of soils and soil-aggregate mixtures when compacted in a standard size mold with a 10-lbf hammer from a height of 18 inches. The test is performed on a representative bulk sample of bearing soil near the estimated footing depth. The procedure is repeated on the same soil sample at various moisture contents sufficient to establish a relationship between the maximum dry unit weight and the optimum water content for the soil. The data, when plotted, represents a curvilinear relationship known as the moisture density relations curve. The values of optimum water content and modified maximum dry unit weight can be determined from the plotted curve.

Liquid Limit, Plastic Limit, and Plasticity Index of Soils (ASTM D4318) are the water contents at certain limiting or critical stages in cohesive soil behavior. The liquid limit (LL or W_L) is the lower limit of viscous flow, the plastic limit (PL or W_p) is the lower limit of the plastic stage of clay and plastic index (PI or I_p) is a range of water content where the soil is plastic. The Atterberg Limits are performed on samples that have been screened to remove any material retained on a No. 40 sieve. The liquid limit is determined by performing trials in which a portion of the sample is spread in a brass cup, divided in two by a grooving tool, and then allowed to flow together from the shocks caused by repeatedly dropping the cup in a standard mechanical device. To determine the Plastic Limit a small portion of plastic soil is alternately pressed together and rolled into a 1/8-inch diameter thread. This process is continued until the water content of the sample is reduced to a point at which the thread crumbles and can no longer be pressed together and re-rolled. The water content of the soil at this point is reported as the plastic limit. The plasticity index is calculated as the difference between the liquid limit and the plastic limit.

Particle Size Analysis of Soils (ASTM D422) is used to determine the particle-size distribution of fine and coarse aggregates. In the test method the sample is separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The total percentage passing each sieve is reported and used to determine the distribution of fine and coarse aggregates in the sample.





APPENDIX C

Seismic Hazard Analysis
Design Map Summary (SEAO, 2018)



SEISMIC HAZARD ANALYSIS

According to section 1613 of the 2016 CBC (CBSC, 2016), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the *ASCE 7: Minimum Design Loads for Buildings and Other Structures*, hereafter referred to as ASCE7-10 (ASCE, 2013). Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. As per section 1613.3.2 of the 2016 CBC, the Site soil profile classification is determined by the average soil properties in the upper 100 feet of the Site profile and can be determined based on the criteria provided in Table 20.3-1 of ASCE7-10.

ASCE7-10 provides recommendations for estimating site-specific ground motion parameters for seismic design considering a Risk-targeted Maximum Considered Earthquake (MCE_R) in order to determine *design spectral response accelerations* and a Maximum Considered Earthquake Geometric Mean (MCE_G) in order to determine probabilistic geometric mean *peak ground accelerations*.

Spectral accelerations from the MCE_R are based on a 5% damped acceleration response spectrum and a 1% exceedance in 50 years (4975-year return period). *Maximum* short period (S_s) and 1-second period (S_1) spectral accelerations are interpolated from the MCE_R -based ground motion parameter maps for bedrock, provided in ASCE7-10. These spectral accelerations are then multiplied by site-specific coefficients (F_a , F_v), based on the Site soil profile classification and the maximum spectral accelerations determined for bedrock, to yield the *maximum* short period (S_{MS}) and 1-second period (S_{M1}) spectral response accelerations at the Site. According to section 11.2 of ASCE7-10 and section 1613 of the 2016 CBC, buildings and structures should be specifically proportioned to resist *design* earthquake ground motions. Section 1613.3.4 of the 2016 CBC indicates the site-specific *design* spectral response accelerations for short (S_{DS}) and 1-second (S_{D1}) periods can be taken as two-thirds of *maximum* ($S_{DS} = 2/3 * S_{MS}$ and $S_{D1} = 2/3 * S_{M1}$).

Per ASCE7-10, Section 21.5, the probabilistic maximum mean peak ground acceleration (PGA) corresponding to the MCE_G can be computed assuming a 2% probability of exceedance in 50 years (2475-year return period) and is initially determined from mapped ground accelerations for bedrock conditions. The site-specific peak ground acceleration (PGA_M) is then determined by multiplying the PGA by the site-specific coefficient F_h (where F_h is a function of Site Class and PGA).

Spectral response accelerations, peak ground accelerations, and site coefficients provided in this report were obtained using the web-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAO, 2018). This program utilizes the methods developed in ASCE 7-10 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classifications A through E. Output from the web-based program are included in this Appendix.



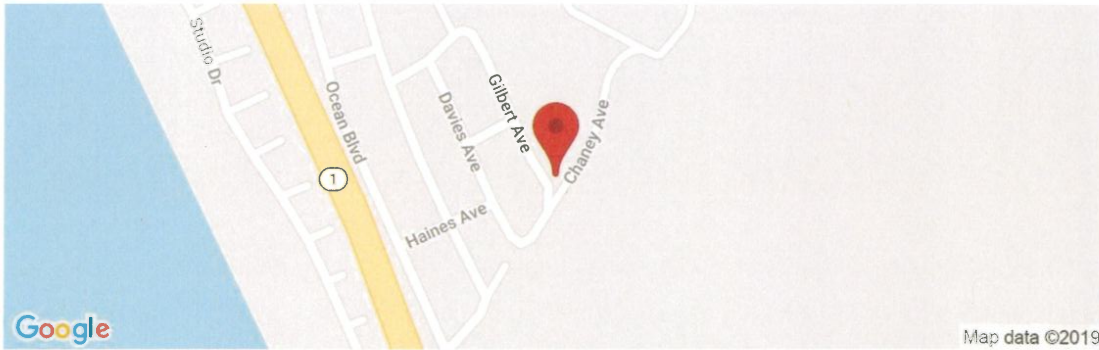
Attachment 8

10/24/2019

U.S. Seismic Design Maps



Latitude, Longitude: 35.423226, -120.875719



Date	10/24/2019, 3:20:20 PM
Design Code Reference Document	ASCE7-10
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S _S	1.139	MCE _R ground motion. (for 0.2 second period)
S ₁	0.418	MCE _R ground motion. (for 1.0s period)
S _{MS}	1.139	Site-modified spectral acceleration value
S _{M1}	0.578	Site-modified spectral acceleration value
S _{DS}	0.759	Numeric seismic design value at 0.2 second SA
S _{D1}	0.385	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F _a	1	Site amplification factor at 0.2 second
F _v	1.382	Site amplification factor at 1.0 second
PGA	0.445	MCE _G peak ground acceleration
F _{PGA}	1	Site amplification factor at PGA
PGA _M	0.445	Site modified peak ground acceleration
T _L	8	Long-period transition period in seconds
SsRT	1.139	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.185	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.418	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.428	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C _{RS}	0.961	Mapped value of the risk coefficient at short periods
C _{R1}	0.978	Mapped value of the risk coefficient at a period of 1 s

<https://seismicmaps.org>

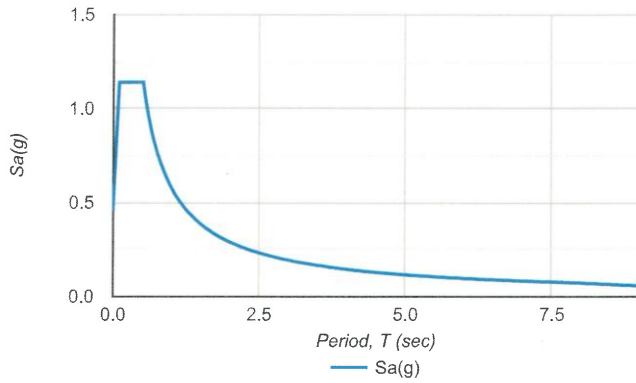
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Attachment 8

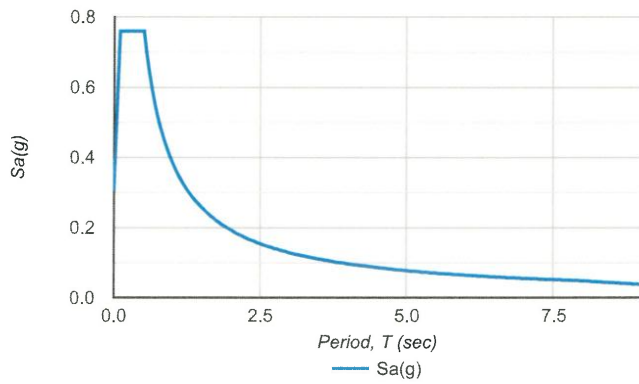
10/24/2019

U.S. Seismic Design Maps

MCER Response Spectrum



Design Response Spectrum



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APPENDIX D

Preliminary Grading Specifications
Key and Bench with Backdrain



Attachment 8

PRELIMINARY GRADING SPECIFICATIONS

A. General

1. These preliminary specifications have been prepared for the subject site; GeoSolutions, Inc. should be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.
2. GeoSolutions, Inc. should be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.
3. These grading specifications may be modified and/or superseded by recommendations contained in the text of this report and/or subsequent reports.
4. If disputes arise out of the interpretation of these grading specifications, the Soils Engineer shall provide the governing interpretation.

B. Obligation of Parties

1. The Soils Engineer should provide observation and testing services and should make evaluations to advise the client on geotechnical matters. The Soils Engineer should report the findings and recommendations to the client or the authorized representative.
2. The client should be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.
3. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

1. The client, prior to any site preparation or grading, should arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be given at least 72 hours notice.
2. All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observations of a representative of GeoSolutions, Inc. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.
3. Once the Site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. A representative of GeoSolutions, Inc. should determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.



Attachment 8

D. Site Protection

1. Protection of the Site during the period of grading and construction should be the responsibility of the contractor.
2. The contractor should be responsible for the stability of all temporary excavations.
3. During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the contractor should install check-dams, de-silting basins, sand bags, or other devices or methods necessary to control erosion and provide safe conditions.

E. Excavations

1. Materials that are unsuitable should be excavated under the observation and recommendations of the Soils Engineer. Unsuitable materials include, but may not be limited to: 1) dry, loose, soft, wet, organic, or compressible natural soils; 2) fractured, weathered, or soft bedrock; 3) non-engineered fill; 4) other deleterious materials; and 5) materials identified by the Soils Engineer or Engineering Geologist.
2. Unless otherwise recommended by the Soils Engineer and approved by the local building official, permanent cut slopes should not be steeper than 2:1 (horizontal to vertical). Final slope configurations should conform to section 1804 of the 2016 California Building Code unless specifically modified by the Soil Engineer/Engineer Geologist.
3. The Soil Engineer/Engineer Geologist should review cut slopes during excavations. The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

F. Structural Fill

1. Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.
2. Imported fill should be free of organic and other deleterious material and should have very low expansion potential, with a plasticity index of 12 or less. Before delivery to the Site, a sample of the proposed import should be tested in our laboratory to determine its suitability for use as structural fill.

G. Compacted Fill

1. Structural fill using approved import or native should be placed in horizontal layers, each approximately 8 inches in thickness before compaction. On-site inorganic soil or approved imported fill should be conditioned with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557-12_{e1}.
2. Fill slopes should not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.
3. If fill areas are constructed on slopes greater than 10-to-1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.



Attachment 8

4. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required.

H. Drainage

1. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.
2. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.
3. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall per Section 1804.4 of the 2016 CBC.
4. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.
5. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.
6. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.
7. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

I. Maintenance

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.
2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.



Attachment 8

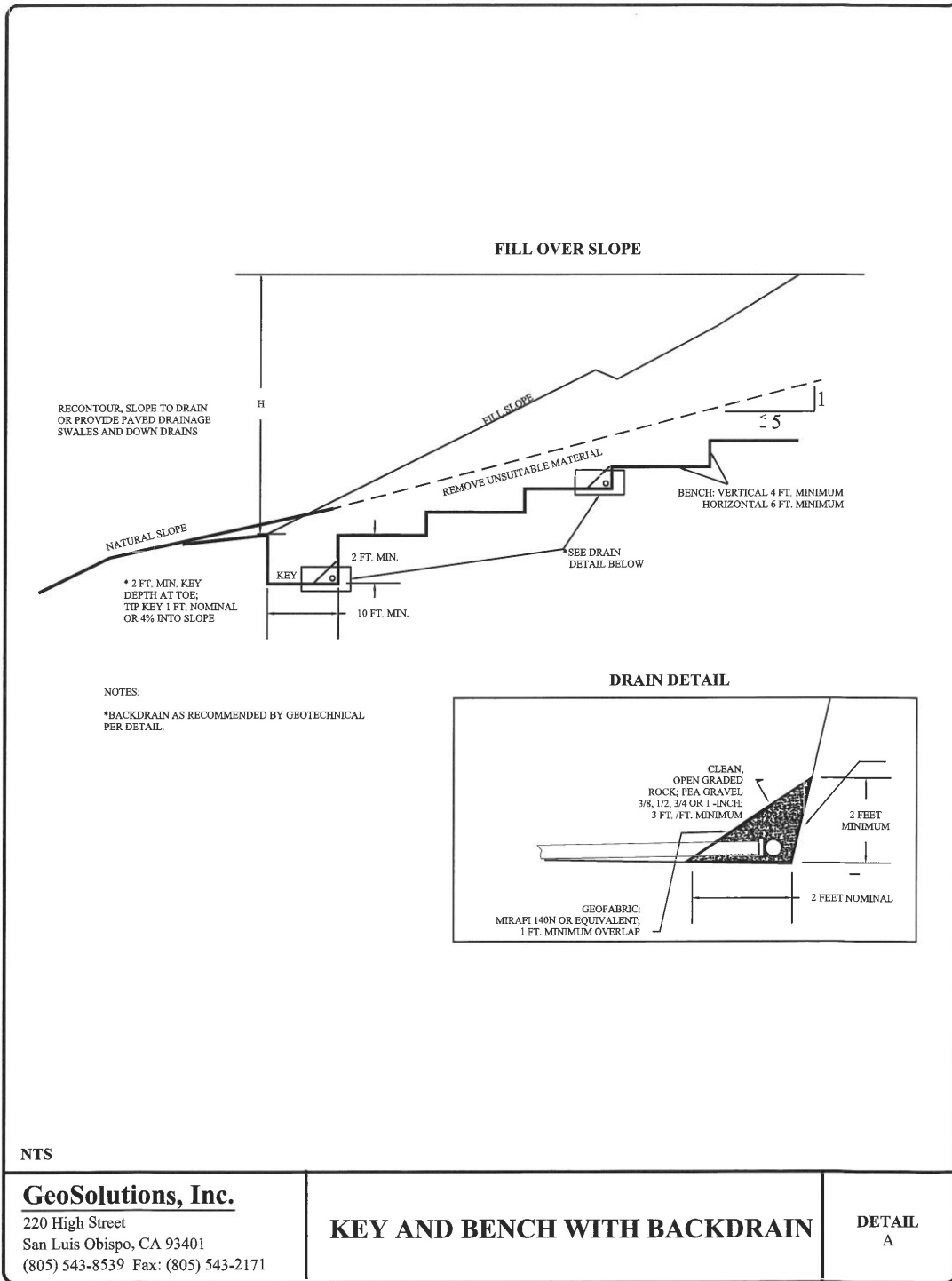
J. Underground Facilities Construction

1. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork." Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.
2. Bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand to be used as bedding should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent relative density based on ASTM D1557-12_{e1}.
3. On-site inorganic soils, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers, each not exceeding 8 inches in thickness before compaction. Each layer should be compacted to at least 90 percent relative density based on ASTM D1557-12_{e1}. The top lift of trench backfill under vehicle pavements should be compacted to the requirements given in report under Preparation of Paved Areas for vehicle pavement sub-grades. Trench walls must be kept moist prior to and during backfill placement.

K. Completion of Work

1. After the completion of work, a report should be prepared by the Soils Engineer retained to provide such services. The report should including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved Soils Engineering Report.
2. Soils Engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions within Chapter 18 of the 2016 CBC.







January 30, 2020

File No.: 0916-01
SLO Co. File No. DRC2019-00262

Mr. & Mrs. Don and Marti Valley
C/o Architectural Design & Construction Services
84553 Covenant Drive
Fall Creek, Oregon 97438

Attention: Mr. Greg Wilhelm

Subject: Review of Engineering Geology Investigation

Project: Valley Residence (APN 064-405-016)
3579 Gilbert Avenue
Cayucos Area of San Luis Obispo County, California

- Reference:**
1. Engineering Geology Investigation, 3579 Gilbert Avenue, APN: 064-405-016, Cayucos Area of San Luis Obispo County, California, Project No. SL011433-1, prepared by Geosolutions, Inc., dated October 22, 2019.
 2. Soils Engineering Report, 3579 Gilbert Avenue, APN: 064-405-016, Cayucos Area of San Luis Obispo County, California, Project No. SL011433-2, prepared by Geosolutions, Inc., dated October 31, 2019.

Dear Mr. & Mrs. Valley:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on January 16, 2020 and review of the above referenced engineering geology report (Reference 1). The report was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the referenced report presents a comprehensive outline, modeling the site engineering geology and geologic constraints.

It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the engineering geology investigation prepared by Geosolutions, Inc., dated October 22, 2019.

It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA & CZLUO

520-B Crazy Horse Canyon Rd. | Salinas, CA 93907 | TEL: 831-443-6970 | FAX: 831-443-3801 | LandSetEng.com

Attachment 8

January 30, 2020

File No.: 0916-01
SLO Co. File No. DRC2019-00262

compliance. The itemized recommendations (Section 3.0, nos. 1 through 8) summarized on pp. 2 & 3 (Reference 1) should be included as conditions of approval prior to the issuance of building permits.

RECOMMENDATIONS

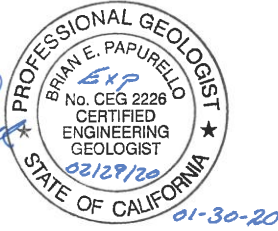
1. Plan Review Required. The project engineering geologist and soils engineer must review the project improvement/foundation plans and prepare a written review letter(s). The review letter(s) must verify conformance with the recommendations of the project engineering geology investigation and soils engineering report (References 1 & 2), prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 2001-131.REV

Copies: Addressee (1)
Mr. & Mrs. Don and Marti Valley (1)
Ms. Katie Nall, San Luis Obispo Co., Dept. of Planning & Building (1)
Mr. Jeffrey Pfof, Geosolutions, Inc. (1)
SLO County Geology files

Attachment 8

January 30, 2020

File No.: 0916-01
SLO Co. File No. DRC2019-00262

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	X	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	X	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	X	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s , S_1 , S_{MS} , S_{M1} , S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	X	
28. Subdrainage plans for groundwater	X	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Engineering geology report signed by CEG	X	

Attachment I

Geo Solutions Supplemental
Information, dated May 11,
2022



Date: May 26, 2022
To: Planning Commission
From: Kip Morais, Project Manager
CC: Don Valley, applicant & Greg Wilhelm, agent
Subject: Additional Geology Information for Continued Item DRC2019-00262/
Valley

BACKGROUND

This land use permit application was initially considered at the November 17, 2021, Planning Commission hearing. The project application included an Engineering Geology Investigation performed by Geo Solutions dated October 22, 2019. This report was peer reviewed by the County Geologist and was found to be adequate (January 30, 2020).

At the November 17 Planning Commission hearing, members of the public expressed concerns regarding landslides and slope stability at the project site. The Commission provided direction to the applicant to provide further information on landslide potential. In response to this request, the applicant has worked with Geo Solutions and provided an expanded discussion of landslide potential (attached).

If you have questions about this request, please contact Kip Morais, Project Manager at kmorais@co.slo.ca.us or at (805) 781-5126.



DISCUSSION OF LANDSLIDE POTENTIAL

DATE:

May 11, 2022

PROJECT NUMBER:

SL11433-4

CLIENT:

Don Valley
3051 Augusta Street, Unit 9
San Luis Obispo,
California
93401

Project name:

3579 Gilbert Avenue
APN: 064-405-016
Cayucos area,
San Luis Obispo County,
California

1.0 INTRODUCTION

GeoSolutions, Inc. is pleased to submit this discussion of landslide potential for the proposed single-family residence to be located at 3579 Gilbert Avenue, APN: 064-405-016 in the Cayucos area of San Luis Obispo County, California. An Engineering Geology Investigation was provided by this firm on October 22, 2019. It is our understanding that additional information regarding the landslide potential at the Site has been requested by the County of San Luis Obispo. This discussion is to provide clarity to the landslide potential presented in the referenced Engineering Geology Investigation (GeoSolutions, 2019).

2.0 Discussion of Landslide Potential

As stated in the referenced Engineering Geology Investigation (GeoSolutions, 2019), the San Luis Obispo County Safety Element and Land Use View maps the property within a high potential landslide hazard zone. It is interpreted that this designation is based on slope configuration as well as geologic units. Based on this, the Site did not meet CGS Special Publication 117A, Guidelines for Evaluation and Mitigating Seismic Hazards in California "screening level type evaluation," therefore a site-specific evaluation was performed. The site-specific evaluation performed in the referenced Engineering Geology Investigation (GeoSolutions, 2019) consisting of the following:

- 1) Review of current historical and current published geologic maps including but not limited to: Hall and Prior, 1975, Weber, 1979 and Delattre, 2016. Hall and Prior, 1975, Weber, 1979 and Delattre, 2016 all mapped multiple landslides throughout the hills of Cayucos including a landslide immediately northwest of the Site as well as a small landslide to the south. Plate 2 (taken from the referenced Engineering Geology Investigation) depicts the mapped landslides adjacent to the Site. The subject Site is observed to be near but not within previously mapped landslides.
- 2) As the site is in the proximity of mapped landslides, exploratory trenches were excavated throughout the Site to verify the presence/absence of landslide deposits as well as surface mapping of the Site. Three trenches were excavated to a maximum depth of 9 feet below ground surface (bgs). Surface soils were observed to be uniform, unsheared very dark grayish brown clay termed colluvium and light gray sandy clay identified as fill in the upper portion of the Site associated with Chaney Avenue. Formational material identified as Franciscan Complex was observed underlying these surface soils. Evidence of shearing or movement within the surface and subsurface material was not observed within the trenches. Trench logs are represented at the end of this report.
- 3) In addition, an air photo analysis consisting of reviewing historical and current aerial photographs was also performed. Aerial photographs from the following years were reviewed: 1930, 1949, 1953, 1963, 1973, 2001 and 2019. Based on the air photo analysis, the extent of the landslide appears north of the subject site and did not show indication of landslide material at the property. Figure 1 depicts the subject site as well as the approximate landslide extents north of the site.

220 High Street
San Luis Obispo CA 93401
805.543.8539

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

Based on the results of the 1) review of historical and current geologic maps, 2) a site-specific field exploration and mapping and 3) review of historical and current aerial photographs, the landslide potential at the subject Site was and is still considered low.

While the landslide potential is considered low, there is a potential for erosion at the Site where not covered with vegetation or hardscape. This potential is increased during construction; therefore it is recommended that vegetation and erosion control measures be implemented immediately after the completion of grading to minimize erosion. In addition, surface drainage should be controlled to prevent concentrated water-flow discharge onto either natural or constructed slopes including off Chaney Avenue upslope. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and natural or man-made slopes. The Soils Engineering Report provides additional foundation and construction recommendations at the Site.

6.0 CLOSURE

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.



Jeffrey Pfost, CEG 2493
Principal Engineering Geologist

\\192.168.1.100\s\SL11000-SL11499\SL11433-4 - 3579 Gilbert Ave Hourly Geology\Geology\SL11433-4 3579 Gilbert Ave Discussion of Landslide Potential.doc

Attachment: Plate 2 Regional Geologic Map, Delattre, 2016
Trench Logs

References: GeoSolutions, Inc., 2019, Engineering Geology Investigation, 3579 Gilbert Avenue, APN: 064-405-016, Cayucos area, San Luis Obispo County, California, project SL11433-1, dated October 22, 2019.

GeoSolutions, Inc., 2019, Soils Engineering Report, 3579 Gilbert Avenue, APN: 064-405-016, Cayucos, California, project SL11433-2, dated October 31, 2019

DESCRIPTION OF MAP UNITS

SURFICIAL UNITS

af	Artificial fill (Historic)—Mapped locally, primarily larger highway fills and embankment dams for lakes.
Qb	Beach and dune deposits (late Holocene)—Unconsolidated, mostly fine- and medium-grained sand accumulated along the coastline; includes scattered cobbles.
Qa	Alluvial flood plain and channel deposits (late Holocene)—Active stream channel and recently active flood-plain deposits. Consist of unconsolidated, silty sand and sandy gravel with cobbles, scattered boulders, and occasional lenses of silty clay.
Qls	Landslide deposits (Holocene to late Pleistocene)—Includes comparatively shallow earth flow and debris slide deposits consisting of fragmented bedrock and soil mixtures; also deeper rock slides consisting of relatively intact bedrock displaced along rotational or translational slip surfaces.
Qya	Young alluvial flood-plain deposits, undivided (Holocene to late Pleistocene)—Unconsolidated sand, silt, and clay-bearing alluvium deposited on flood-plains and along valley floors. Surfaces on young deposits are undisturbed and lack soil development. Surfaces on older deposits are slightly dissected and display weak soil development.
Qyf	Young alluvial fan deposits (Holocene to late Pleistocene)—Unconsolidated gravel, sand, silt, and clay-bearing alluvium deposited in characteristic fan-shaped morphology on terraces and floodplains at the mouths of steep drainages with fan.
Qoa	Old alluvial flood-plain deposits (late Pleistocene)—Fluvial sediments preserved above active flood plains and channels. Consist of weakly-consolidated silty sand and sandy gravel with cobbles. Terrace surfaces preserved along drainages are slightly dissected and capped by moderately- to well-developed pedogenic soils.
Qop	Old paralic deposits (late Pleistocene)—Marine terrace deposits consisting of beach and nearshore sands and gravels, commonly containing fossils and shell fragments; nearly everywhere covered by colluvium and alluvial fan deposits included as part of map unit. These deposits rest on an emergent wave-cut platform preserved by regional uplift. At two locations northwest of the town of Cayucos the wave-cut platform has been dated at approximately 120 ka (Hanson and others, 1964).

TERTIARY ROCKS

Tdb	Diabase and basalt (middle Miocene)—Dark olive-gray, fine- to medium-grained, spheroidally weathered, diabase and basalt. Occurs as sills and dikes in the Rincon shale. Locally exhibits weakly developed pillow structure.
Tr	Rincon Shale (early Miocene and Oligocene)—Dark brown to orange-brown siltstone and silty claystone, poorly- to well-bedded, weathers white to light brown. Locally contains zones of dolomite. Lithologically similar to rocks that have been assigned to the lower part of the Monterey Formation but contains fossils known to be older (Hall and Prior, 1975).
Tl	Cambria Felsite (Oligocene)—Light gray and grayish orange crystalline felsite, commonly flow-layered with phenocrysts of quartz and plagioclase. Includes some white, silt. Forms resistant ridges and volcanic plug-like masses (Hall and others, 1979).

BASEMENT COMPLEXES

Franciscan Complex

Kfm **Mélange (Late Cretaceous)**—Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metasediments. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentinite, high-grade blueschist, graywacke, and conglomerate. Greenstone, chert, and serpentinite blocks are probably derived from the Coast Range Ophiolite and were emplaced and interleaved in the matrix during subduction. Small pods mapped locally are designated with abbreviated labels as follows:

- mv – metavolcanic rock
- sp – serpentinite
- ch – chert
- bs – blueschist
- gw – graywacke
- cg – conglomerate

Larger slabs and blocks enclosed in mélange consist of the following:

Kls **Sandstone of Cambria (Late Cretaceous)**—Light gray, orange-brown weathering, medium- to thick-bedded, fine- to coarse-grained arkose and arkosic wacke. In places interbedded with brown to black siltstone with locally abundant biotite and carbonaceous debris. Unit is more coherent and less sheared and fractured than other Franciscan units. Contains Late Cretaceous foraminifera and pollen (Grymer and others, 2014). This unit has also yielded dental zircon of about 90–90 Ma (Chapman and others, 2014).

KJlg **Graywacke and metagraywacke (Cretaceous and Jurassic?)**—Brown to greenish gray, fine- to medium-grained, massive- to thin-bedded graywacke sandstone interbedded with shale and siltstone. Crops out as fault-bounded slabs and blocks in mélange. Composed of 60% to 70% quartz, 20% to 30% feldspar, 5% biotite, and 10% shale fragments embedded in a muddy matrix (Hall and Prior, 1975). Rocks are generally moderately to intensely sheared, often obscuring original stratification. Locally includes conglomerate beds with clasts of chert, sandstone and metavolcanic rock. Exotic blocks characteristic of mélange are absent or rare.

KJlv **Mafic metavolcanic rocks (greenstone) (Cretaceous? and Jurassic?)**—Primarily metamorphosed basalt and diabase. Includes massive to pillowed basalt flows, breccia, and minor tuff. Typically deeply weathered and extensively sheared. Commonly associated with pods of contorted ribbon chert and slivers of chert too small to distinguish at map scale. Considered to be tectonic blocks incorporated into mélange derived from the upper part of Jurassic ophiolite.

KJlc **Chert (Cretaceous and Jurassic?)**—Red and green radiolarian chert and metabasalt associated with mafic volcanic rocks. Commonly veined and recrystallized, locally bleached to yellow or white. Deposited in deep oceanic setting prior. Locally interbedded with thin layers of argillite.

SURFICIAL UNITS

Qb	Beach and active dune deposits (late Holocene)—Unconsolidated, mostly fine- and medium-grained sand accumulated along the coastline; includes scattered cobbles.
Qd	Dune sands (late Holocene)—Unconsolidated, well-sorted white to brown windblown sand. Forms active dunes behind modern beaches.
Qa	Alluvial flood plain and channel deposits (late Holocene)—Active stream channel and recently active flood-plain deposits. Consist of unconsolidated, silty sand and sandy gravel with cobbles, scattered boulders with occasional lenses of silty clay.
Qls	Landslide deposits (Holocene to late Pleistocene)—Includes comparatively shallow earth flow and debris slide deposits consisting of fragmented bedrock and soil mixtures; also deeper rock slides of relatively intact bedrock displaced along rotational or translational slip surfaces. Most prevalent in ophiolitic serpentinite along the Oceanic Fault and in Franciscan mélange.
Qya	Young alluvial flood-plain deposits, undivided (Holocene to late Pleistocene)—Unconsolidated sand, silt and clay-bearing alluvium deposited on flood-plains and along valley floors. Surfaces on young deposits are undisturbed and lack soil development. Surfaces on older deposits are slightly dissected and display weak soil development. Locally divided by relative age (2 = youngest, 1 = oldest).
Qya ₂	Young alluvial valley deposits, Unit 2
Qya ₁	Young alluvial valley deposits, Unit 1
Qop	Old paralic deposits (late Pleistocene)—Marine terrace deposits consisting of beach and nearshore sands and gravels covered by colluvium and alluvium. These deposits rest on an emergent wave-cut platform preserved by regional uplift just north of Morro Bay. Marine deposits consist of well-sorted sand and gravel locally containing fossils and shell fragments. Overlying non-marine cover consists of poorly-sorted sand, silt, gravel and clay deposited by slope wash and alluvial processes. Estimated age of the wave-cut platform is 120 ka (Hanson and others, 1964).

TERTIARY ROCKS

Tpn	Pismo Formation (late Pliocene to late Miocene)
Tmi	Miguilto Member—Brown to buff interbedded siltstone and claystone, moderately resistant, well-bedded, beds generally 2 to 4 inches thick. Locally includes beds and lenses of siliceous and dolomitic siltstone, opaline shale, porcellaneous shale, thin-bedded chert, diatomaceous shale, diatomite, friable and locally bituminous sandstone and locally conglomeratic or tuffaceous near base. (Hall and others, 1979).
Tpe	Edna Member—Poorly to moderately well indurated, brown to gray, fine- to medium-grained arkosic sandstone. Locally interbedded with yellow claystone. Contains 35% to 80% quartz, 5% to 15% feldspar, up to 40% silt-sized particles (Hall, 1979).
Tm	Monterey Formation (late to middle Miocene)
Tmd	Siltstone and mudstone member—Brown to buff, thin- to thick-bedded, calcareous and porcellaneous mudstone (Sieders, 1962) and siltstone, blocky dolomitic claystone and siliceous siltstone (Hall and others, 1979). Includes lenses of dolomite, interbedded cherty shale and graded sandstone beds. Locally tuffaceous. Weathers to a light gray rock of low density locally called "chalk rock."
Tml	Dolomitic siltstone—Local dolomitic siltstone with some opaline chert.
Tmb	Tuffaceous mudstone and tuff member—Light gray, thin- to thick bedded, interbedded with some dark gray calcareous mudstone.
Tdb	Diabase and basalt (middle Miocene)—Dark olive-gray, fine- to medium grained, spheroidally weathered, diabase and basalt. Occurs as sills and dikes in the Rincon shale and as possible extrusive flows that might be interbedded locally with tuffaceous sediments in the base of the Monterey Formation. Locally exhibits weakly developed pillow structure.
Tr	Rincon Shale (early Miocene and Oligocene)—Dark brown to orange brown siltstone and silty claystone, poorly- to well-bedded, weathers white to light brown. Locally contains zones of dolomite. Lithologically similar to rocks that have been assigned to the lower part of the Monterey Formation but contains fossils known to be older (Hall and Prior, 1975). Differentiated from Monterey Formation by absence of chert and porcellaneous shale.
Tv	Vaqueros Sandstone (Oligocene)—Gray to brown, medium- to coarse-grained arkosic sandstone. Includes pebbly sandstone and sandy and pebbly limestone. Poorly indurated to hard, with a silty, calcareous matrix. Some beds are hard and resistant due to abundant oyster cement. Clasts are well-rounded to subrounded with a typical composition of 50% to 90% quartz, less than 10% to 30% feldspar, 5% to 35% rock fragments. Contains fossiliferous zones with oyster shells up to 17 cm.
Tcg	Unnamed conglomerate (Oligocene)—Massive matrix-supported, non-marine pebble, cobble and boulder conglomerate and pebbly sandstone. Clasts are subrounded to subangular and range in size from pebbles to boulders as much as 6 feet in diameter. Large clasts are mostly feldspathic biotitic sandstone derived from the Atascadero Formation. Much of the pebble and small cobble fraction is composed of volcanic porphyry and other resistant rock types likely reworked from Franciscan conglomerates. Smaller clasts include chert, mafic volcanic rock and graywacke likely derived from Franciscan mélange. These deposits were deposited in a high-energy alluvial fan environment near source areas of rapidly uplifted Mesozoic rocks. Some poorly-sorted zones with subangular boulders appear to be debris flow deposits. Mapped as the Lope Formation by Hall and others (1976). Similar in age and type to the Sespe Formation in the southern Coast Ranges.

Cambria Felsite (Oligocene)

Tl Felsite—Light gray and grayish orange crystalline felsite, commonly flow-layered with phenocrysts of quartz and plagioclase. Forms resistant ridges and volcanic plugs and domes (Hall and others, 1979).

Tr Tuff—Light gray, orange and pale green tuff, lapilli tuff and tuff breccia. Locally contains reworked fragments of Franciscan blueschist, graywacke and ophiolitic serpentinite.

BASEMENT COMPLEXES

Franciscan Complex

Kfm **Mélange (Late Cretaceous)**—Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metasediments. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentinite, high-grade blueschist, graywacke, and conglomerate. Greenstone, chert, and serpentinite blocks are probably derived from the Coast Range Ophiolite and were emplaced and interleaved in the matrix during subduction. Small pods mapped locally are designated with abbreviated labels as follows:

- mv – metavolcanic rock
- sp – serpentinite
- ch – chert
- bs – blueschist
- gw – graywacke

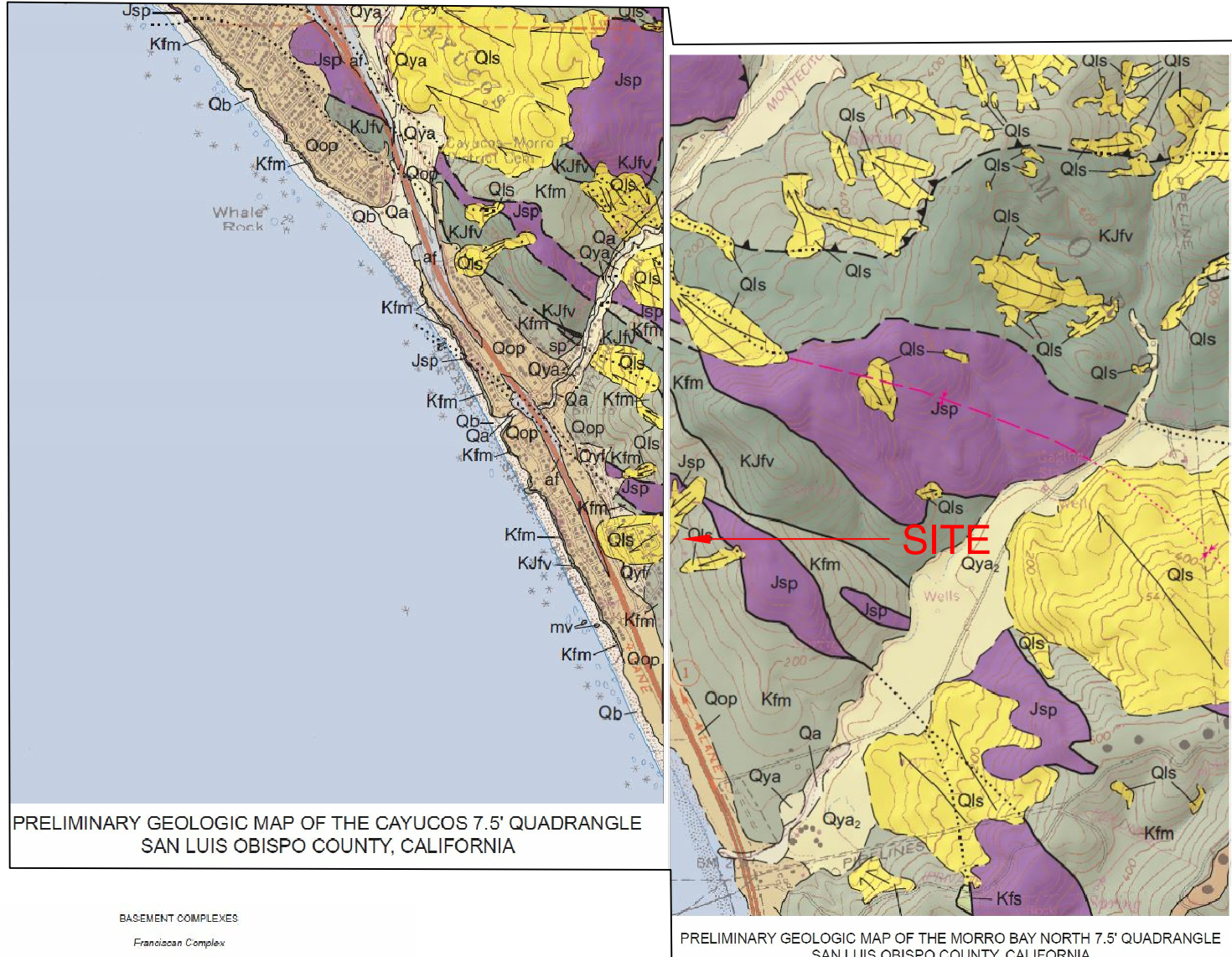
Larger slabs and blocks enclosed in mélange consist of the following:

Kls **Sandstone of Cambria (Late Cretaceous)**—Light gray, fine- to coarse-grained, medium-bedded arkose and arkosic wacke interbedded with brown to black micaceous siltstone. Unit is more coherent and less sheared and fractured than other Franciscan units. Contains Late Cretaceous foraminifera and pollen (Grymer and others, 2014).

KJlg **Graywacke and Metagraywacke (Cretaceous and Jurassic?)**—Brown to greenish gray, fine- to medium-grained, massive- to thin-bedded graywacke sandstone interbedded with shale and siltstone. Composed of 60% to 70% quartz, 20% to 30% feldspar, 5% biotite and 10% shale fragments embedded in a muddy matrix (Hall and Prior, 1975). Rocks are generally moderately to intensely sheared, often obscuring original stratification. This unit lacks exotic blocks characteristic of mélange. Locally includes conglomerate beds with clasts of chert, sandstone and metavolcanic rock.

KJlc **Chert (Cretaceous and Jurassic?)**—Red and green radiolarian chert associated with greenstone. Commonly veined and recrystallized, locally bleached to yellow or white. Deposited in deep oceanic setting prior to influx of sandstone and shale. Locally interbedded with thin layers of argillite.

KJlv **Metavolcanic rocks (greenstone) (Cretaceous? and Jurassic?)**—Primarily metamorphosed basalt and diabase. Includes massive to pillowed basalt flows, breccia and tuff. Commonly deeply weathered and extensively sheared, with intermingled pods of chert. Considered to be tectonic blocks incorporated into mélange derived from the upper part of Jurassic ophiolite.



PRELIMINARY GEOLOGIC MAP OF THE CAYUCOS 7.5' QUADRANGLE
SAN LUIS OBISPO COUNTY, CALIFORNIA

PRELIMINARY GEOLOGIC MAP OF THE MORRO BAY NORTH 7.5' QUADRANGLE
SAN LUIS OBISPO COUNTY, CALIFORNIA

Great Valley Complex - Coast Range Ophiolite

Jch **Chert (Jurassic)**—Brownish black to olive brown impure chert. Beds 2 to 15 cm thick intercalated with black, flaky, siliceous shale partings. Rock breaks into blocky, joint-bounded blocks with black manganese oxide coatings on some surfaces. Depositional on basaltic dike-and-sill complex. Overlain by marine shales of the Toro Formation.

Jbd **Basalt and Intrusive Dike-and-Sill Complex (Jurassic)**—Dark brown extrusive basalt breccia and pillow lava intruded by diabase dikes and sills (oceanic crust remnant). Extensive fracturing and deep weathering typically obscures original structure of basalt. Intrusive dikes and sills are composed primarily of diabase, basalt, gabbro and quartz gabbro. Dikes and sills are locally more voluminous than host basalts and are considered to be feeders to overlying extrusive basalts. (Oceanic crust fragment of Page, 1972).

Jsd **Serpentinite and Intrusive Dike-and-Sill Complex (Jurassic)**—Serpentinite extensively intruded by altered diabase dikes and sills (mantle remnant). Relict minerals and textures of peridotite locally present where serpentinization is incomplete. Intrusive dikes and sills are primarily diabase typically altered to hydrous calcium aluminum silicates. Unit is in fault contact with overlying basalt dike-and-sill complex. Dikes and sills considered to be feeders to overlying extrusive basalts. Unit is tectonically uncertain by Franciscan mélange. (Mantle fragment of Page, 1972).

Jsp **Serpentinized Ultramafic Rocks (Jurassic)**—Pervasively sheared serpentinite occurring as lenticular fault-bounded bodies in Franciscan mélange. Considered to be dismembered bodies of the Coast Range Ophiolite tectonically interleaved with mélange during subduction and entrained along faults. Locally altered to:

sc **Silica-carbonate rock**—Hydrothermally altered serpentinite, composed of quartz and carbonate mineral assemblages. Relatively resistant, outcropping as craggy knobs.

MAP SYMBOLS

---	Contact between map units - Solid where accurately located; dashed where approximately located; dotted where concealed.
---	Fault - Solid where accurately located; dashed where approximately located; short dash where inferred; dotted where concealed; queried where identity or existence is uncertain.
---	Thrust fault - Solid where accurately located; dashed where approximately located; dotted where concealed; queried where identity or existence is uncertain. Barbs on upper plate.
---	Anticlinal axis - Solid where accurately located; dashed where approximately located; dotted where concealed. Arrow shows plunge direction.
---	Strike and dip of bedding plane.
---	Vertical bedding
---	Landslide - Arrows indicate principal direction of movement.

Great Valley Complex - Great Valley Sequence

Atascadero Formation (Late Cretaceous)

Ka **Sandstone member**—Light gray to dark olive gray, thin to thick-bedded turbidite sandstone with interbedded siltstone, mudstone and conglomerate. Unit structurally overlies Franciscan rocks and the Toro Formation and is internally disrupted by faulting and shearing. Sandstones typically consist of quartz (30–40%), feldspars (30–50%), volcanic and lithic debris (10–30%) and biotite (2–10%) Hart (1978).

Kac **Conglomerate member**—Very thick bedded pebble, cobble and boulder conglomerate. Clast composition predominantly includes silicic volcanic rocks, quartzite and granitic rocks. Unit lacks Franciscan debris.

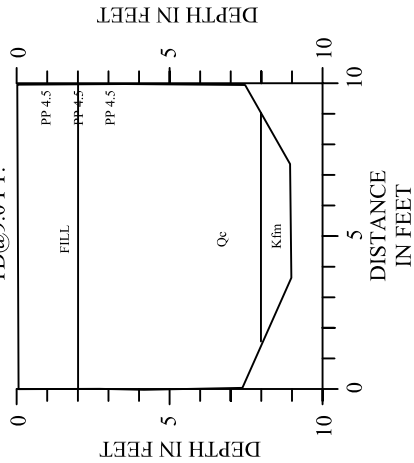
Toro Formation (Early Cretaceous and Late Jurassic)

Klt **Shale and sandstone member**—Thin-bedded, greenish brown to brown micaceous shale interbedded with thin sandstone beds. Sandstone occurs rarely in beds up to 5 meters thick. Contains calcareous lenses and concretions. Buchia fragments occur locally in thin sandstone beds (Hall and Prior, 1975). Depositionally overlies chert and basalt of the Coast Range Ophiolite.

Kltc **Conglomerate member**—Lenses of pebble and cobble conglomerate deposited as channel fills on submarine fans. Moderately well sorted. Contains well rounded clasts of chert (60–70%), quartzite (10–30%) with minor sandstone and mudstone clasts (Sieders, 1962).

Kll **Limestone**—Masses of light to medium gray, crystalline limestone. Locally contains shell fragments. Lenses of chert are common.

T-1
TD@9.0 FT.

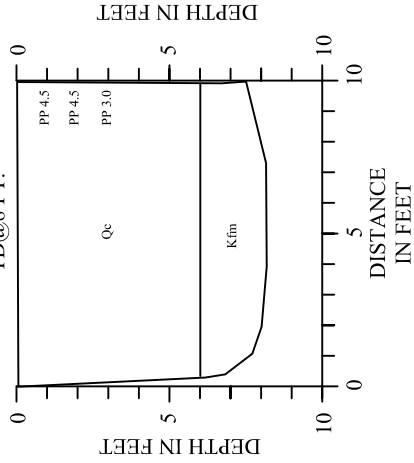


FILL
Light Gray Sandy CLAY (CL) dry to slightly moist

COLLUVIUM
Very Dark Grayish Brown CLAY, slightly moist to moist

FRANCISCAN COMPLEX Very Dark Grayish Brown CLAYSTONE, slightly moist, massive

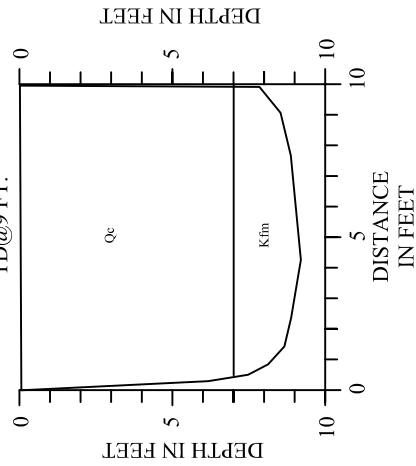
T-2
TD@8 FT.



COLLUVIUM
Very Dark Grayish Brown CLAY (CL) slightly moist to moist

FRANCISCAN COMPLEX Very Dark Grayish Brown and GRAYWACKE SANDSTONE, massive, slightly moist, 6" layer at transition of white caliche

T-3
TD@9 FT.



COLLUVIUM
Very Dark Grayish Brown CLAY (CL), slightly moist to moist

FRANCISCAN COMPLEX Olive Brown CLAYSTONE, and GRAYWACKE SANDSTONE, massive, minor caliche in upper 1'

Attachment J

Conditional Intent to Serve
Letter from CSA 10



February 1, 2021

Donald H. Valley
3051 Augusta Street, Unit 9
San Luis Obispo, CA 93401

Subject: County Service Area No. 10, Zone A; Conditional Intent to Provide Water Service to Assessor Parcel Number (APN) 064-405-016 (Legal Description: MORRO STR, BL 21 LTS 20 & 21)

Dear Mr. Valley:

The following is a Conditional Intent to Serve Letter for the proposed connection of water service at the subject location. County Service Area 10, Zone A (CSA 10A) is ready and willing to provide water service to the property provided the following conditions are met:

1. All work performed by the County of San Luis Obispo, Department of Public Works, (Department) Utilities Division staff for the subject project shall be billed to and reimbursed by the Applicant through and in accordance with the Engineering Reimbursement Agreement (ERA), for this project.
2. Prior successful completion of the procedures required to modify the boundary of CSA 10A to include the subject property as set forth in Government Code Section 25127 et seq.
3. The Applicant shall be responsible for designing, constructing, and installing water line service lateral(s) necessary to provide water service (including all necessary system improvements) to the proposed project subject to CSA 10A review per the terms of the ERA. Said water service laterals shall include, at a minimum, service lines for domestic water use and service lines for fire protection which shall include double detector check backflow preventer assemblies and all necessary related appurtenances as determined by the Department, Utilities Division Manager (UDM). The number of necessary domestic and fire protection lines shall be as determined by Applicant's fire sprinkler contractor and as approved by the UDM at such time as the Applicant submits plans and specifications for the project.
4. The Applicant shall employ a Registered Civil Engineer (RCE) to design the water service lines and associated appurtenances and provide inspection during the course of construction to certify to the Department that the improvements were installed in

accordance with the improvement plans, and to submit as-built plans to the Department. If the Engineer of work is other than the Designing Engineer, or is replaced during the course of construction, the UDM shall be notified in writing; and each such Engineer of Work shall certify as to their respective involvement. The UDM, or his designated representative, may make such additional inspection(s) as is deemed necessary (and shall be available to review field conditions and/or proposed changes with the Engineer of Work).

5. The proposed project will require connection to the existing CSA 10A water system. Construction of the water services connections for the proposed project will be at the Applicant's responsibility and expense. Construction of all facilities shall be in accordance with the San Luis Obispo County Public Improvement Standards and Specifications. The Applicant shall employ a licensed contractor and must submit evidence that the contractor is licensed prior to issuance of a final Will Serve Letter.
6. All work within the public right of way will require an Encroachment Permit from the Department, as described in the attached "General Conditions for Additions to CSA 10A Facilities".
7. The Applicant shall comply with all other conditions described in a previously issued Engineering Reimbursement Agreement and/or as detailed in the attached "General Conditions for Additions to CSA 10A Facilities".
8. Prior to issuance of a final water Will Serve Letter, and prior to provision of water service to the project described above, Applicant shall: 1) pay to CSA 10A all remaining applicable connection fees, meter charges, other new service related fees and/or related expenses established by ordinance and/or as described in the attached ERA; and 2) shall comply with any and all conditions of approval established by the County Department of Planning and Building as well as any and all conditions of approval established by the County Planning Commission.

The above CSA 10A conditions shall be effective until December 31, 2022, or until an unforeseen event occurs, making this presently intended service, unusually difficult or impossible to provide.

If you have any questions regarding this letter, please feel free to call me at (805) 781-5135.

Sincerely,



LAURA HOLDER

Utilities Division Program Manager

Attachment: General Conditions for Additions to CSA 10A Facilities

File: CF 320.490.01

c: Mark Chiaramonte, Utilities Division Manager
Jill Ogren, Utilities Senior Engineer
David Grim, Development Services Division
Kate Shea, County Planning and Building Department
Young Choi, County Planning and Building Department
Don Valley
Greg Wilhelm

L:\Utilities\2021\January\Conditional Intent to Provide Water Svs. APN 064-405-016 ltr.docx

Attachment K

Valley Lot Plans

BLACK
MAGENTA
BLUE
RED
GREEN
#B
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VALLEY RESIDENCE

Don & Marti Valley
3579 GILBERT AVE.
CAYUCOS, CA 93430
(APN#064-405-016: PARCELS#20 & 21)

REFERENCE NOTES:

- 1 - PROPERTY CORNERS-TYPICAL (SURVEYED)
- 2 - OUTLINE OF ROOF (DASHED LINE)
- 3 - SURVEYED PROPERTY LINE
- 4 - CONCRETE DRIVEWAY
- 5 - EXISTING FIREHYDRANT
- 6 - INTERFACE OF CONCRETE DRIVEWAY AND AC PAVING (NEW + EXISTING AC PAVING)
- 7 - WATER MAIN (VERIFY LOCATION)
- 8 - PROPERTY SETBACKS (DASHED LINES)
- 9 - PUBLIC SEWER (VERIFY LOCATION)
- 10 - STREET RIGHT-OF-WAY
- 11 - EDGE OF AC PAVING
- 12 - +36" GUARD WALL
- 13 - OUTLINE OF UPPER LEVEL (DASH LINE)

GENERAL NOTES:

A - ANY DISCREPANCIES IN THESE PLANS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT OF RECORD;
B - ALL CUT EARTH IS TO BE DEPOSITED AT AN APPROVED SITE;
C - ALL ROOF DRAIN DOWNSPOUTS AND ALL SURFACE RUNOFF COLLECTION POINTS ARE TO BE CONNECTED VIA 4" MINIMUM DIAMETER DRAINAGE PIPE TO SANCTIONED COLLECTION POINT(S);

AREA-COVERAGE SUMMARY:

RESIDENCE AREAS	
GARAGE	550 SF
MAIN LEVEL	922 SF
LOWER LEVEL	1,048 SF
AREA OF RESIDENCE (EXCLUDES GARAGE)=	1,970 SF

PROPERTY	
SLOPE FACTOR=83.6/78=1.07	
LOT#20&21:3,529 SF X 1.07=	3,776 SF
TOTAL AREA OF SITE=	3,776 SF

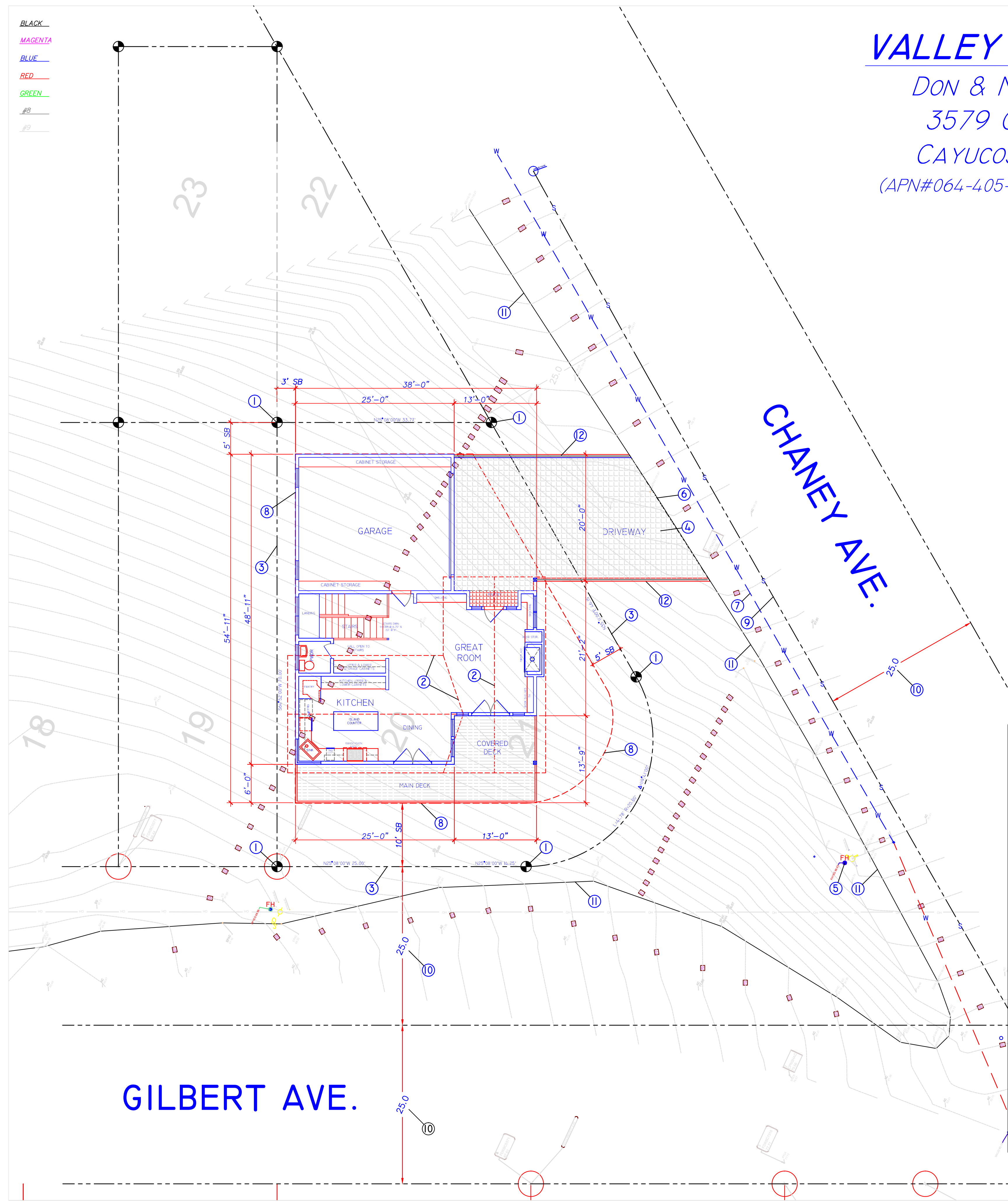
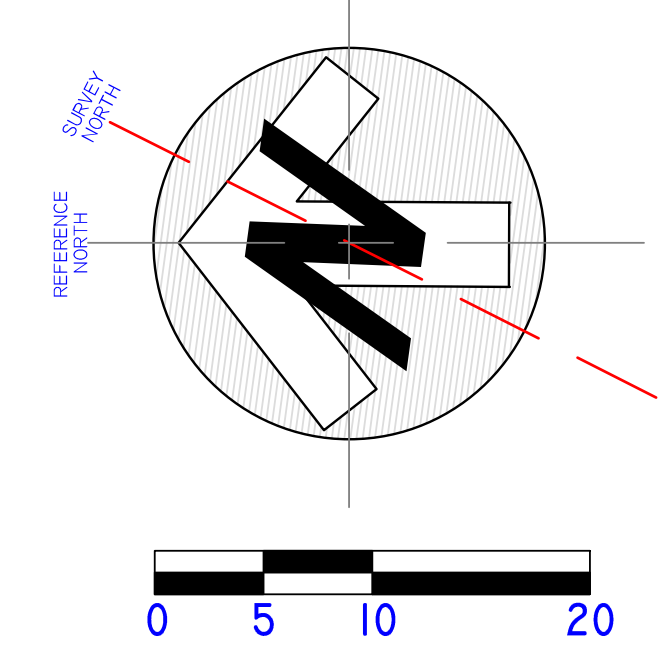
COVERAGE	
BUILDING FOOTPRINT=1,478 SF	
MAIN LEVEL COVERED DECK=99 SF	
COVERAGE=1,577 SF/3,776 SF=41.8% COVERAGE=50% OK	

SHEET INDEX:

- A1.1 - SITE & MAIN LEVEL FLOOR PLAN
- A1.2 - SITE & LOWER LEVEL FLOOR PLAN
- A2.1 - MAIN LEVEL FLOOR PLAN
- A2.2 - LOWER LEVEL FLOOR PLAN
- A2.3 - ROOF PLAN
- A3.1 - EXTERIOR ELEVATIONS
- C.1 - GRADING & DRAINAGE PLAN
- L.1 - LANDSCAPE PLAN

ABBREVIATIONS:

- AB=ANCHOR BOLT
- BETW=BETWEEN
- C=STRUCTURAL STEEL CHANNEL
- CANT=CANTILEVER
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AERIAL VIEW OF PROPERTY
(property boundaries approximated for graphic purposes)

A D C S	PROJECT: VALLEY RESIDENCE Don & Marti Valley 3579 Gilbert Str. Cayucos, CA 93430
ARCHITECTURAL DESIGN & CONSTRUCTION SERVICES	SITE - MAIN LEVEL FLOOR PLAN SCALE: 1/8"=1'-0"
Greg Wilhelm, Architect Oregon Lic# 6730 California Lic# 10702 541-216-1180 855-555-0730 gwhilhelmarchitect@gmail.com www.GregWilhelmArchitect.com	
The use of these plans and specifications is limited to the project and site shown on these plans. Any other use, including but not limited to, other projects, other sites, or other jurisdictions, without the express written consent of the architect is prohibited. The architect shall not be responsible for any errors or omissions on these plans, nor shall the architect be responsible for any construction or other work done in reliance on these plans. The architect shall not be responsible for any construction or other work done in reliance on these plans. The architect shall not be responsible for any construction or other work done in reliance on these plans.	Revisions-9.12.19
	SHEET #: A1.1 FEB 2, 2022

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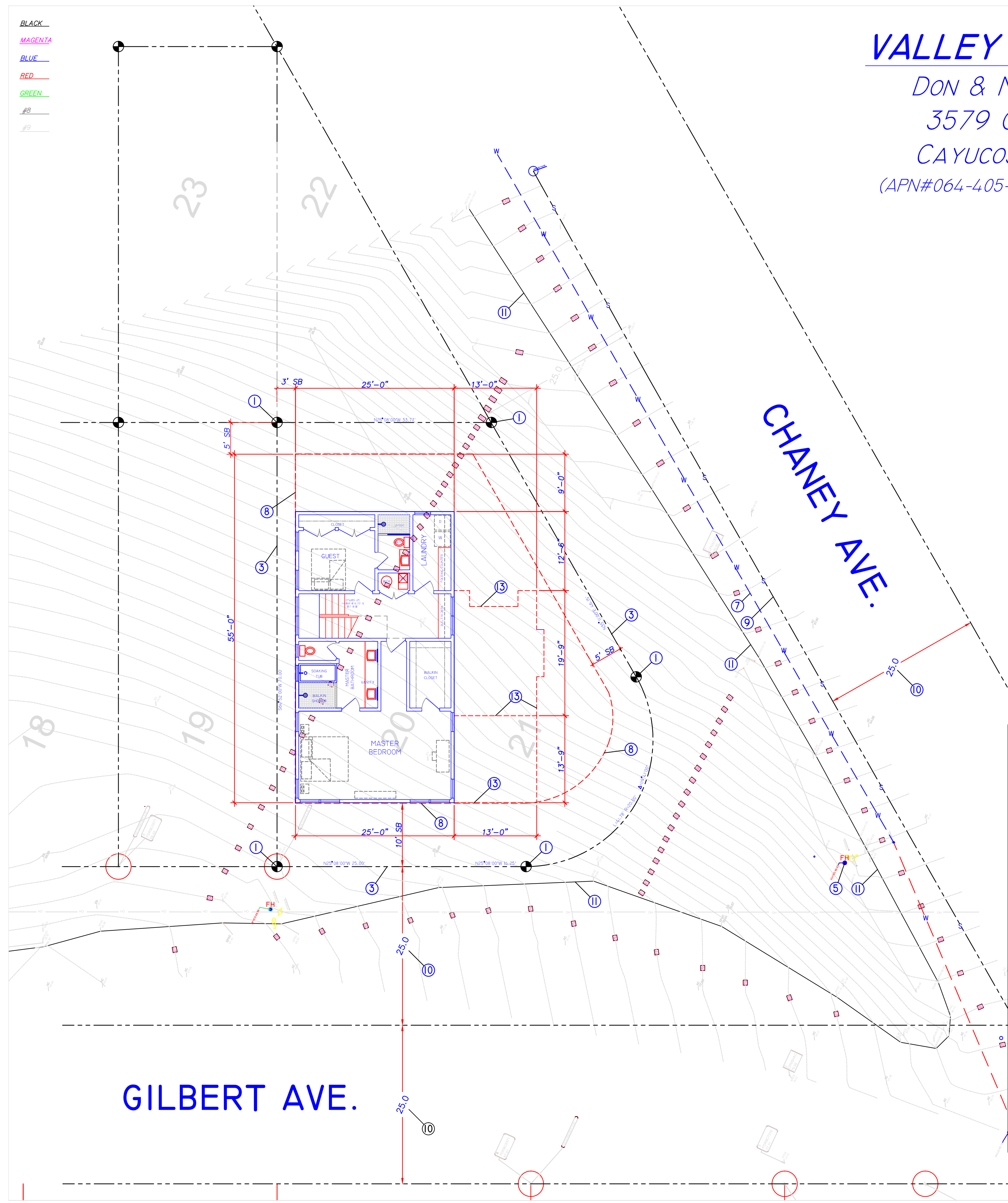
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Revisions-9.12.19	SHEET #: A1.2 FEB 2, 2022

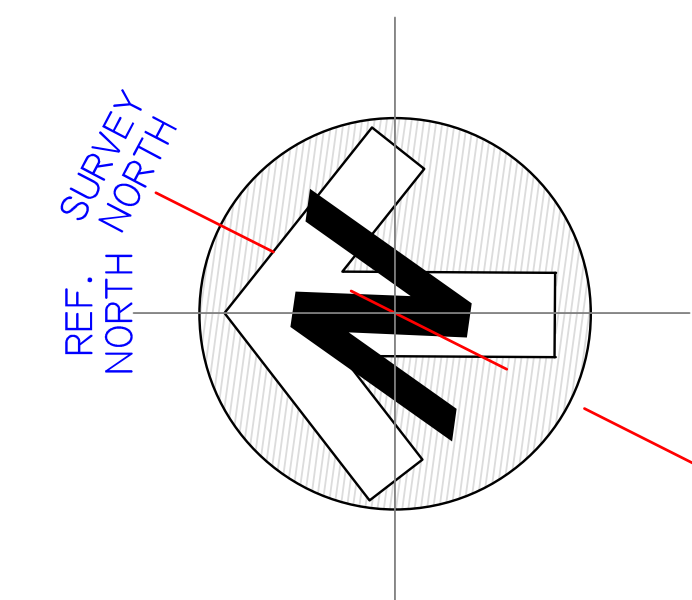
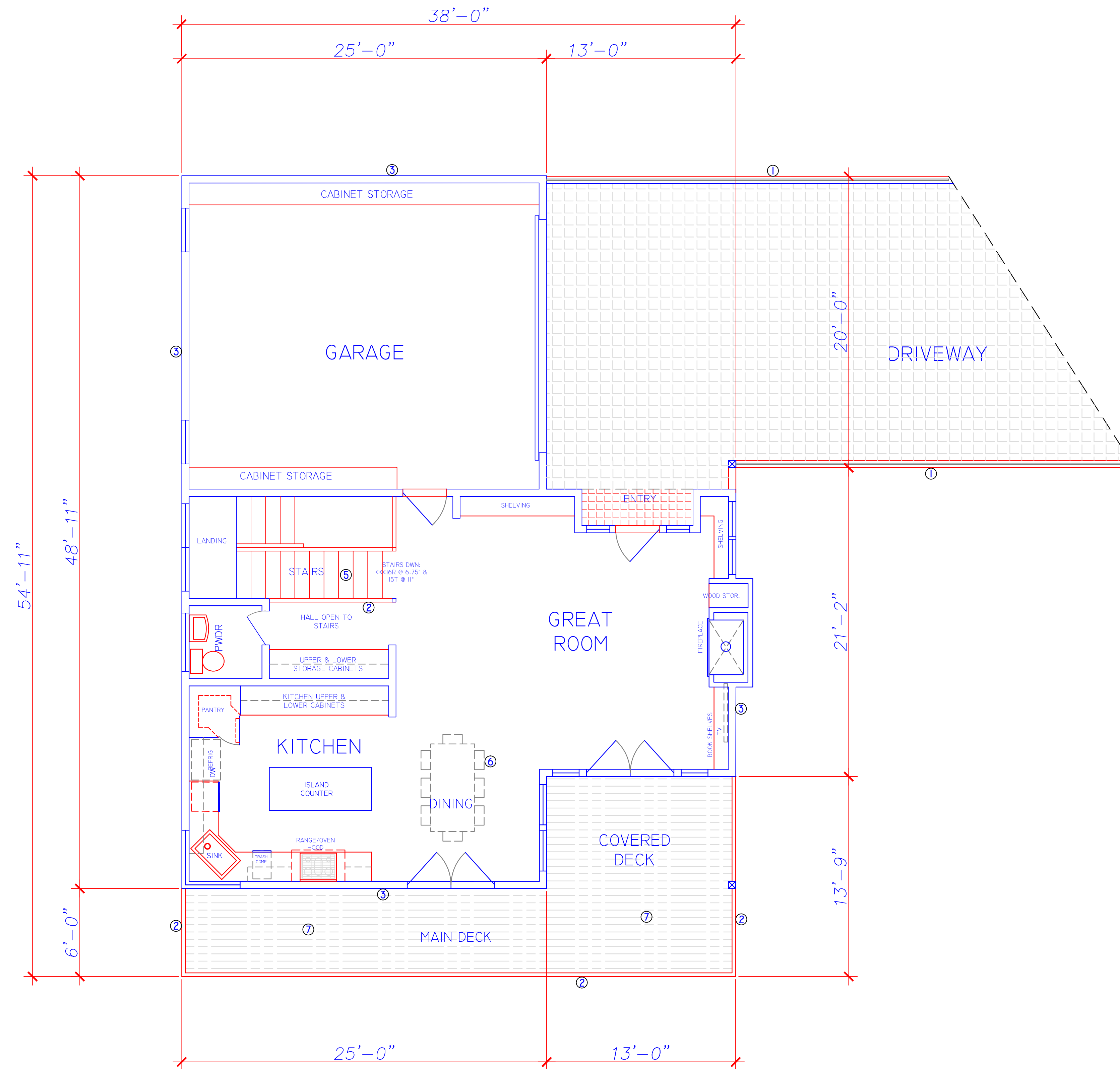
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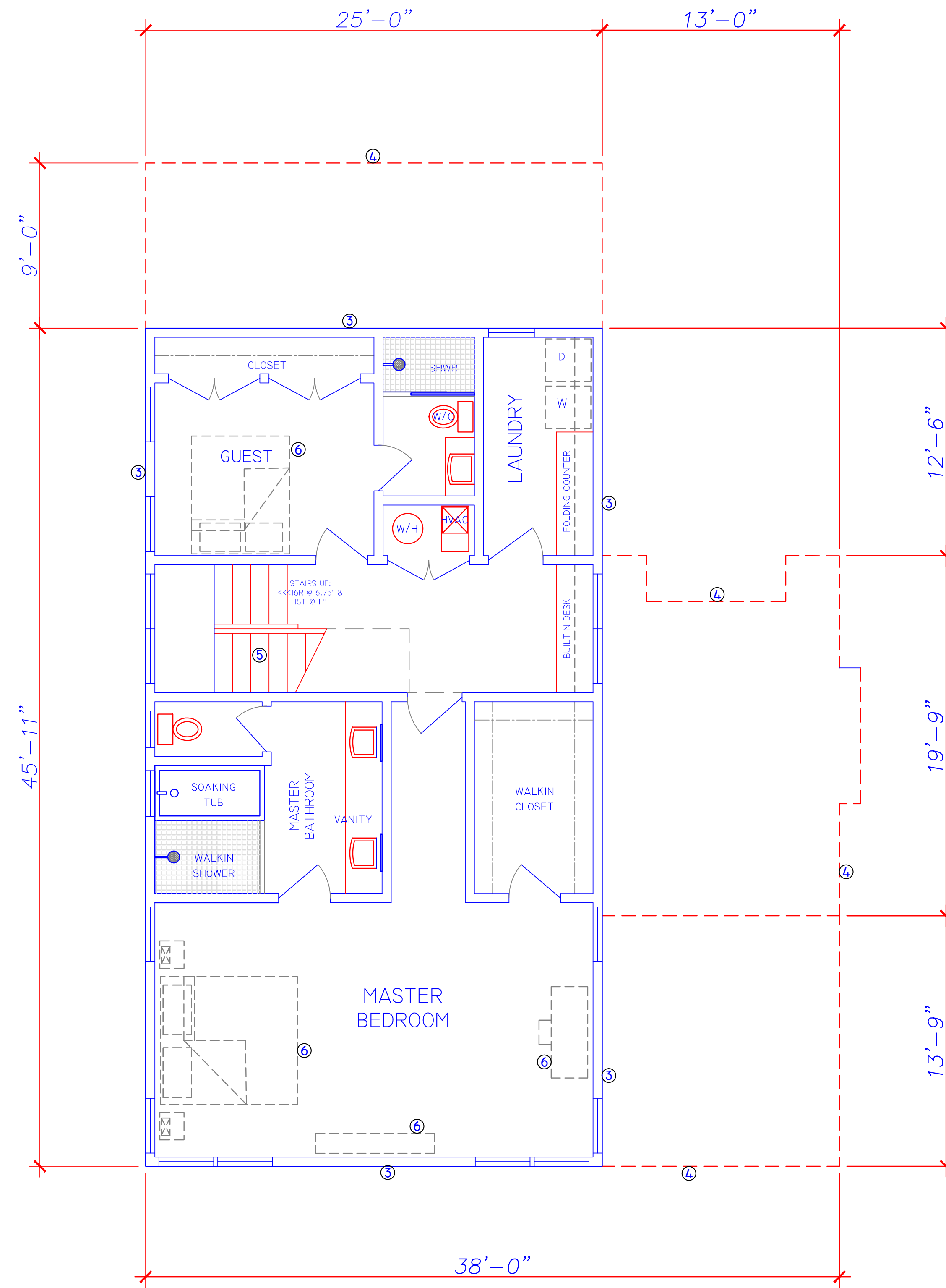
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<p>1/4"=1'-0"</p> <p>MAIN LEVEL FLOOR PLAN</p>		
<p>Revisions-9.12.19</p>		<p>SHEET #: A2.1 FEB 2, 2022</p>

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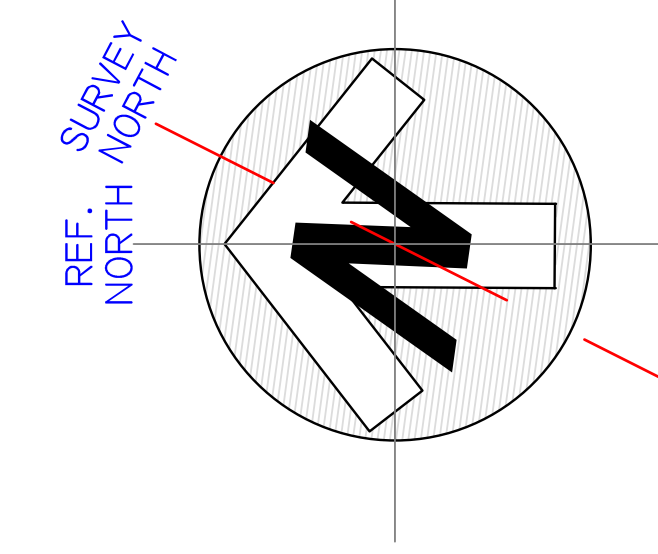


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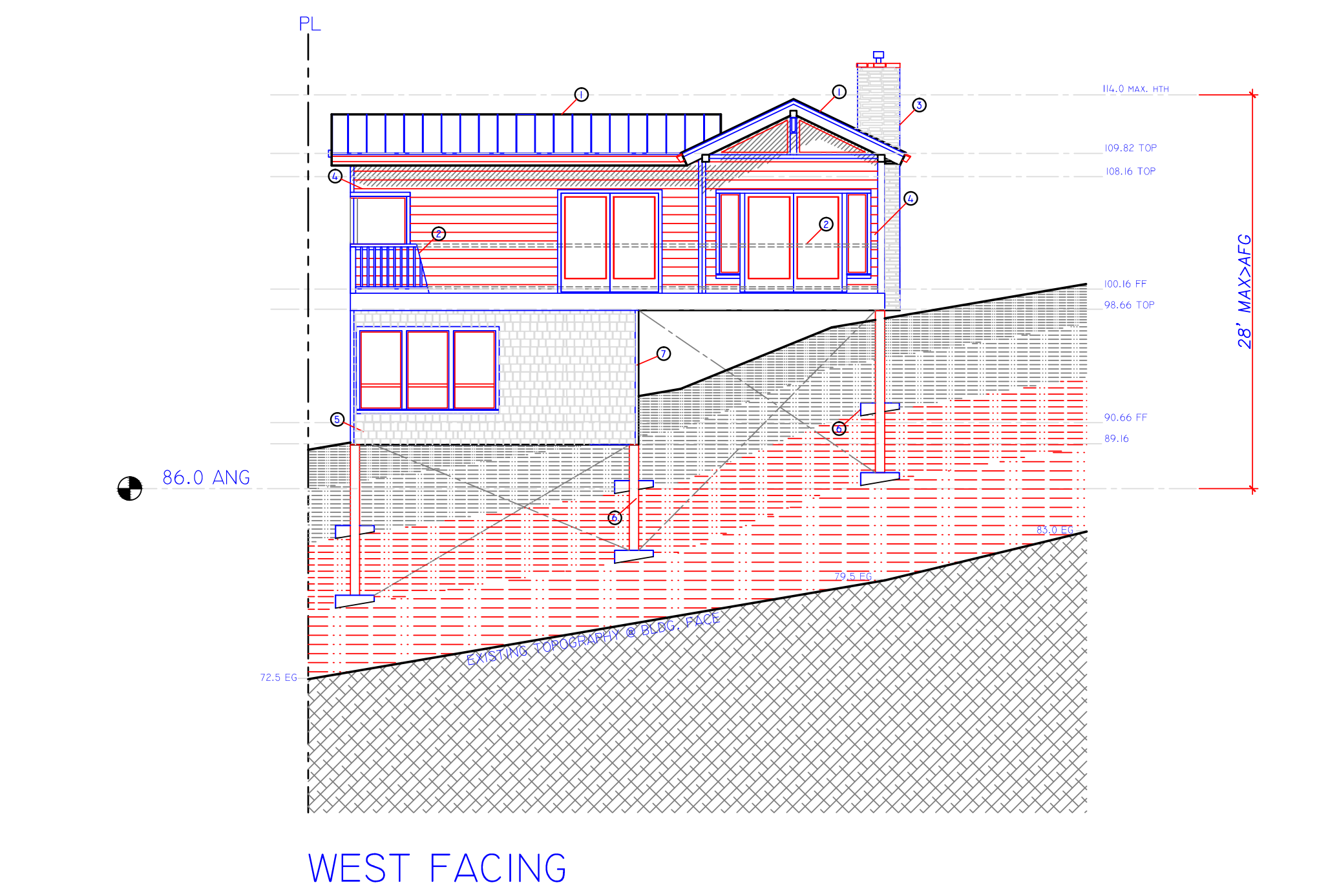
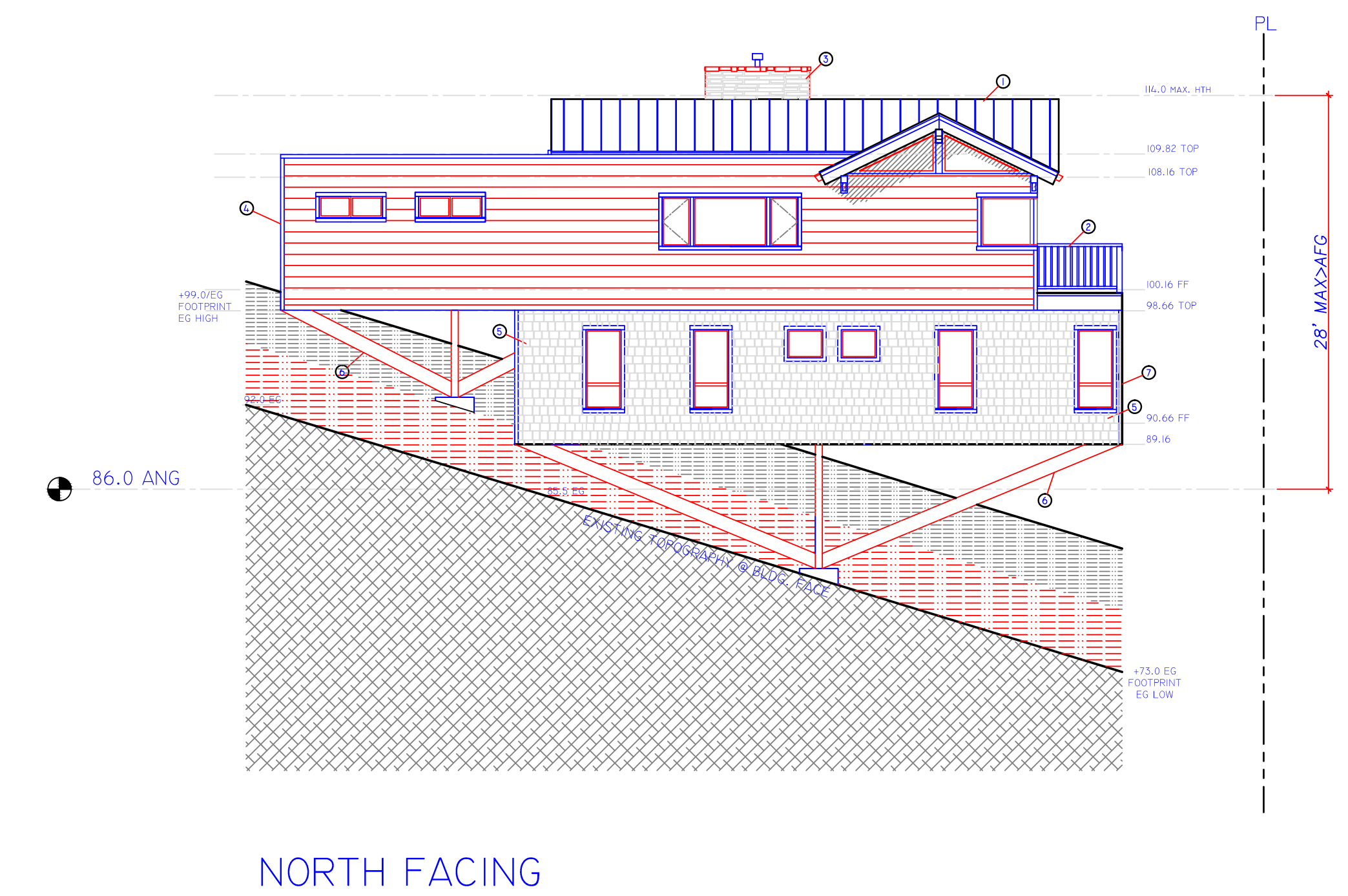
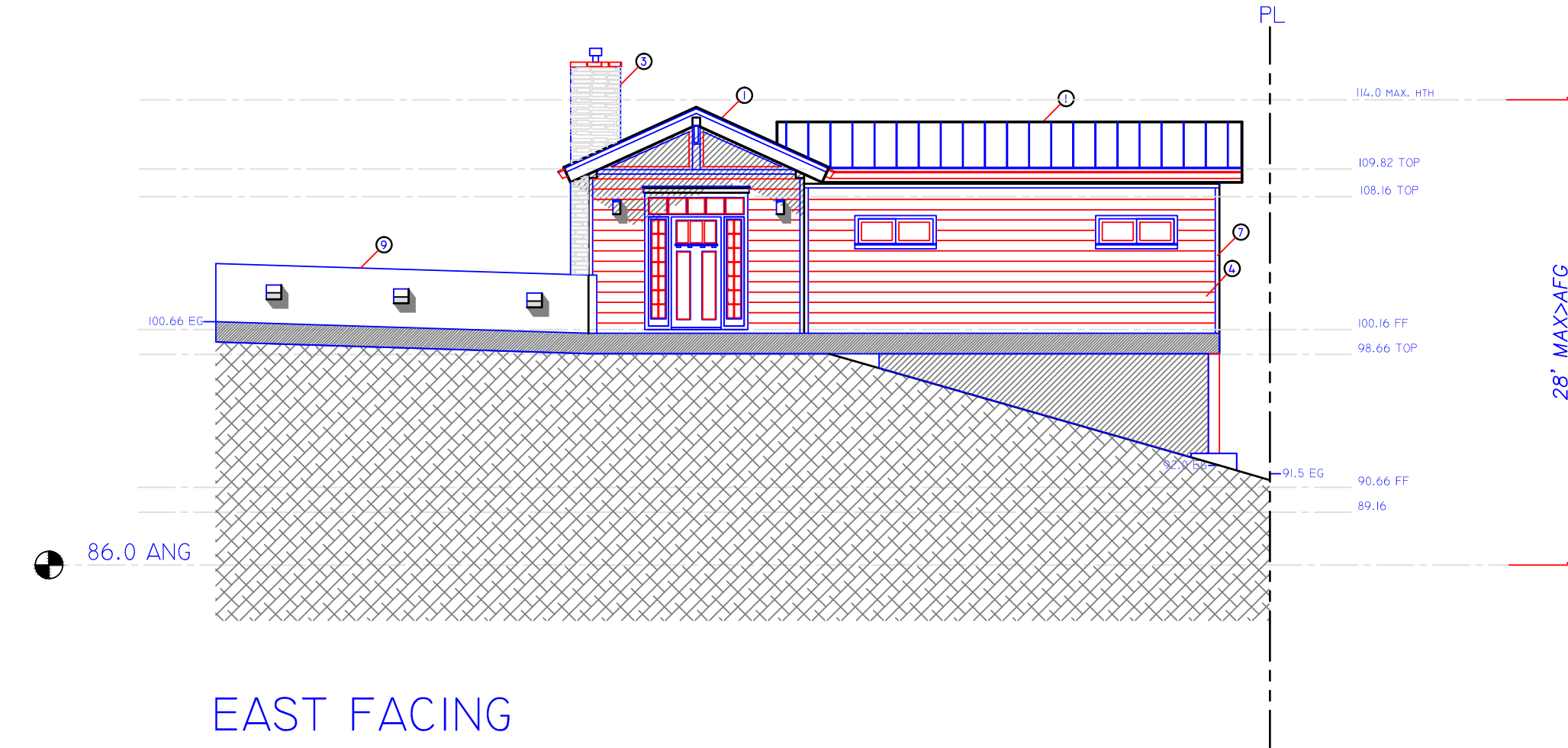
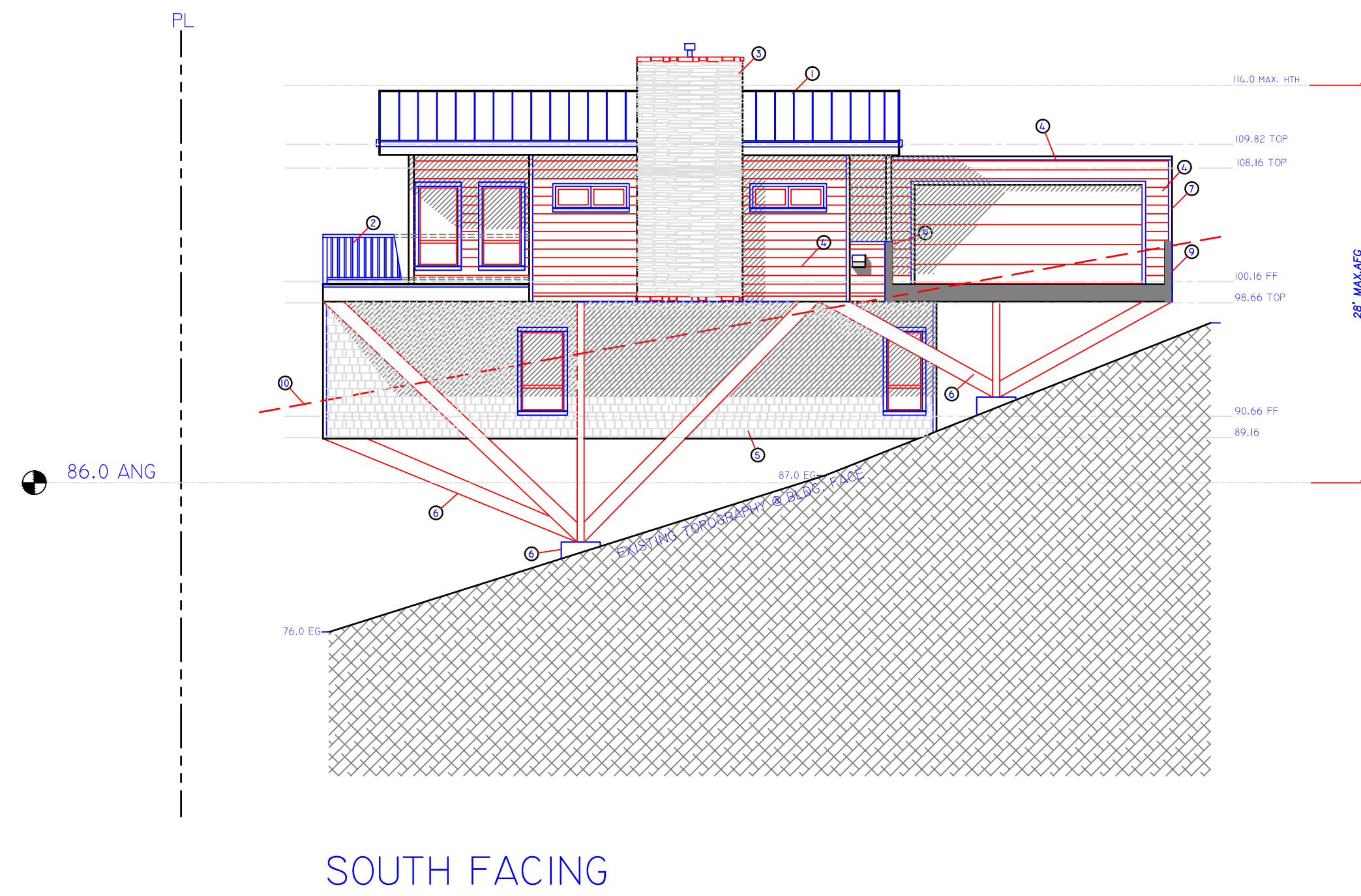
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<p>LOWER LEVEL FLOOR PLAN 1/4"=1'-0"</p>	
<p>Revisions-9.12.19</p>	<p>SHEET #: A2.2 FEB 2, 2022</p>

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GREEN
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REFERENCE NOTES:

- 1 - METAL ROOFING
- 2 - OPEN GUARDRAIL (PORTIONS REMOVED FOR CLARITY)
- 3 - CULTURED STONE FINISH (RANDOM STACK PATTERN)
- 4 - HARDPLANK SIDING (HARDIE COBBLE STONE)
- 5 - HARDISHAKE SIDING (HARDIE MONTEREY TAUPE)
- 6 - FOUNDATION SUPPORTS (DESIGN BY OTHERS)
- 7 - PAINTED TRIM (WHITE)
- 8 - LEVEL OF CHANEY (DASHED LINE)
- 9 - GAUARDWALL @ 42">FS
- 10 - LEVEL OF CHANEY AVE. (APPROXIMATED/DASHED LINE)

GENERAL NOTES:

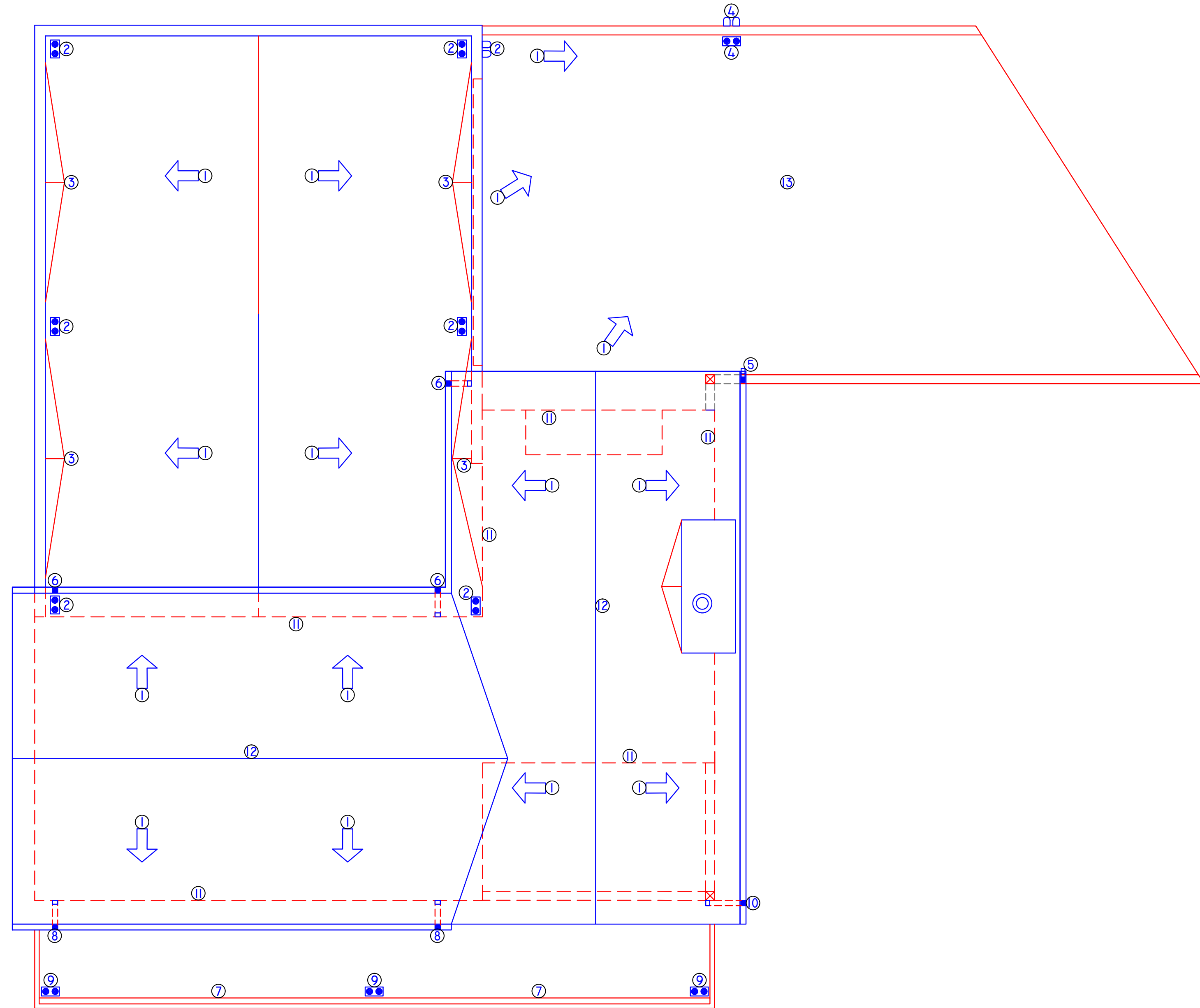
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CONC=CONCRETE (2.5KSI MIN)
CMU=CONCRETE MASONRY UNIT (CONC. BLOCK)
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STOR=STORAGE
TBD=TO BE DETERMINED IN THE FIELD
TYP=TYPICAL
+=LOCATION OF SPOT ELEVATION
#2/B=GRADE #2 OR BETTER
||=SPLICE IN BEAM (USUALLY @ MID-SPAN)

A C	D S	<p>PROJECT: VALLEY RESIDENCE Don & Marti Valley 3579 Gilbert Str. Cayucos, CA 93430</p>
<p>ARCHITECTURAL DESIGN & CONSTRUCTION SERVICES</p> <p>Greg Wilhelm, Architect Oregon Lic# 6730 California Lic.# C10702 541-218-0150 855-555-0758 gwillhelmarchitect@gmail.com www.GregWilhelmArchitect.com</p> <p><small>The use of these sheets for any other project without the express written consent of Greg Wilhelm Architect is strictly prohibited. This is a legal document and its use for any other project without the express written consent of Greg Wilhelm Architect is strictly prohibited. This is a legal document and its use for any other project without the express written consent of Greg Wilhelm Architect is strictly prohibited.</small></p>		
<p>Revisions-9.12.19</p>		<p>EXTERIOR ELEVATIONS 1/8"=1'-0"</p>
<p>SHEET #: A3.1</p>		<p>JULY 7, 2021</p>

BLACK
MAGENTA
BLUE
RED
GREEN
#B
#P

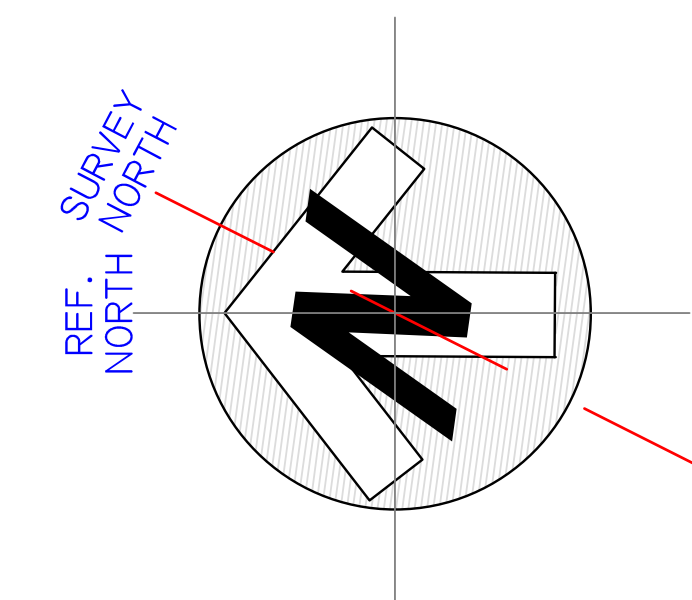


REFERENCE NOTES:

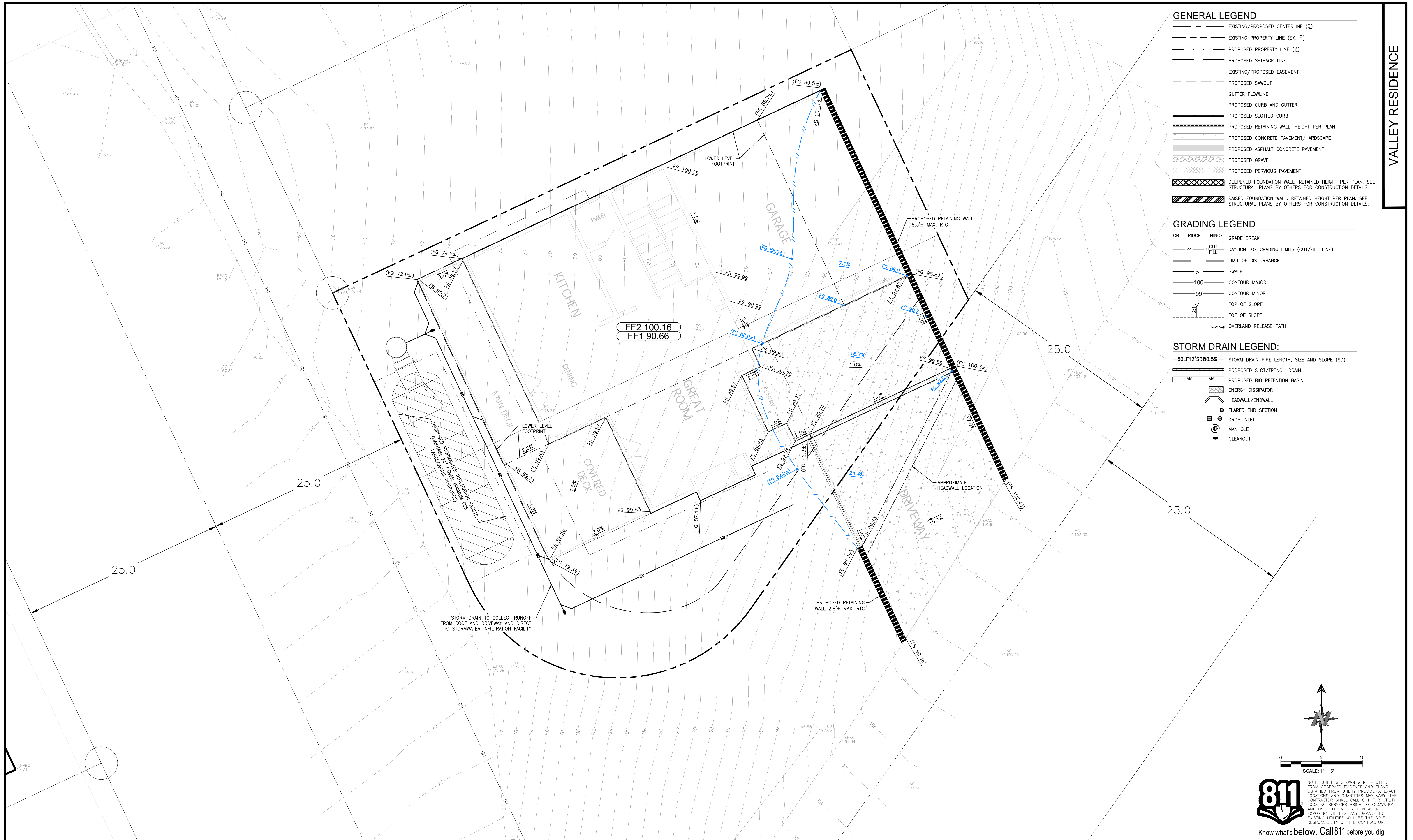
- ①—DIRECTION OF SURFACE SLOPE TO DRAIN
- 2—2" DIA. CAST IRON ROOF AND OVERFLOW DRAIN; CONNECT ALL LOW SLOPE ROOF DRAINS (5) TO THE SE CORNER ROOF DRAIN THROUGH THE FRAMED ROOF CAVITY AND DISCHARGE TO DRIVEWAY SURFACE AND DRAIN INLET AS INDICATED (SEE REF.NOTE#4)
- 3—ROOF DRAIN CRICKETS AS INDICATED (ACCEPTABLE ALTERNATIVE: 4" MIN CONT. CANT STRIP AT INTERFACE OF ROOF SURFACE & ROOF PARAPET)
- 4—2" DIA. CAST IRON ROOF AND OVERFLOW DRAIN; ROUTE ROOF DRAIN TO UNDERSIDE OF DRIVEWAY STRUCTURE AND TO UNDERSIDE OF LOWER LEVEL TO THE COMMON COLLECTION POINT (SEE REF.NOTE#9)
- 5—DOWNSPOUT FROM EAVE GUTTER OVER GUARDRAIL AND DISCHARGE ON CONCRETE DRIVEWAY
- 6—EAVE GUTTERS AND DOWNSPOUTS TO DISCHARGE ONTO LOW SLOPED ROOF
- 7—4" MIN. CONT. CANT STRIP @ DECK TO SIDE WALL OF GUARDRAIL
- 8—EAVE GUTTERS AND DOWNSPOUTS TO DISCHARGE ONTO DECK OF UPPER LEVEL DECK
- 9—2" DIA. CAST IRON ROOF DRAIN AND OVERFLOW; ROUTE DRAIN AND OVERFLOW THROUGH THE LOWER LEVEL WALL AND FLOOR FRAMING CAVITY TO THE TWO NEAREST VERTICAL SUPPORT COLUMNS AND THEN TO GRADE LEVEL AND SUBTERRANEAN COLLECTION SYSTEM
- 10—EAVE GUTTER AND DOWNSPOUT TO DISCHARGE ONTO UPPER LEVEL DECK SURFACE AND SURFACE DRAIN TO PERIMETER DECK DRAINS
- 11—DASHED OUTLINE OF UPPER FLOOR PLAN
- 12—ROOF RIDGE OF GABLE ROOF
- 13—DRIVEWAY STRUCTURE

ABBREVIATIONS:

- AB=ANCHOR BOLT
- BETW=BETWEEN
- C=STRUCTURAL STEEL CHANNEL
- CANT=CANTILEVER
- CL=CENTERLINE
- COL=COLUMN
- CONC=CONCRETE
- CONT=CONTINUOUS
- COMP=COMPOSITION
- CT=CROSS TIE
- DBL=DOUBLE
- DH=DOUBLE HUNG (WINDOW)
- DFLN=DOUGLAS FIR LARCH NORTH
- DI=DROP INLET (DRAINAGE)
- DIA=DIAMETER
- DIAG=DIAGONAL
- EQ=EQUAL
- EMBED=EMBEDMENT
- EW=EACH WAY
- FC=FINISH CONCRETE
- FF=FINISH FLOOR
- FG=FINISH GRADE
- FL=FLOW LINE
- FP=FINISH PAVING
- FS=FINISH SURFACE
- GLB=GLULAM BEAM
- HD=HOLDDOWN
- HDR=HEADER
- MAX=MAXIMUM
- MEP=MECH/ELECT/PLUMBING
- MIN=MINIMUM
- NG=NATURAL GRADE
- NS=NELSON STUD
- OH=OVERHANG (TYP. ROOF)
- O/C=ON CENTER SPACING
- PR=PAIR
- PT=PRESSURE TREATED
- RAG=RETURN AIR GRILLE
- RO=ROUGH OPENING
- RR=ROOF RAFTER
- RWH=RETAINING WALL HEIGHT
- SAR=SUPPLY AIR REGISTER
- SF=SQUARE FEET
- SIM=SIMILAR
- SL=BYPASS SLIDER
- SPEC(S)=SPECIFICATION(S)
- SW=SHEARWALL
- TBD=TO BE DETERMINED
- TOC=TOP OF CURB
- TOF=TOP OF FOOTING
- TOW=TOP OF WALL
- TS=STRUCTURAL STEEL TUBE
- TYP=TYPICAL (X#-NUMBER OF PCS)
- W/H=WATER HEATER
- W/=WITH
- > GREATER THAN OR ABOVE
- < LESS THAN OR BELOW
- #1/B=GRADE NO.1 OR BETTER
- #2/B=GRADE NO.1 OR BETTER



A D	C S	<p>PROJECT: VALLEY RESIDENCE Don & Marti Valley 3579 Gilbert Str. Cayucos, CA 93430</p>
<p>ARCHITECTURAL DESIGN & CONSTRUCTION SERVICES</p> <p>Gregg Wilhelm, Architect Oregon Lic# 6759 California Lic# 10702 541-216-6190 502-550-0780 gwi@wilhelmarchitect.com www.GreggWilhelmArchitect.com</p>		
<p><small>The use of these plans and/or specifications is limited to the project and site shown on these plans. Any other use, including but not limited to, for other projects, is strictly prohibited. The user of these plans and/or specifications agrees to hold the architect harmless for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the architect as a result of the use of these plans and/or specifications for any project other than the project shown on these plans.</small></p>		<p>ROOF PLAN 1/4"=1'-0"</p>
<p>Revisions-9.12.19</p>		<p>SHEET #: A2.3 FEB 2, 2022</p>



- GENERAL LEGEND**
- EXISTING/PROPOSED CENTERLINE (CL)
 - EXISTING PROPERTY LINE (EX. PL)
 - PROPOSED PROPERTY LINE (P. PL)
 - PROPOSED SETBACK LINE
 - EXISTING/PROPOSED EASEMENT
 - PROPOSED SAWCUT
 - GUTTER FLOWLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SLOTTED CURB
 - PROPOSED RETAINING WALL, HEIGHT PER PLAN.
 - PROPOSED CONCRETE PAVEMENT/HARDSCAPE
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED PERVIOUS PAVEMENT
 - DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- GRADING LEGEND**
- GRADE BREAK
 - DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
 - LIMIT OF DISTURBANCE
 - SWALE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - TOP OF SLOPE
 - TOE OF SLOPE
 - OVERLAND RELEASE PATH
- STORM DRAIN LEGEND:**
- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
 - PROPOSED SLOT/TRENCH DRAIN
 - PROPOSED BIO RETENTION BASIN
 - ENERGY DISSIPATOR
 - HEADWALL/ENDWALL
 - FLARED END SECTION
 - DROP INLET
 - MANHOLE
 - CLEANOUT

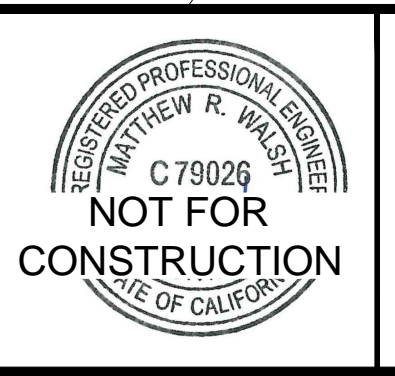
811
Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	REVISIONS
△		
△		
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WE WALSH ENGINEERING
 WALSHENGINEERING.NET (805) 319-4948
 1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

DON & MARTI VALLEY
 VALLEY RESIDENCE
 3579 GILBERT AVENUE, CAYUCOS, CA 93430



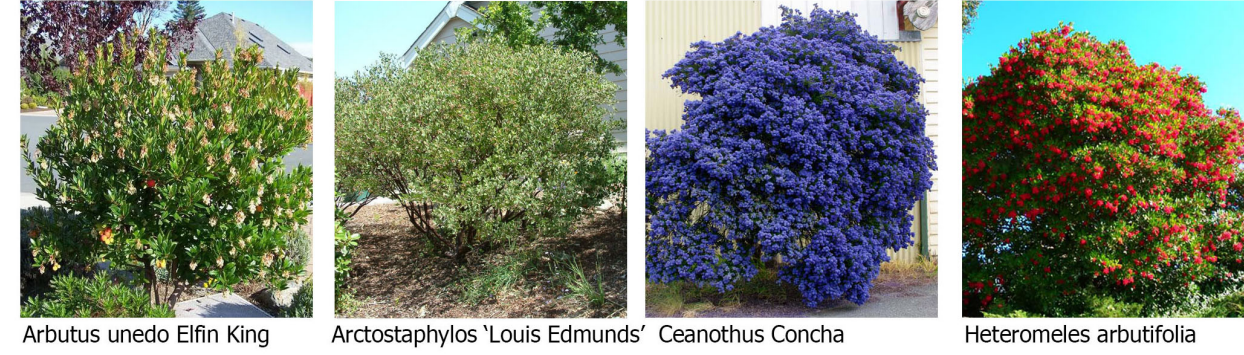
DESIGNED BY: TW
 CHECKED BY: MRW
 APPROVED BY: MRW
 DATE: 1/6/2022

INITIAL GRADING & DRAINAGE EXHIBIT

SHEET
 1 OF 1

Proposed Plant Materials

LARGE SCREEN SHRUBS



MEDIUM HEIGHT ACCENT SHRUBS



MEDIUM HEIGHT SHRUBS and GRASSES



SMALL SCALE GROUND COVERS and GRASSES



SPREADING / EROSION CONTROL GROUND COVERS



Water Efficient Landscape Ordinance Worksheet (WELO)

Water Efficient Landscape Worksheet						
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.						
One worksheet complete for point of construction (water meter).						
Select your city	Cayucos	Project name or address	3579 Gilbert Avenue, Cayucos CA			
Reference Evapotranspiration (ET ₀)	79.3	Landscape Area Sector Type	Residential			
California Water Efficient Landscape Worksheet						
Tolerance Evapotranspiration (ET _L)	39.9	Project Type	Residential			
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAP x Area (Sq. Ft.)	ETAP x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas						
Med Water Use Trees	0.4	Bubbler	0.77	0.52	0	0
Low Water Use	0.2	Drip	0.81	0.25	3,582	884
Med Water Use	0.4	Drip	0.81	0.49	-	0
High Water Use	0.8	Overhead	0.75	1.07	-	0
				Average	Total	Total
				0.25	3,582	884
Average ETAF for Regular Landscape Areas: In Compliance						
Special Landscape Areas						
SLA-1	Totals		1	0	0	0
				Total Landscape Area	3,582	
				Statewide ETAF	0.25	
				ETWU Total	21,879	
				Maximum Allowed Water Allowance (MAWA)	48,736	
ETAF Calculations						
Regular Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			Percentage of MAWA	
Total ETAF x Area	884				45%	
Total Area	3,582					
Average ETAF	0.25					
All Landscape Areas		0.45 (Non-Residential)				
Total ETAF x Area	884	0.55 (Residential)				
Total Area	3,582	0.81 (Drip)				
Average ETAF	0.25	0.75 (Overhead)				

Water Conservation Notes

- The following water conservation techniques shall be employed in this Project:
- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWLEO).
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Recommendations shall be given for annual irrigation schedule at project completion.
- Lawn is not used.

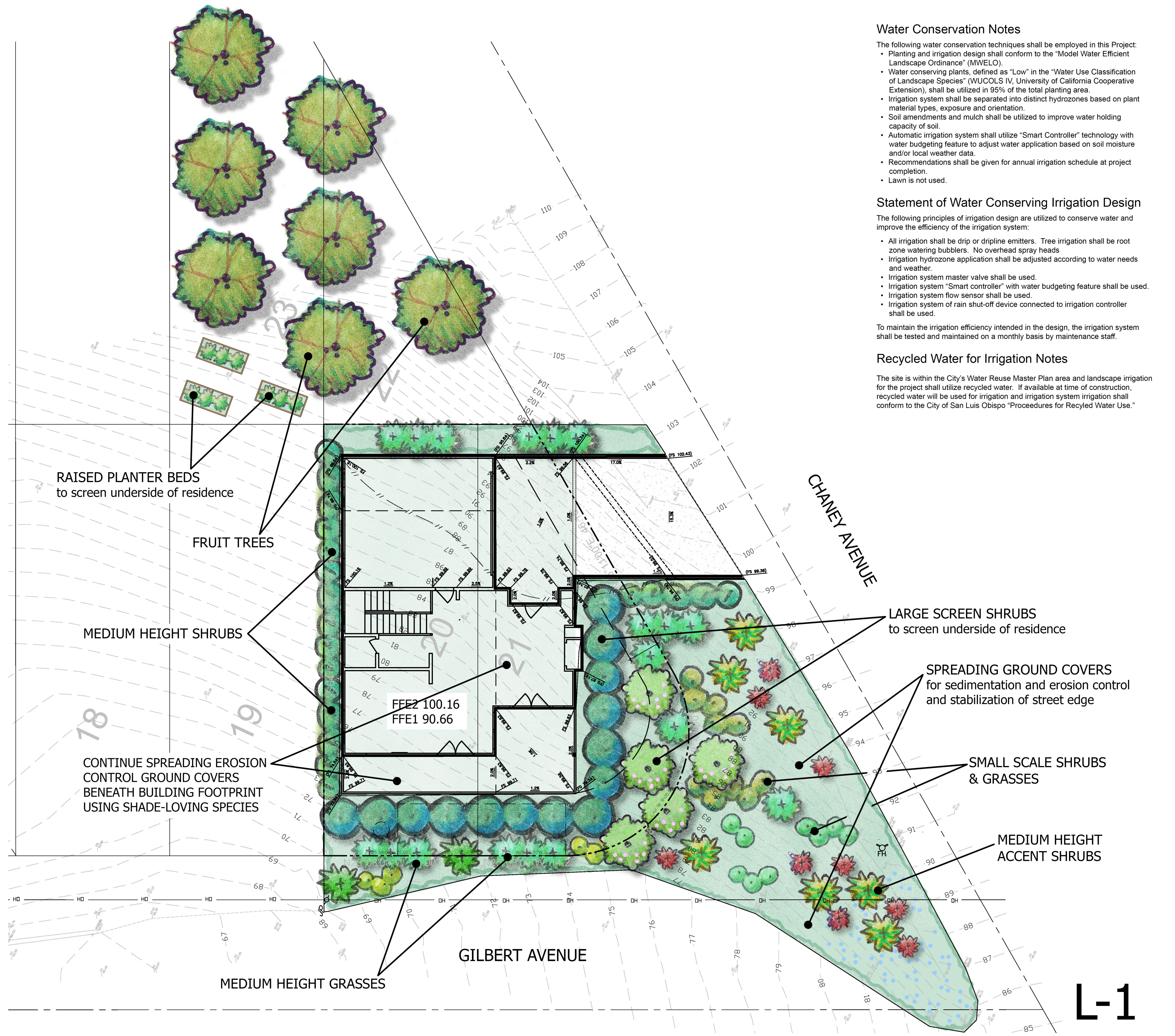
Statement of Water Conserving Irrigation Design

- The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:
- All irrigation shall be drip or dripline emitters. Tree irrigation shall be root zone watering bubblers. No overhead spray heads.
 - Irrigation hydrozone application shall be adjusted according to water needs and weather.
 - Irrigation system master valve shall be used.
 - Irrigation system "Smart controller" with water budgeting feature shall be used.
 - Irrigation system flow sensor shall be used.
 - Irrigation system of rain shut-off device connected to irrigation controller shall be used.

To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.

Recycled Water for Irrigation Notes

The site is within the City's Water Reuse Master Plan area and landscape irrigation for the project shall utilize recycled water. If available at time of construction, recycled water will be used for irrigation and irrigation system irrigation shall conform to the City of San Luis Obispo "Procedures for Recycled Water Use."



CONCEPTUAL LANDSCAPE PLAN

Valley Residence

3579 GILBERT AVENUE
CAYUCOS, CA 93430

JBLA
Jim Burrows
Landscape Architecture
979 Osos Street, Suite B6
San Luis Obispo, CA 93401
(805) 439-3209 • www.jbla-slo.com



SCALE: 1/8" = 1'-0"



DATE: 02/01/2022 JBLA # 21-143



San Luis Obispo Local Agency Formation Commission

COMMISSIONERS

Chair
STEVE GREGORY
City Member

Vice-Chair
HEATHER MORENO
County Member

DAWN ORTIZ-LEGG
County Member

ED WAAGE
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CARLA WIXOM
City Member

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Special District Member

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STAFF

ROB FITZROY
Executive Officer

IMELDA MARQUEZ-VAWTER
Analyst

MORGAN BING
Analyst

MELISSA MORRIS
Commission Clerk

HOLLY WHATLEY
Legal Counsel

TO: MEMBERS OF THE COMMISSION

FROM: MORGAN BING, ANALYST
VIA: ROB FITZROY, EXECUTIVE OFFICER

DATE: MARCH 20, 2025

SUBJECT: LAFCO FILE NO. 3-R-23: SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION NO. 20 TO CAYUCOS SANITARY DISTRICT (STANLEY)

RECOMMENDATION

Action 1: Find, by motion, the proposal to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (a), (d), (e), and Section 15319, Class 19 (b).

Action 2: Approve, by resolution, the proposed Sphere of Influence Amendment and Annexation No. 20 to Cayucos Sanitary District, as contained in Attachment A, subject to conditions of approval, and waive protest proceedings pursuant to Government Code Section 56662 (a).

PROJECT OVERVIEW

Project Applicant: Landowner Petition of Application by Dan Stanley

Certificate of Filing: Issued on January 27, 2025

Acreage and General Location: The approximately 3,500 square foot (SF) property is located at 3525 Gilbert Avenue, southeast of Cayucos Sanitary District (CSD) and four blocks inland from Highway 1 at the eastern edge of a predominantly built-out neighborhood comprised of single-family residences. The proposed Sphere of Influence (SOI) amendment and annexation area will remain in the unincorporated area of San Luis Obispo County (County) as seen in Attachment D.

Assessor Parcel Number (APN): 064-405-010

Summary: This proposal would amend the SOI and annex APN 064-405-010 into the CSD to provide services for the future development of a single-family residential dwelling (2,718 SF) with an attached garage (514 SF), and a deck/patio (928 SF) (see Stanley Residence Plan Set, Attachment E), as the subject property size does not accommodate the use of an on-site wastewater treatment system. The CSD is an independent special district that is authorized to provide wastewater, solid waste, recycling, and green waste services. The CSD issued a Conditional Intent to Serve letter, dated December 18, 2023, which expressed conditional support for the inclusion of the property into the CSD's boundaries (Attachment F). In addition, the CSD submitted a Plan for Services on December 19, 2023 (Attachment G).

Timeline of Events: On December 21, 2022, the landowner applied for a Building Permit for a single-family dwelling (RBLD2022-00295) with the County of San Luis Obispo.

On November 14, 2023, the landowner applied to LAFCO through a petition of application for Sphere of Influence amendment and annexation of 3,500 SF (0.08 acres) into CSD.

On December 11, 2023, within the 30-day response requirement period, staff provided the applicant with a 30-day review letter, placing the project on hold until the items detailed in the letter were addressed/submitted for continued application processing.

On December 18, 2023, the CSD issued a Conditional Intent to Serve letter for 3525 Gilbert Ave (APN 064-405-010) (Attachment F).

On December 19, 2023, the CSD issued a Plan for Services for the proposed annexation area (Attachment G).

On December 20, 2023, the applicant provided their initial response to the information requested by LAFCO, but some information requests were still pending.

On January 18, 2024, the Commission formally received notice, at a Commission meeting, of the petition of application initiated by the landowner as required by Government Code Section 56857.

On October 22, 2024, the County Board of Supervisors approved a property tax exchange of 6.77247% to be transferred to the CSD.

On November 21, 2024, the CSD Board of Directors approved a property tax exchange of 6.77247% to be transferred to the CSD.

On January 27, 2025, the application met submission requirements and allowed staff to issue a Certificate of Filing.

On February 27, 2025, notice was mailed to property owners and registered voters within 300 feet of the proposed annexation property boundary. The mailing was sent out at least 21 days in advance of the hearing. In addition, an advertisement was placed in the New Times 21 days in

advance of today's hearing. Notice has been sent to the applicants, the County, applicable agencies, and other interested parties.

ACTION 1 | ENVIRONMENTAL DETERMINATION

The County's issuance of the building permit was exempt from CEQA as a ministerial project. LAFCO, as the Lead Agency, proposes to Categorically Exempt the project pursuant to State CEQA Guidelines Section 15303 Class 3 (a) because the annexation area consists of one single-family residence located in an urbanized area which is zoned Residential-Single Family; (d) includes wastewater extensions of reasonable length to serve such construction; and (e) the new construction includes an accessory (appurtenant) structures including a garage. In addition, the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15319 Class 19 (b) annexations of individual small parcels for facilities and lots for exempt facilities exempted by Section 15303. There are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the foregoing exemptions inapplicable.

Recommendation: Find, by motion, the proposal to be exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 (a), (d), (e), and Section 15319, Class 19 (b).

ACTION 2 | SPHERE OF INFLUENCE AMENDMENT & ANNEXATION

Sphere of Influence Amendment: Government Code Section 56430 requires that a Municipal Service Review (MSR) be used to analyze a proposed SOI amendment. The MSR is a study of an agency's service capabilities and addresses seven factors described in Government Code Section 56430. LAFCO last adopted an MSR and SOI for the CSD in January 2015. In addition to relying on the CSD's latest MSR, an updated brief analysis of the seven factors listed in Government Code Section 56430 is provided in Attachment B. Prior to the annexation, the SOI must be amended to include the subject territory. The SOI is a plan for the probable physical boundaries of a local agency as determined by LAFCO per Government Code Section 56076. A SOI is generally considered a 20-year, long-range planning tool, and a mandatory step in the process. The SOI amendment is proposed concurrently with the annexation.

To amend the SOI, Government Code Section 56425 (e) requires that five factors be considered, and determinations be made by LAFCO. SOI determinations have been made and are included in Attachment B. In summary, the SOI amendment for the CSD is recommended to include the proposed annexation area. This is based on the information, application, studies, and documents provided and approved by the County, CSD, and contained or referenced in this staff report. The CSD has considered the impacts of this proposed SOI amendment and annexation on its service capacities and determined that they are willing and able to provide the requested services.

Annexation: When processing a proposal, the Commission is required to consider all factors specified in Government Code Section 56668 (for any proposal) and 56668.3 (for District

annexations). The factors in the aforementioned code sections and Commission policies, standards, and procedures allow the Commission to continue to exercise its powers in a manner that encourages and provides planned, well-ordered, and efficient urban development patterns with consideration of preserving open-space and agricultural lands. All factors and applicable LAFCO policies were addressed within Attachment C. The analysis contained therein, as well as all information contained in the record to date and included in the attachments to this report were used to inform the recommendation for approval.

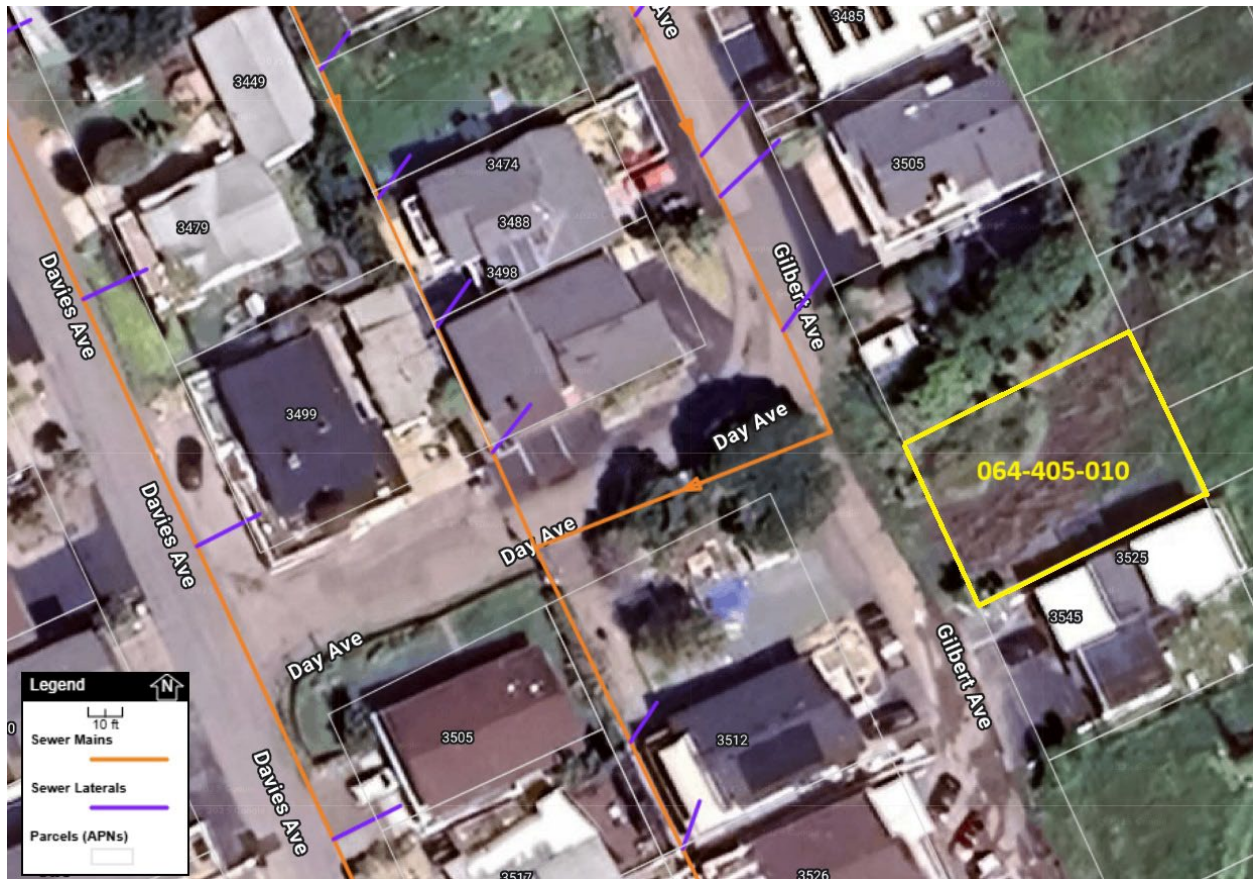
Ability to provide services: The proposal requests wastewater, solid waste, and recycling services, through annexation into the CSD. The CSD has indicated that it is willing and capable of providing service to the proposed SOI amendment and annexation area. This is documented in the CSD's Conditional Intent to Serve Letter dated December 18, 2023, (Attachment F) and Plan for Services (Attachment G) dated December 19, 2023.

The CSD, which operates its own wastewater treatment plant as of September 2021, evaluated its ability to accept additional flows from the proposed SOI amendment and annexation area and determined that the CSD has the treatment capacity to treat the wastewater from this lot and the other lots in this area. Solid waste, recycling, and green waste services would be provided to the property through the CSD's Franchise Agreement with Mission Country Disposal.

The CSD's Water Resource Recovery Facility has a maximum capacity of 1.2 million gallons per day (MGD), and an average capacity of 0.340 MGD. Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD and an ultimate flow of 0.330 MGD. According to the CSD's Plan for Services, the District charges users of the sewer system a flat rate sewer use fee based on Equivalent Dwelling Units (EDUs). One EDU is equivalent to one single-family residence, and one single-family residence is estimated to utilize approximately 4,137 gallons of water per month. Therefore, the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for the proposed SOI amendment and annexation area. If all of the lots neighboring the project area were to be annexed (7 lots total on Gilbert Ave), it would require a total of 28,959 gallons per month (equivalent to 0.0289 MGD). The CSD has demonstrated that the existing infrastructure is more than capable of handling this increased flow.

Currently, there are no CSD services provided to the proposed SOI amendment and annexation area, which means no existing sanitary sewer infrastructure on the project site exists. Sewer service from this lot will be through a 4-inch lateral installed from the applicant's property line, which will then connect to the District's sewer main at the existing manhole at Day and Gilbert Ave as seen in Figure 1. The services can be installed after the applicant submits a complete Will-Serve Application Package to the District. All force mains shall be privately installed and maintained. The CSD will accept the existing manhole. The applicant shall also pay a "buy-in cost" in addition to the regular Will-Serve Application and Connection/Inspection Fees. There will be no expenditure of CSD monies.

Figure 1: Cayucos Sanitary District Infrastructure Map



Recommendation: Approve, by resolution, the proposed SOI Amendment and Annexation No. 20 to the Cayucos Sanitary District, as contained in Attachment A with the following conditions, and waive protest proceedings pursuant to Government Code Section 56662(a).

1. The applicant, Dan Stanley, shall comply with all terms and conditions stated in the Cayucos Sanitary District's Conditional Intent to Serve Letter and Plan for Services that was issued for APN 064-405-010, prior to CSD providing service to the property.
2. This condition applies to the extent allowed by law. The landowner, Dan Stanley, and the affected agency, Cayucos Sanitary District, shall defend, indemnify, hold harmless, and release the San Luis Obispo Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the applicant.

Alternatives for Action: At the conclusion of its consideration, the Commission may approve the request, with or without amendment, wholly, partially, or conditionally, or disapprove the request. The Commission has discretion in light of the whole record to make its decision. The following alternative actions are available:

Alternative One:

Continue consideration to the next regular meeting for reasons determined by the Commission.

Alternative Two:

Disapprove the change of organization proposal with direction to staff to return to the next regular meeting with a conforming resolution for adoption.

If approved, following a 30-day reconsideration period provided under Government Code Section 56895, the SOI amendment and annexation will become effective upon filing the Certificate of Completion with the Clerk Recorder pursuant to Government Code Section 56020.5. Government Code Section 57001 allows up to one year for a Certificate of Completion to be filed with the Clerk-Recorder, otherwise, the action is deemed abandoned. LAFCO may grant extensions based on a reasonable request by the applicant. The time frame for an extension is at LAFCO's discretion based on the circumstances of the proposal.

Attachments

Attachment A: LAFCO Resolution Approving the Sphere of Influence Amendment and Annexation

Exhibit A: Categorical Exemption

Exhibit B: Annexation Map and Legal Description

Attachment B: LAFCO MSR & SOI Review Factors-Government Code Section 56430 and 56425 (e)

Attachment C: LAFCO Proposal Review Factors-Government Code Section 56668 and 56668.3

Attachment D: Vicinity Map

Attachment E: Stanley Residence Plan Set

Attachment F: Conditional Intent to Serve Letter from the CSD

Attachment G: Plan for Services

Attachment H: Soils Engineering and Geologic Hazards Reports Stanley Residence, January 2010, April 2014, and December 2022

Attachment I: County of San Luis Obispo Conditions Associated with RBLD2022-00295

Attachment J: County of San Luis Obispo, County Service Area 10A (Cayucos) Conditional Intent to Serve Water to APN 064-405-010 Letter

Attachment A

LAFCO Resolution Approving the
Sphere of Influence
Amendment and Annexation

IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, March 20, 2025

RESOLUTION NO. 2025-XX

**RESOLUTION APPROVING A SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION NO. 20
TO CAYUCOS SANITARY DISTRICT (STANLEY) | LAFCO NO. 3-R-23**

The following resolution is now offered and read:

RECITALS

WHEREAS, on November 14, 2023, interested landowner – Dan Stanley – filed a petition to initiate proceedings and an application with the San Luis Obispo County Local Agency Formation Commission, hereinafter referred to as “Commission”, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH); and

WHEREAS, the application before the Commission seeks approval of a sphere of influence amendment and a change of organization of approximately 0.08-acres of unincorporated territory in the County of San Luis Obispo, hereinafter referred to as “County”, involving annexation into the Cayucos Sanitary District (CSD) (LAFCO File No. 3-R-23); and

WHEREAS, the affected territory as proposed includes one lot currently within a legal parcel identified by the County’s Assessor’s Office as 064-405-010; and

WHEREAS, on January 18, 2024, the Commission formally received notice of the petition of application initiated by the landowner as required by Government Code Section 56857. Subsequently, a 60-day period began in which the CSD had an opportunity to terminate the annexation if any financial or service-related concerns existed as outlined in Government Code Section 56857. The CSD did not request termination during this period, allowing the application to continue to be processed by staff; and

WHEREAS, on October 22, 2024, the County Board of Supervisors approved a property tax

exchange of 6.77247% after Educational Revenue Augmentation Funds to be transferred to the CSD pursuant to the Revenue and Taxation Code Section 99; and

WHEREAS, on November 21, 2024, the CSD Board Approved Resolution No. 2024-07 accepting the negotiated exchange of 6.77247% property tax revenue and annual tax incrementation; and

WHEREAS, on January 27, 2024, the Executive Officer filed a Certificate of Filing deeming the application as acceptable for filing; and

WHEREAS, the Executive Officer has given the notices required by law and forwarded copies of his report to officers, persons, and public agencies prescribed by law; and

WHEREAS, the Executive Officer conducted an analysis of the proposal and prepared a report including staff's recommendations thereon, and presented staff's findings for Commission consideration; and

WHEREAS, the matter was set for public hearing at 9:00 a.m. on March 20, 2025, and the public hearing was duly conducted and determined and a decision was made on March 20, 2025; and

WHEREAS, at said hearing this Commission heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to the proposal and report; and

WHEREAS, the reasons for the proposed sphere of influence and annexation are as follows:

- 1) It will enable the applicant to receive wastewater, solid waste, recycling, and green waste services from the CSD to meet the needs associated with the development conditionally approved by the County (Building Permit (RBLD2022-00295)) for a single-family home.

WHEREAS, the Commission determined that the proposed sphere of influence amendment and annexation is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 Class 3 (a) because the area consists of a County approved new construction of one single-family residence located in an urbanized area which is zoned Residential Single-Family; (d) includes a sewage extensions of reasonable length to serve such construction; (e) the new construction includes an accessory (appurtenant) structures including a garage, and Section 15319 (b), Class 19 Annexations of individual small parcels for facilities and lots for exempt facilities exempted by Section 15303; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56430 and 56425 (e) and adopts as its written statements of determinations and record therein, the determinations set in the Executive Officer's Staff Report dated March 20, 2025, attachments and testimony, and said record and determinations being incorporated by reference herein as though set forth in full; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668, 56668.3, as well as adopted local policies and procedures and adopts as its written statements of determinations and record therein, the determinations set in the Executive Officer's Staff Report dated March 20, 2025, attachments and testimony, and said record and determinations being incorporated by reference herein as though set forth in full; and

WHEREAS, the Commission duly considered the proposal and finds that the proposed sphere of influence amendment and annexation into the CSD's service area should be approved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Local Agency Formation Commission of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.

2. That the Notice of Exemption prepared for this proposal is complete and adequate, having been prepared in accordance with the provisions of CEQA, and is hereby determined to be sufficient for the Commission's actions as contained in Exhibit A hereto.
3. That the map and legal description approved by this Commission is attached hereto, marked as Exhibit B and incorporated by reference herein as though set forth in full.
4. That the Executive Officer of this Commission is authorized and directed to mail copies of this resolution in the manner provided by law.
5. That pursuant to Government Code Section 56662 (d), the Commission waives protest proceedings and orders the annexation subject to requirements of CKH, because (a) the territory is uninhabited, (b) the proposal is accompanied by proof that the single owner of all land has given his written consent to the proposal, and (c) the CSD has not submitted written opposition to a waiver of protest proceedings.
6. That the Sphere of Influence Amendment and Annexation No. 20 to the Cayucos Sanitary District, is hereby approved with the following conditions:
 1. The applicant, Dan Stanley, shall comply with all terms and conditions stated in the Cayucos Sanitary District's Conditional Intent to Serve Letter and Plan for Services that was issued for APN 064-405-010, prior to CSD providing service to the property.
 2. This condition applies to the extent allowed by law. The landowner, Dan Stanley, and the affected agency, Cayucos Sanitary District, shall defend, indemnify, hold harmless, and release the San Luis Obispo Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to,

damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the applicant.

7. Completion of the 30-day reconsideration period provided under Government Code Section 56895.
8. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.
9. The Commission hereby directs staff to file a Notice of Exemption within five working days of this Resolution in compliance with Section 15062 of Title 14 of the California Code of Regulations.

Upon a motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby adopted.

Steve Gregory, Chairperson Date
Local Agency Formation Commission

ATTEST:

ك

Rob Fitzroy Date
LAFCO Executive Officer

APPROVED AS TO FORM AND LEGAL EFFECT:

Holly Whatley Date
LAFCO Legal Counsel

DRAFT

Exhibit A

Categorical Exemption

Notice of Exemption

To: ✓ Office of Planning and Research
 PO Box 3044, 1400 Tenth Street, Room 222
 Sacramento, CA 95812-3044

From: San Luis Obispo LAFCO
 Rob Fitzroy, Executive Officer
 1042 Pacific St. Suite A
 San Luis Obispo, CA 93401
 (805) 781 – 5795
 rfitzroy@slo.lafco.ca.gov

✓ County Clerk
 County of San Luis Obispo
 County Government Center
 San Luis Obispo, CA 93408

Project Title: LAFCO File No. 3-R-23 | Sphere of Influence Amendment and Annexation No. 20 to Cayucos Sanitary District (Stanley)

Project Location: The 0.08-acre affected territory is located south of Cayucos Sanitary District (CSD); within APN: 064-405-010. The CSD is located immediately north of the City of Morro Bay.

Description of Nature, Purpose, & Beneficiaries of Project: On December 21, 2022, the landowner applied for a Building Permit (RBLD2022-00295) from the County of San Luis Obispo for development of a 2,718 square-foot single-family dwelling with a 514 square-foot attached garage, and a 928 square-foot deck/patio on a 3,500 square-foot lot. Conditions associated with the building permit required the landowner to receive wastewater service from a sewer provider as the subject property size does not accommodate the use of an on-site wastewater treatment system. On November 14, 2023, the landowner applied to LAFCO through a petition of application to amend the sphere of influence (SOI) and annex APN 064-405-010 into the CSD for wastewater, solid waste, recycling, and green waste services. Development would consist of a single-family residence located in an urbanized area which is zoned Residential Single Family. LAFCO is a Lead Agency under CEQA.

Name of Public Agency Approving Project: The Local Agency Formation Commission (LAFCO) of San Luis Obispo County conducted a noticed public hearing on this item scheduled for March 20, 2025, at 9:00 a.m. Additional information on the meeting is available on the LAFCO website at <https://slo.lafco.ca.gov/>.

Exemption Status: (check one)

- | | |
|--|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268); | <input checked="" type="checkbox"/> Categorical Exemption:(Sec. 15303(a)(d)(e);15319 (b)); |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)); | <input type="checkbox"/> Statutory Exemptions: State code number |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)); | <input type="checkbox"/> Other: The activity is not a project subject to CEQA. |

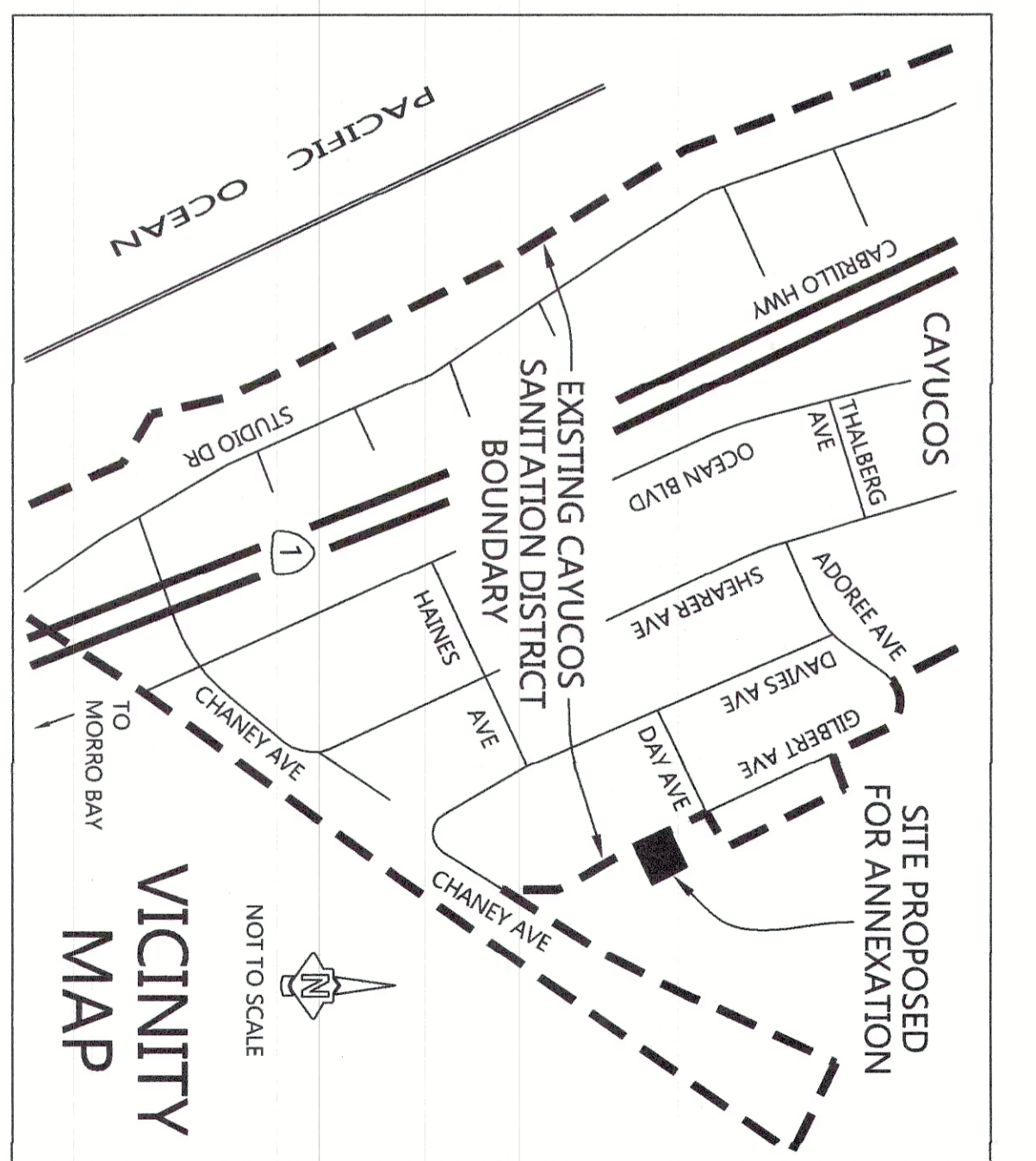
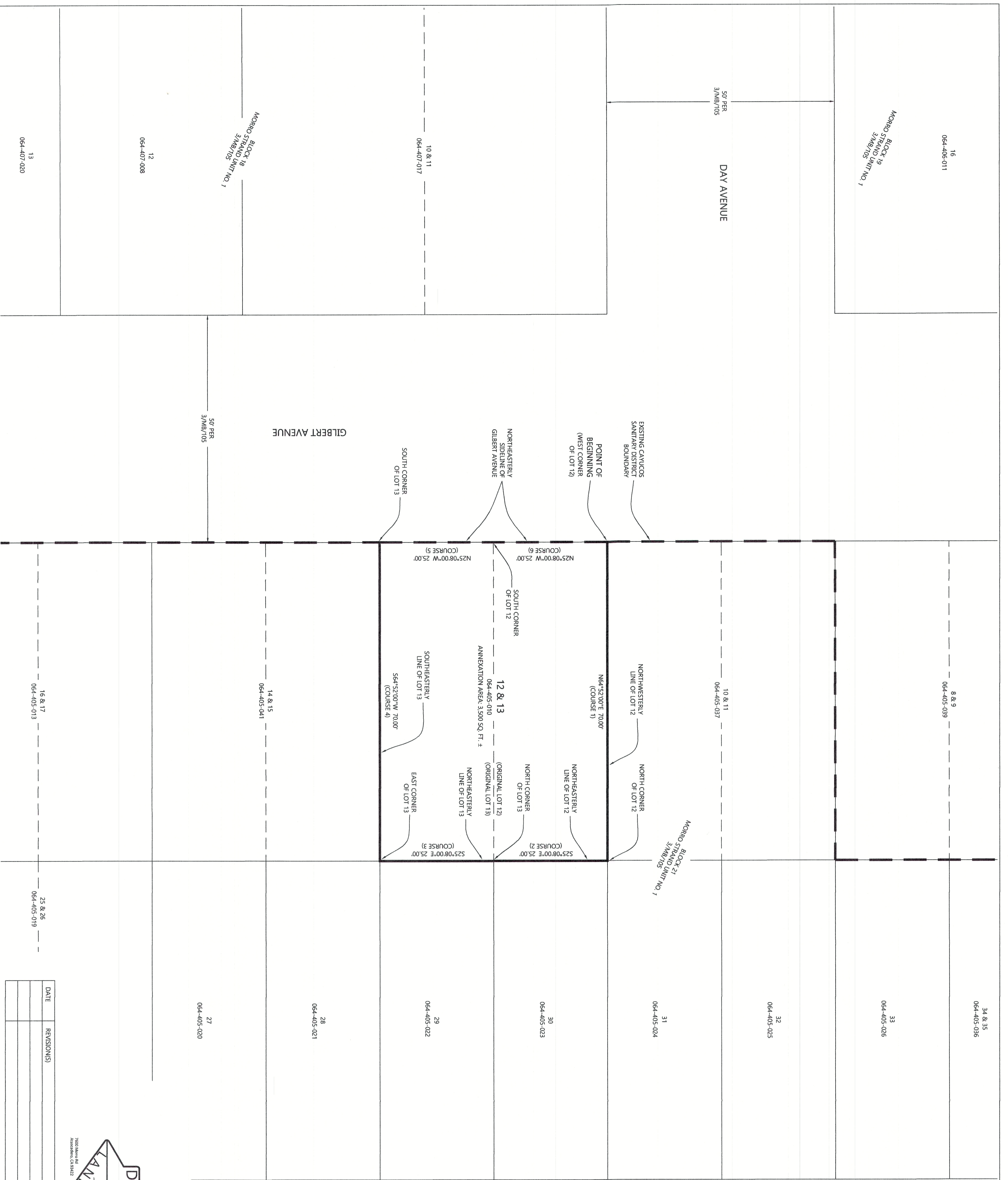
Reasons Why Project is Exempt: Pursuant to CEQA Guidelines Section 15303, Class 3 (a) because the annexation area consists of one single-family residence in a residential area; (d) sewage extensions of reasonable length to serve such construction, (e) Accessory (appurtenant) structures including a garage; and Section 15319 Class 19 (b), annexations of individual small parcels for facilities and lots for exempt facilities exempted by Section 15303. There are no circumstances under Section 15300.2 that would make the foregoing exemptions inapplicable.

 Rob Fitzroy, Executive Officer

 Date

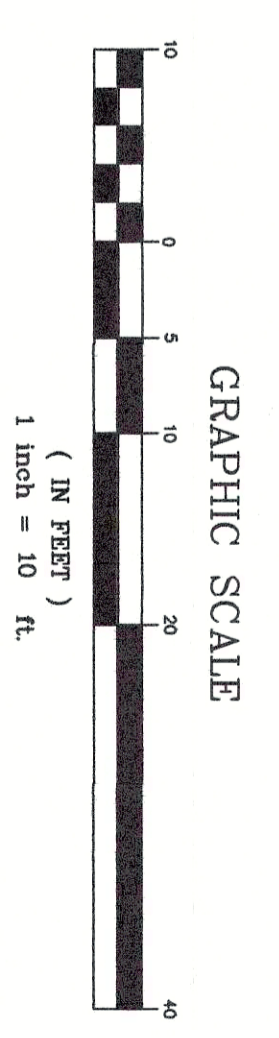
Exhibit B

Annexation Map and Legal Description



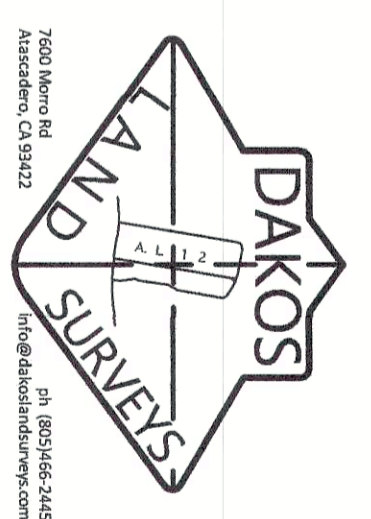
NOTE
DIMENSIONS AND AREAS SHOWN HEREON ARE BASED ON RECORD DATA PER 3/4MB/105

- LEGEND**
- EXISTING CAVUCOS SANITARY DISTRICT SERVICE AREA LIMIT LINE
 - PROPOSED CAVUCOS SANITARY DISTRICT SERVICE AREA LIMIT LINE



DISCLAIMER
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

APPROVED COUNTY SURVEYOR
By: *[Signature]*
Date: 2/28/24
San Luis Obispo County Dept. of Public Works



DATE	REVISION(S)

ANNEXATION NO. 20 TO THE CAVUCOS SANITARY DISTRICT

PROPOSED ANNEXATION TO THE CAVUCOS SANITARY DISTRICT SERVICE AREA OF LOTS 12 AND 13 IN BLOCK 21, MORRO STRAND UNIT NO. 1 PER 3/4MB/105, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

DATE: January 9, 2024
PREPARED FOR: Dan Stanley, c/o Oasis Associates, Inc.
FILENAME: 22-167 Stanley Gilbert Annex Map
Drafted: Project: 22-021 Job: 1 of 1 Sheet: 1 of 1

EXHIBIT "A"

Annexation No. 20 to the Cayucos Sanitary District Geographic Description

All of Lots 12 and 13 in Block 21, Map of Morro Strand Unit No. 1, in the County of San Luis Obispo, State of California, according to the map filed May 21, 1928 in Book 3, Page 105 of Maps, described more particularly as follows:

Beginning at the West corner of said Lot 12 at the northeasterly sideline of Gilbert Avenue according to said map, said West corner also being a point on the existing Cayucos Sanitary District boundary;

Thence leaving said Cayucos Sanitary District boundary and northeasterly sideline of Gilbert Avenue along the northwesterly line of said Lot 12 (1) North 64°52'00" East a distance of 70.00 feet to the North corner of said Lot 12;

Thence along the northeasterly line of said Lot 12 (2) South 25°08'00" East a distance of 25.00 feet to the North corner of said Lot 13;

Thence along the northeasterly line of said Lot 13 (3) South 25°08'00" East a distance of 25.00 feet to the East corner of said Lot 13;

Thence along the southeasterly line of said Lot 13 (4) South 64°52'00" West a distance of 70.00 feet to the South corner of said Lot 13 at the northeasterly sideline of Gilbert Avenue according to said map, said South corner also being a point on the existing Cayucos Sanitary District boundary;

Thence along said Cayucos Sanitary District boundary and northeasterly sideline of Gilbert Avenue (5) North 25°08'00" West a distance of 25.00 feet to the South corner of said Lot 12;

Thence continuing along said Cayucos Sanitary District boundary and northeasterly sideline of Gilbert Avenue (6) North 25°08'00" West a distance of 25.00 feet to the **Point of Beginning**, and containing 3,500 square feet more or less.

Disclaimer:

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described.

Marc Dakos 1/12/2024

Marc D. Dakos, LS 8769 (Date)
Professional Land Surveyor



APPROVED COUNTY SURVEYOR

By: *[Signature]*
Date: 22. Apr 24
San Luis Obispo County Dept. of Public Works

Attachment B

LAFCO MSR & SOI Review Factors-
Government Code Section
56430 and 56425 (e)

Attachment B

LAFCO Government Code Sections 56430 and 56425 (e) Factor Proposal Review

LAFCO No. 3-R-23

Sphere of Influence Amendment and Annexation No. 20 to Cayucos Sanitary District (Stanley)

Government Code Section 56430 – Municipal Service Review Analysis

In analyzing a Sphere of Influence (SOI) Amendment proposal for the Cayucos Sanitary District (CSD), the Local Agency Formation Commission (LAFCO) relied on the San Luis Obispo County General Plan, Estero Area Plan, CSD's Sewer System Management Plan and Franchise Agreement with Mission Country Disposal, and all associated documentation. Additionally, the Commission as part of this action, will use the CSD's latest Municipal Service Review (MSR) adopted in January 2015 and provide an updated brief analysis of the seven MSR factors listed in 56430 (a). The required SOI factors outlined in Government Code Section 56425 (e) have also been analyzed and determinations have been provided in this document. The following written statements should be considered and approved by the Commission.

(1) Growth and population projections for the affected area.

Response. In addition to the analysis conducted through the CSD's 2015 MSR update, the following should also be considered as part of this action.

The applicant has applied to the County of San Luis Obispo (County) for a building permit (RBLD2022-00295) for a two-level single-family dwelling of approximately 2,718 square feet, a 514 square-foot garage, and a 928 square-foot deck/patio. Based on the average household size in the County's unincorporated areas of 2.31¹ persons per dwelling unit, the SOI amendment and annexation would generate approximately 2 new residents. This would result in an approximate 0.08% increase in the community of Cayucos' existing population of approximately 2,505².

Further, the Estero Area Plan, last updated in 2009, establishes a vision for the future of the Estero Planning Area that guides development and includes population projections for the CSD. The area plan is consistent with the intent and policies of the California Coastal Act and the San Luis Obispo County Local Coastal Program. The plan estimated a buildout total of 4,765 by 2022³, although the CSD did not reach this buildout estimate that year. It should be noted that buildout is only a theoretical estimate that provides a likely maximum population that could result under the

¹ Table E-5 | Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, from the State of California Department of Finance identifies the average household size in the unincorporated areas of the County as 2.31 persons per unit, May 2024

² Cayucos Census Designated Place 2020 Decennial US Census Data

³ Buildout estimate for Cayucos assumes 9.3% vacancy for existing development, 5% vacancy for future development, and 2.09 persons per occupied dwelling unit

general plan. The County estimates are adjusted to take into account limitations on development due to physical constraints and market demand. Nevertheless, actual development varies depending on a variety of factors.

The County of San Luis Obispo, Department of Planning and Building, and the San Luis Obispo Council of Governments (SLO COG) provided more recent buildout estimates in the 2050 Regional Growth Forecast for San Luis Obispo County, adopted in June 2017. Based on SLO COG's buildout projection of 3,096⁴ by 2050 and the 2020 population, Cayucos is considered over 80 percent built out. Significant increases in population are not expected to occur in this area over the next 10 years.

(2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

Response. In addition to the analysis conducted through the CSD's 2015 MSR update, the following should also be considered as part of this action.

In summary, a disadvantaged unincorporated community (DUC) is defined as a community with an annual median household income (MHI) that is less than 80 percent of the statewide annual MHI of \$84,097⁵ and an area that is considered to be inhabited (containing 12 or more registered voters). Portions of the CSD's existing SOI are within two identified DUC areas as seen in Figures 1 and 2 below.

Cayucos DUC Area #1 consists of Census Tract 105.04, Block Group 1 with an MHI of \$67,273⁶ and an estimated 505⁷ registered voters. Cayucos DUC Area #2 consists of Census Tract 105.04, Block Group 3 with an MHI of \$59,444⁸ and an estimated 686⁹ registered voters. It should be noted that the proposed SOI amendment and annexation area is located outside of the two identified DUCs.

⁴ Figure 11 | 2050 Regional Growth Forecast for San Luis Obispo County, San Luis Obispo Council of Governments, June 2017

⁵ US Census, California Median Household Income 2017-2021

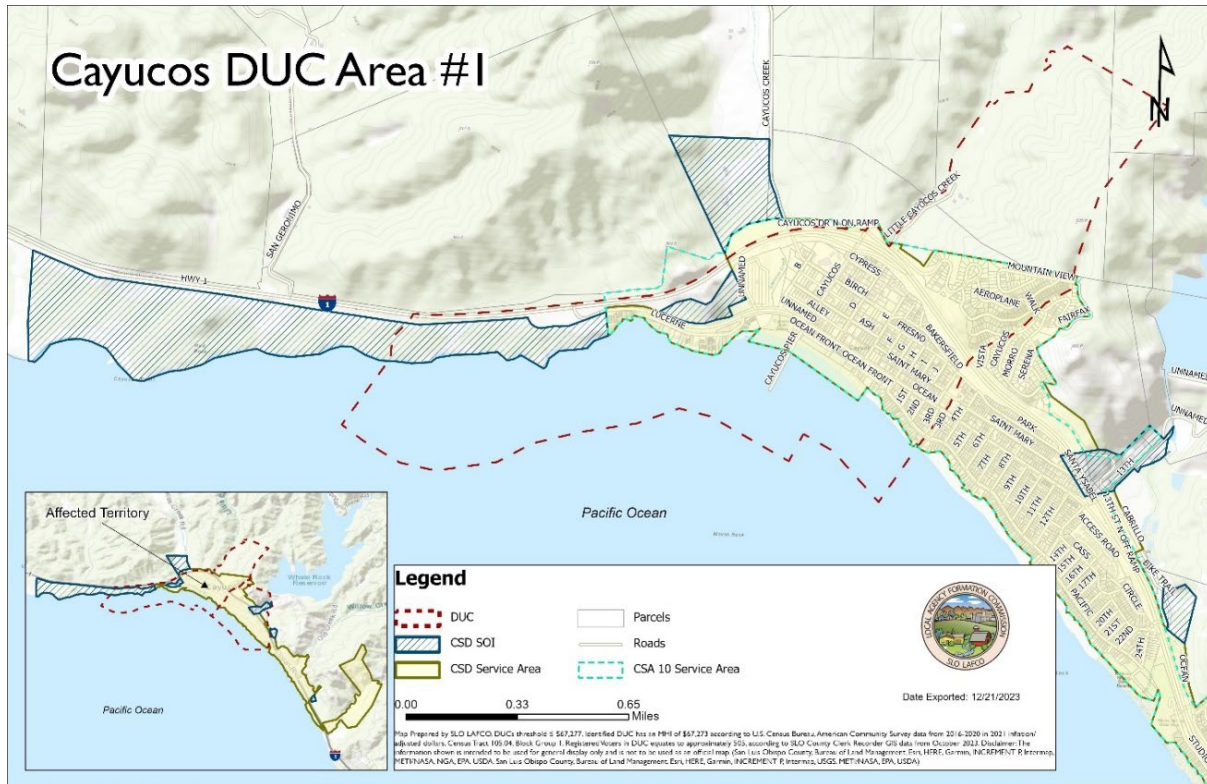
⁶ US Census Bureau, American Community Survey Data 2016-2020 in 2021 inflation/adjusted dollars, 2023

⁷ SLO County Clerk Recorder Registered Voter GIS Data, October 2023

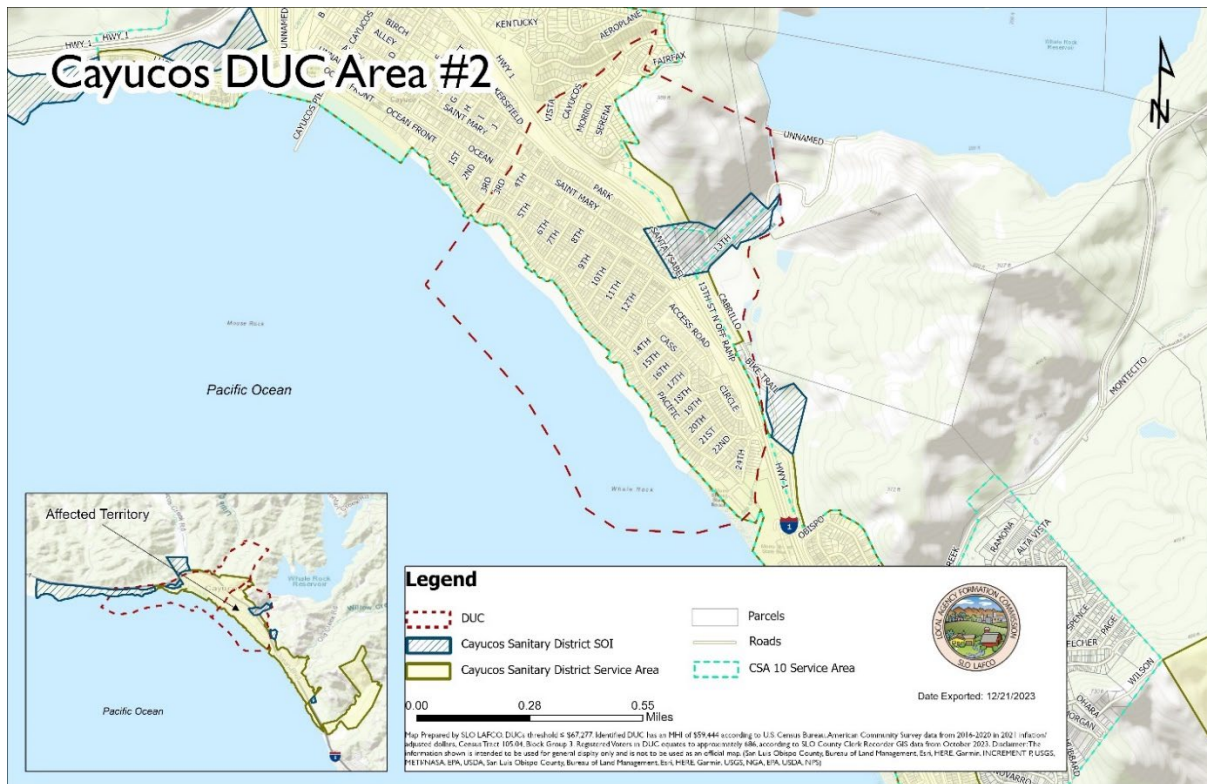
⁸ US Census Bureau, American Community Survey Data 2016-2020 in 2021 inflation/adjusted dollars, 2023

⁹ SLO County Clerk Recorder Registered Voter GIS Data, October 2023

San Luis Obispo LAFCO No. 3-R-23 | GC 56430 & 56425



San Luis Obispo LAFCO No. 3-R-23 | GC 56430 & 56425



(3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

Response. In addition to the analysis conducted through the CSD’s 2015 MSR update, the following should also be considered as part of this action.

The CSD provides the same services as is documented in the CSD’s 2015 MSR, however, since then, the CSD has made upgrades and changes to how they provide wastewater services to the community. On September 14, 2021, the CSD ceased pumping wastewater to the City of Morro Bay and began operating its new Water Resources Recovery Facility. The new facility has a maximum capacity of 1.2 million gallons per day (MGD), and an average capacity of 0.340 MGD, and consists of headworks with both coarse and fine screens and grit removal, a membrane bioreactor (MBR) with two aeration tanks as well as two pre-anoxic and two post-anoxic tanks, three membrane tanks with ultrafiltration, a screw press for dewatering solids, and two ultra-violet vessels for disinfection of effluent water.

The CSD’s Sewer System Master Plan, revised and approved June 2023, assists the CSD in future planning for the identification of future capital projects and aids in the assessment of the collection system as a whole. The plan also documents the following and can be found on the CSD’s website using the following link:

<https://www.cayucossd.org/files/4035b6232/Sanitary+Sewer+Management+Plan+2023.pdf>

- Operation and Maintenance Program
- Design and Performance Provisions
- Spill Emergency Response Plan
- Sewer Pipe Blockage Control Program
- System evaluation, Capacity Assurance, and Capital Improvements
- Monitoring, Measurements, and Program Modifications

Key Highlights relating to the Conditional Intent to Serve letter, the Plan for Services, and information contained in the record, are provided below:

- The total capacity of the existing Water Resources Recovery Facility is a maximum capacity of 1.2 MGD¹⁰ and an average capacity of 0.340 MGD¹¹.
- Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD¹² and an ultimate flow of 0.330 MGD¹³.
- The District charges users of the sewer system a flat rate sewer use fee based on EDUs (Equivalent Dwelling Units). 1 EDU is equivalent to 1 single-family residence, and 1 single-

¹⁰ CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹¹ CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹² CSD’s Sewer System Management Plan, Revised and Approved June 2023

¹³ CSD’s Sewer System Management Plan, Revised and Approved June 2023

family residence is estimated to utilize approximately 4,137 gallons of water per month. Therefore, the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for the proposed project.

- If all of the lots neighboring the project area were to be annexed (7 lots total on Gilbert Ave), it would require a total of 28,959 gallons per month (equivalent to 0.0289 MGD).
- The CSD has demonstrated the existing infrastructure is more than capable of handling this new flow.
- Sewer service from this lot will be through a 4-inch lateral installed from the applicant's property line, which will then connect to the CSD's sewer main at the existing manhole at Day and Chaney Ave. All laterals and force mains shall be privately installed and maintained. The CSD will accept the existing manhole.

As was previously stated in response (2) above, portions of the existing CSD service area and SOI boundary were identified as a DUC, and the Commission is required to consider needs or deficiencies related to sewer, municipal and industrial water, and structural fire protection within or contiguous to the SOI of any DUC. The developed areas within the identified DUCs that are located within the CSD's service area receive sewer service from the CSD, water from either Morro Rock Mutual Water Company or Paso Robles Beach Water Association (depending on location), and fire protection from CalFire. The developed areas within the identified DUCs that are located outside of the CSD's service area but within or contiguous to the SOI receive sewer service from private septic tanks, water from private wells or from Morro Rock Mutual Water Company or Paso Robles Beach Water Association (depending on location of the property), and fire protection from CalFire. There are no known needs or deficiencies regarding sewer services for properties located outside of the CSD service area but within or contiguous to the SOI. Areas within the SOI Amendment and Annexation territory are not within the identified DUCs; therefore, the affected territory does not meet the qualifications for a DUC in accordance with State law.

(4) Financial ability of agencies to provide services.

Response. In addition to the analysis conducted through the CSD's 2015 MSR update, the following should also be considered as part of this action.

The Plan for Services prepared by the CSD, included in Attachment G, provided context on the CSD's financial ability to provide services to the proposed SOI amendment. The plan stated that there will be no expenditure of CSD monies. The applicant shall pay a "buy-in cost" in addition to the regular Will-Serve Application and Connection/Inspection fees. Upon annexation, the parcel will be charged a monthly Vacant Lot Fee in the amount of \$7.50 per lot. Upon connection to CSD's infrastructure, the parcel will be charged a monthly Sewer Use Fee in the amount of \$98.00 per EDU. In addition, a Property Tax Agreement between the County and the CSD was approved for a property tax exchange of 6.78336% after Educational Revenue Augmentation Funds are transferred to the CSD.

(5) Status of, and opportunities for, shared facilities.

Response. No additional analysis is being included in this section of the CSD's 2015 MSR update.

(6) Accountability for community service needs, including governmental structure and operational efficiencies.

Response. No additional analysis is being included in this section of the CSD's 2015 MSR update.

(7) Any other matter related to effective or efficient service delivery, as required by commission policy.

Response. No additional analysis is being included in this section of the CSD's 2015 MSR update.

Government Code Section 56425 - Sphere of Influence Analysis

Sphere of Influence Amendment: Prior to annexation, the SOI must be amended to include the subject territory. An SOI is defined by Government Code Section 56425 as "...a plan for the probable physical boundary and future service area of a local agency or municipality..." An SOI is generally considered a 20-year, long-range planning tool, and an SOI amendment is a mandatory step in the process before annexation. The SOI amendment is proposed concurrently with the annexation.

Sphere of Influence Factors. To amend a local agency's SOI, five specific determinations are required to be considered by LAFCO per Government Code Section 56425 (e). The determinations, factors, and responses are provided below:

- 1. The present and planned land uses in the area, including agricultural and open-space lands.** The present land use designation within the proposed SOI amendment and annexation area is Residential Single-Family (RSF) and the zoning will remain unchanged. There are no agricultural or open-space lands in the affected territory.
- 2. The present and probable need for public facilities and services in the area.** As stated in the attached Plan for Services, Attachment G, the proposal requests wastewater, solid waste, recycling, and green waste services for the single-family residence that will be constructed on APN 064-405-010. The proposed SOI amendment and annexation area and the other neighboring lots on Gilbert Ave are already within the CSD's Urban Reserve Line as designated by the County (APNs: 064-405-010, 064-405-041, 064-405-013, 064-405-014, and 064-405-015).
- 3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.** As stated in the Plan for Services (Attachment G) the CSD is willing and able to provide the requested service, subject to the terms and

conditions of the Conditional Intent to Serve Letter dated December 18, 2023, the Plan for Services dated December 19, 2023, and associated annexation documents. Please also refer to the analysis provided in Government Code Section 56430 (3) included on page 4 of this document for more information regarding the CSD's infrastructure.

- The total capacity of the existing Water Resources Recovery Facility is a maximum capacity of 1.2 MGD and an average capacity of 0.340 MGD.
- Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD and an ultimate flow of 0.330 MGD.
- The CSD charges users of the sewer system a flat rate sewer use fee based on EDUs. 1 EDU is equivalent to 1 single-family residence, and 1 single-family residence is estimated to utilize approximately 4,137 gallons of water per month. Therefore, the CSD expects to see an increase in wastewater flow of about 4,137 gallons per month (equivalent to 0.0041 MGD) for this project.
- The CSD's existing infrastructure is more than capable of handling this increased flow.
- Solid Waste, Recycling, and Green Waste services would be provided to the property through the CSD's Franchise Agreement with Mission Country Disposal, similar to all the lots already within the CSD boundary.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency. There are no relevant social or economic communities of interest in the existing SOI area.

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

- LAFCO staff have identified two DUCs within the CSD's SOI and service area boundary as seen on page 2 within Section 2 of the Government Code Section 56430 analysis provided in this report. The locations identified as a DUC display characteristics of a DUC pursuant to Government Code Section 56033.5
- It should be noted that the proposed SOI amendment and annexation area is located outside of the two identified DUCs.
- The CSD provides wastewater, solid waste, recycling, and green waste services.
- At present time, the portions of the DUC that are located within the CSD's service area are eligible to receive wastewater services through the CSD. The developed portions of the DUC that are located outside of the CSD's current service area and within or contiguous to the SOI are receiving wastewater service from private septic tanks and not from the CSD.
- The type of public services and public facilities required in these areas is not anticipated to change, although the level of service demand will slightly increase

within the portion proposed for an SOI amendment if/once annexed for one single-family home.

Local Sphere of Influence Policies. The Government Code requires that each commission establish written policies and procedures and states that LAFCOs are to exercise their powers consistent with those policies and procedures. The San Luis Obispo LAFCO's policies encourage and provide for well-ordered, efficient urban development patterns, balanced with preserving open space and agricultural land while discouraging urban sprawl. The SOI Update for the CSD is consistent with those policies and the purposes of LAFCO.

Sphere of Influence Amendment Analysis and Conclusions. The SOI amendment for the CSD is recommended to include the proposed annexation area. This is based on the information, application, studies, and documents provided and approved by the County, CSD, and contained or referenced in this Staff Report. The CSD has considered the impacts of this SOI amendment and annexation on its service capacities and determined that they are willing and able to provide the requested services.

Attachment C

LAFCO Proposal Review Factors-
Government Code Section
56668 and 56668.3

Attachment C

LAFCO Proposal Review Factors - Government Code Sections 56668 & 56668.3

Sphere of Influence Amendment and Annexation No. 20 to Cayucos Sanitary District (Stanley) – LAFCO No. 3-R-23

Factor (a)

Population and population density; land area and **land use**; per capita **assessed valuation**; **topography, natural boundaries, and drainage basins**; proximity to other populated areas; the **likelihood of significant growth in the area**, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response.

Population and Population density:

The applicant has applied to the County of San Luis Obispo (County) for a building permit (RBLD2022-00295) for a two-level single-family dwelling of approximately 2,718 square feet, a 514 square-foot garage, and a 928 square-foot deck/patio. Based on the average household size in the County unincorporated areas of 2.31¹ persons per dwelling unit, the Sphere of Influence (SOI) amendment and annexation would generate approximately 2 new residents. This would result in an approximate 0.08% increase in the community of Cayucos' existing population of approximately 2,505².

Land Area and Land Use:

The proposed SOI amendment and annexation area is zoned Residential Single-Family (RSF) within the Cayucos Urban Reserve Line (URL). No zoning changes are proposed.

Per Capita Assessed Valuation:

The total assessed value of the parcel containing the SOI amendment and annexation area as determined by the County Assessor is \$47,724. The amount of property tax revenue to be transferred from the County to CSD shall be as per the approved Tax Exchange Agreements. On October 22, 2024, the County approved a property tax agreement through Resolution No. 2024-241. On November 21, 2024, CSD approved a property tax exchange agreement through

¹ Table E-5 | Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, from the State of California Department of Finance identifies the average household size in the unincorporated areas of the County as 2.31 persons per unit, May 2024

² Cayucos Census Designated Place 2020 Decennial US Census Data

Resolution No. 2024-07. The property tax agreements include the following provisions:

- No base property tax revenue shall be transferred from the County of San Luis Obispo to the Cayucos Sanitary District
- Annual tax increment shall be transferred from the County of San Luis Obispo to the Cayucos Sanitary District effective the date of the roll year specified by the California Board of Equalization, anticipated fiscal year 2025-26 and each fiscal year thereafter in the amount of 6.77247 percent after Education Revenue Augmentation Funds.

Topography, Natural Boundaries, and Drainage Basins:

The project site is located within a San Luis Obispo County Geological Study Area (GSA). This designation requires the preparation of a geologic report for single-family residences when located on a site that is subject to landslides or liquefaction to ensure stability and structural integrity. A Soils Engineering and Geologic Hazards Report was prepared for the single-family residence to be constructed on the project site in 2010, and updated in 2014 and 2022 (Attachment H). The report concludes that from a geotechnical engineering standpoint, the site is suitable for the proposed residence provided that the recommendations contained in the report are implemented in design and construction.

The overall slope of the area to be graded for this project is less than 10%. According to County Staff, due to its slope, this project only requires a discretionary permit because it falls below the slope thresholds that necessitate a Minor Use Permit or Variance. However, as a part of the project's land use permit application (RBLD2022-00295), the County has also required a Minor Grading Permit.

Proximity to Other Populated Areas:

The SOI amendment and annexation area is located at 3525 Gilbert Avenue, Cayucos, CA southeast of Cayucos Sanitary District (CSD), north of the City of Morro Bay, and four blocks inland from Highway 1 at the eastern edge of a predominantly built-out neighborhood comprised of single-family residences as seen in Attachment D.

Likelihood of Significant Growth in the Area, and in Adjacent Incorporated and

Unincorporated Areas, During the Next 10 Years:

The proposed project will create one new residence, which will increase the supply of homes in the area, leading to potential very small population growth. This is in line with County and Local plans to increase housing availability. The project would not result in new jobs in the area that would require new housing. The project does not propose new roads or infrastructure for undeveloped or underdeveloped areas that would indirectly result in population growth. Cayucos is considered over 80 percent built out based on the 2020 population³ and SLOCOG buildout estimates⁴. Significant increases in population are not expected to occur in this area over the next 10 years.

Factor (b)

1) The **need for organized community services**; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

2) "Services," as used in this subdivision, refers to governmental services whether or

Response.

As a condition associated with the applicant's building permit (Attachment I), the applicant must provide a will-serve letter from a sewer provider as the subject property size does not accommodate the use of an on-site wastewater treatment system. The project area is immediately adjacent to the CSD, which is an independent special district authorized to provide wastewater, solid waste, recycling, and green waste services. CSD has provided a Conditional Intent to Serve letter (Attachment F) and a Plan for Services (Attachment G). The Plan for Services documents CSD's adequate capacity for serving Assessor Parcel Number (APN) 064-405-010 as well as information related to the cost of providing service which will be borne by the project applicant.

³ 2020 Decennial Census

⁴ 2050 Regional Growth Forecast for San Luis Obispo County, San Luis Obispo Council of Governments, June 2017

not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

Factor (c)

The **effect of the proposed action** and of alternative actions, **on adjacent areas, on mutual social and economic interests**, and on the **local governmental structure of the county**.

Response.

The proposed action would allow the proposal to be implemented upon compliance with the County's conditions associated with the building permit (RBLD2022-00295) and LAFCO's conditions of approval. The area would continue to be located within the County's unincorporated area and be added to CSD's service area boundary. The eventual impact could be a small increase in population within CSD.

Factor (d)

The conformity of both the proposal and its anticipated effects with both the adopted **commission policies on providing planned, orderly, efficient patterns of urban development**, and the policies and priorities set forth in Section 56377.

Response.

Applicable Commission Policies are listed and analyzed below:

Section 2.1 General Policies

Policy 2.1.1. *The Commission shall endeavor to balance the need to efficiently provide public services with the sometimes-competing interests of discouraging urban sprawl, preserving prime agriculture land and open space (Gov. Code Section 56001 and 56301).*

Analysis. The CSD is willing and able to provide the requested services, as is documented in factor (k) of this Attachment. The project area is immediately adjacent to the current CSD service area boundary and does not contain prime agricultural land as defined under Government Code Section 56064 or Open-Space Lands as defined under Government Code Section 56059.

Policy 2.1.3. *Cities and Special Districts are discouraged from annexations outside of their*

Sphere of Influence unless the need for services is clearly demonstrated (Gov. Code Section 56375.5).

Analysis. The need for organized community services was documented in factor (b) of this Attachment. As part of this proposal, the applicant also proposes to amend the SOI to include the project area. To amend a local agency's SOI, Government Code Section 56425 (e) requires five specific determinations to be considered by LAFCO. These determinations can be found in Attachment B and an SOI amendment is recommended by staff.

Policy 2.1.4. *Jurisdictions are encouraged to create places to live that integrate various land uses as a way of providing for a diverse social and economic community.*

Analysis. The SOI and annexation area is within the County's Residential Single-Family land use category. No zoning changes are proposed.

Policy 2.1.5. *The Commission prefers urban development within Cities and the Urban Reserve Line of unincorporated communities as opposed to development in the unincorporated area (Gov. Code Section 56001).*

Analysis. The SOI and annexation area is within the Cayucos URL.

Policy 2.1.8. *The Commission normally will require annexation to a municipality rather than annexation to a sanitation, sanitary, community service or water district in the unincorporated area (Gov. Code Section 56001).*

Analysis. The SOI and annexation area is more than 0.5 miles north of the City of Morro Bay and is immediately adjacent to the CSD. The CSD's existing wastewater infrastructure is also located directly adjacent to the SOI and annexation area at Day and Chaney Ave.

Policy 2.1.10. *Impacts on affordable housing, impact of the creation of new jobs on affordable housing stock, within the annexation area, and in neighboring jurisdictions. Demonstration that the effects of the proposed project on affordable housing have been mitigated (Gov. Code Section 56001). The Commission recognizes that providing a range of housing opportunities for persons and families of all incomes is an important factor in promoting orderly development.*

Analysis. This project is proposed for future development of a single-family residential dwelling and does not provide affordable housing opportunities or create new jobs, which may have an impact on affordable housing stock.

Section 2.3 Special District Annexation Policies

Policy 2.3.1. *Special districts are encouraged to annex unincorporated islands as well as land that is mostly surrounded by a jurisdiction. (Gov. Code Sections 56001, & 56375.3).*

Analysis. There are no unincorporated islands within or adjacent to the CSD service area boundary.

Policy 2.3.2. *Prior to annexation of territory within an agency's Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction. The agency should provide LAFCO with a build-out estimate or inventory and document how it was prepared.*

Analysis. Cayucos is considered over 80 percent built out based on the 2020 population⁵ and SLOCOG buildout estimates⁶.

Policy 2.3.3. *A demonstrated need exists for the required services and there is no reasonable alternative manner of providing these services.*

Analysis. As a condition associated with the applicant's building permit (Attachment I), the applicant must provide a will-serve letter from a sewer provider as the subject property size does not accommodate the use of an on-site wastewater treatment system.

Policy 2.3.4. *The proposed annexation represents a logical and reasonable expansion of the district.*

Analysis. As previously discussed, the SOI and annexation area is immediately adjacent to CSD's current service area boundary and the district's existing infrastructure is immediately adjacent to the project area on Day and Chaney Avenue. The CSD has also indicated in its Plan for Services that the district's existing

⁵ 2020 Decennial Census

⁶ 2050 Regional Growth Forecast for San Luis Obispo County, San Luis Obispo Council of Governments, June 2017

infrastructure is more than capable of handling the increased flow. Therefore, the proposed annexation provides for the planned, orderly, and efficient development of the area.

Policy 2.3.5. *The proposed annexation reflects the plans of the adjacent governmental agencies.*

Analysis. The territory proposed for an SOI amendment and annexation is within the unincorporated County and is adjacent to the CSD. The territory is also within the Cayucos URL, which is defined by the County as land that is planned for urban growth within the next 20 years. The County encourages “in-fill” development within the existing URL.

Policy 2.3.6. *The proposed annexation does not represent an attempt to annex only revenue producing property.*

Analysis. The SOI amendment and annexation is proposed to receive wastewater service for future development of a single-family residential dwelling. The CSD charges users of the sewer system a flat rate sewer use fee. In addition, the applicant shall also pay a “buy-in cost” in addition to the regular Will-Serve Application and Connection/Inspection Fees. The proposed annexation does not represent an attempt to annex only revenue producing property.

Policy 2.3.7. *The proposed boundaries must be definite and certain and conform to lines of assessment whenever possible.*

Analysis. As described in factor (f) the boundaries for the SOI amendment and annexation have been deemed definite and certain by the County Surveyor and will adhere to assessor parcel lines; APN 064-405-010. The SOI amendment and annexation map is attached as Attachment A Exhibit B in the staff report.

Policy 2.3.8. *The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities.*

Analysis. The CSD is willing and able to provide the requested services and has documented its capability to provide service to the SOI and annexation area subject to the terms and conditions of the Conditional Intent to Serve letter and Plan for

Services. Please refer to factors (b) and (k) of this attachment for more information regarding the need for services and CSA 23's ability to provide service.

Section 2.11 Commission Administrative Policies

"Application Policies" were deemed met and sufficient on January 27, 2025, when the Certificate of Filing was issued.

Government Code Section 56377

56377. *In reviewing and approving or disapproving proposals that could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:*

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved that would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The project area does not contain prime agricultural land as defined under Government Code Section 56064 or Open-Space Lands as defined under Government Code Section 56059.

Factor (e)

The effect of the proposal on maintaining the physical and economic **integrity of agricultural lands**, as defined by Section 56016.

Response.

The SOI amendment and annexation area does not include land within the Agriculture land use designation, land subject to a Williamson Act contract, or Agricultural lands as defined in Government Code Section 56016. The parcel is within the unincorporated County and has seen no development under its land use designation of Residential Single-Family.

Factor (f)	Response.
<p>The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>The boundaries for the proposed SOI amendment and annexation area have been deemed definite and certain by the County Surveyor and will adhere to assessor parcel lines; APN 064-405-010. The SOI amendment and annexation map is attached as Attachment A Exhibit B in the staff report. The proposed annexation will remain within the unincorporated County; therefore, it does not create an island or corridor of unincorporated territory.</p>
Factor (g)	Response.
<p>A regional transportation plan adopted pursuant to Section 65080.</p>	<p>The 2023 San Luis Obispo Council of Governments (SLOCOG) Regional Transportation Plan (RTP) was adopted pursuant to requirements of Government Code Section 65080. The SOI amendment and annexation area is closest to S.R. 1, which is analyzed in the RTP.</p> <p>S.R. 1, commonly known as Highway 1, is a north-south state highway that runs along most of California’s Pacific coastline. The route is designated as both a freeway and a conventional highway in different locations. It is on the Interregional Road System but is not on the National Highway System nor is it designated as an Extra-Legal Load Network Corridor, an oversized truck route, or a Focus Route. It serves as the Pacific Coast Bike Route and USBR95 in San Luis Obispo County and is adjacent to the area designated for the California Coastal Trail. Periodic closures due to rockslides north of San Luis Obispo County are detrimental to the businesses and communities along Highway 1 in the north coast. The 2023 RTP states that in 2015, SR 1 accounted for 9% of the overall region's Vehicle Miles Traveled; this increased to 15% in 2045. No significant transportation related impacts are expected to occur as a result of this project.</p>

<p>Factor (h)</p> <p>The proposal's consistency with city or county general and specific plans.</p>	<p>Response.</p> <p>The County General Plan sets policy direction for allowable land use on both public and private lands within the unincorporated areas and acts to provide applicable review bodies appropriate guidance and direction in making future land use decisions. The SOI amendment and annexation area is consistent with the San Luis Obispo County General Plan because it will result in compatible “infill” development that minimizes risks to human life and property, and because there are no alternatives to the proposed development location that would reduce site disturbance. In addition, the URL in Cayucos was moved to, in part, include the lots on Gilbert Avenue and as part of the Estero Area Plan Update which was adopted by the County Board of Supervisors on November 2, 2004, by Resolution 2004-350, in anticipation of the area needing service in the future.</p>
<p>Factor (i)</p> <p>The Sphere of Influence of any local agency that may be applicable to the proposal being reviewed.</p>	<p>Response.</p> <p>The SOI is a plan for the probable physical boundaries of a local agency as determined by LAFCO per Government Code Section 56076. The approximately 3500 square foot parcel is not within the SOI and is proposed for a concurrent SOI amendment and annexation into CSD. The proposal does not conflict with the SOI of any other jurisdiction. The affected territory is already within the following special district service area boundaries:</p> <ul style="list-style-type: none">- Upper Salinas-Las Tablas RCD- County Service Area 10- Cayucos- Cayucos-Morro Cemetery District
<p>Factor (j)</p> <p>The comments of any affected local agency or other public agency.</p>	<p>Response.</p> <p>No comments or resolutions raising objections to the proposal have been received by any affected local agency or other public agency.</p>

Factor (k)

The **ability** of the newly formed or receiving entity **to provide the services** that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response.

When applying for a change of organization, a Plan for Services is required in accordance with Government Code Section 56653. The CSD submitted a Plan for Services in December 2023, included as Attachment G. The CSD plans to provide wastewater, solid waste, recycling, and green waste services to the proposed SOI and annexation site. Please refer to factor (b) of this attachment for more information regarding the need for service.

Wastewater Service

On September 14, 2021, the CSD ceased pumping wastewater to the City of Morro Bay and began operating their new Water Resources Recovery Facility, which is a newly constructed wastewater treatment plant, completed in 2021. It has a maximum capacity of 1.2 million gallons per day⁷ (MGD), an average capacity of 0.340 MGD⁸, and consists of headworks with both coarse and fine screens and grit removal, a membrane bio reactor (MBR) with two aeration tanks as well as two pre-anoxic and two post-anoxic tanks, three membrane tanks with ultrafiltration, a screw press for dewatering solids, and two ultra-violet vessels for disinfection of effluent water. Current and future average daily base wastewater flows were estimated at an average flow of 0.227 MGD⁹ and an ultimate flow of 0.330 MGD¹⁰.

According to the CSD's Plan for Services, the district charges users of the wastewater system a flat rate sewer use fee based on Equivalent Dwelling Units (EDUs). One EDU is equivalent to one single-family residence, and one single-family residence is estimated to use approximately 4,137 gallons per month (equivalent to 0.0041 MGD). If all seven parcels on Gilbert Avenue, including APN 064-405-010, are annexed, the total increase in flow is expected to be approximately 28,959 gallons per month. The CSD has demonstrated the existing infrastructure is more than capable of handling this new flow.

Currently, there are no CSD services provided to the proposed SOI and annexation area,

⁷ CSD's Sewer System Management Plan, Revised and Approved June 2023

⁸ CSD's Sewer System Management Plan, Revised and Approved June 2023

⁹ CSD's Sewer System Management Plan, Revised and Approved June 2023

¹⁰ CSD's Sewer System Management Plan, Revised and Approved June 2023

which means no existing sanitary sewer infrastructure on the project site exists. The Plan for Services prepared by the CSD, included in Attachment G, states that sewer service from this lot will be through a 4-inch lateral installed from the applicant's property line, which will then connect to the District's sewer main at the existing manhole at Day and Gilbert Avenue. The services can be installed after the applicant submits a complete Will-Serve Application Package to the District. All force mains shall be privately installed and maintained. The District will accept the existing manhole.

The Plan for Services also provided information on how services will be financed. The plan stated that there would be no expenditure of CSD monies and the applicant shall also pay a "buy-in cost" in addition to the standard Will-Serve Application and Connection/Inspection Fees. Upon its annexation, the parcel will be charged a monthly Vacant Lot Fee in the amount of \$7.50 per lot. Upon connection to CSD's infrastructure, the parcel will be charged a monthly Sewer Use Fee in the amount of \$98.00 per EDU.

Solid Waste, Recycling, and Green Waste Services

CSD has a Franchise Agreement with Mission Country Disposal to provide solid waste, recycling, and green waste services within the District. The current agreement was last revised on June 27, 2022, having commenced on August 11, 2006. Service to the SOI and annexation area would be provided similarly to all the lots already within the CSD boundary. Funding for solid waste collection and disposal activities comes primarily from fees charged to residents.

Factor (I)

Timely **availability of water** supplies adequate for projected needs as specified in Section 65352.5.

Response.

The SOI amendment and annexation area is within County Service Area (CSA) 10. The CSA 10 water treatment plant provides drinking water to the community of Cayucos from Whale Rock Reservoir. CSA 10A is the water distribution system for the southern part of Cayucos. The applicant obtained a conditional intent to serve letter from CSA 10, Zone A (Attachment J), dated June 12, 2023, documenting that CSA 10, Zone A would provide water service to the subject property at 3525 Gilbert Avenue in Cayucos based upon the fact that a single-family dwelling would ultimately be served provided that all conditions are met.

Factor (m)

The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the **regional housing needs** as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response.

The Regional Housing Needs Allocation (RHNA) establishes the total number of housing units that the County and each of the seven cities must plan for within the planning period. The San Luis Obispo region is currently in the sixth RHNA Housing Element Cycle. The 2019 RHNA was prepared in conjunction with the 2019 RTP with input and recommendations from the 2019 RHNA Working Team, Technical Transportation Advisory Committee, Citizens Transportation Advisory Committee, SLOCOG Board of Directors, and the public.

The County’s Housing Element defines affordable housing as housing that is affordable to very low-, low-, moderate-, or workforce-income households. In the context of meeting the unincorporated county’s allocation of regional housing needs share, dwelling units typically must be deed restricted to limit rental or purchase of the dwelling units to households that qualify at extremely low-, very low-, and low-income levels. Table 1 below defines each income category.

Table 1: Income Categories for Households in San Luis Obispo County¹¹

Income Level	Range in Area Median Income (AMI)
Extremely Low	No more than 30% AMI
Very Low	up to 50% AMI
Low	50-80% AMI
Moderate	80-120% AMI
Above Moderate	Above 120% AMI
○ Workforce	120-160% AMI

The project will increase the countywide available housing stock by one unit at market rate, which falls within the above moderate-income level. Please note that units are not officially counted towards annual RHNA tracking until they are permitted.

¹¹ County of SLO General Plan – 2020-2028 Housing Element, Adopted November 17, 2020

<p>Factor (n)</p> <p>Any information or comments from the landowner or landowners, voters, or residents of the affected territory.</p>	<p>Response.</p> <p>LAFCO did not receive any comments from landowners, voters, or residents prior to the release of the staff report.</p>
<p>Factor (o)</p> <p>Any information relating to existing land use designations.</p>	<p>Response.</p> <p>The SOI amendment and annexation area is within the County’s Residential Single-Family land use category. No zoning changes are proposed. The property also qualifies as a Geologic Study Area, which is defined as a combining designation that is applied to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. Please refer to factors (a) for more discussion regarding the geology and topography within the project site.</p>

<p>Factor (p)</p> <p>The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.</p>	<p>Response.</p> <p>The residential unit would be available to people of all races and cultures should the landowner decide to sell the single-family home. With regard to the location of public facilities and the provision of public services, this project does not affect the fair treatment of people of all races, cultures, and incomes.</p>
<p>Factor (q)</p> <p>Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state</p>	<p>Response.</p> <p>The County's Multi-Jurisdictional Hazard Mitigation Plan was adopted in October 2019 and establishes the County's emergency policies and procedures in the event of a disaster and addresses the allocation of resources and protection of the public in the event of an emergency.</p> <p>The Safety Element of the General Plan for the County of San Luis Obispo (approved December 1999) addresses a wide range of natural and human-caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation.</p>

responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal. (Amended by Stats. 2019, Ch. 360)

The state provides wildland and watershed fire protection within State Responsibility Areas (SRAs); it does not provide structure protection, rescue and emergency service, or hazardous materials response. Counties provide fire services at their discretion and service levels vary from county to county. SLO County chose to protect residents and property within its jurisdiction by creating County Fire in partnership with CAL FIRE. The affected territory is within a State Responsibility Area and would be considered a “Moderate” fire hazard severity zone; predictions are based on factors including fuel availability, topography, fire history, and climate¹². Based on the County’s emergency response times, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety.

56668.3

(a) If the proposed change of organization or reorganization includes a city detachment or district annexation, except a special reorganization, and the proceeding has not been terminated based upon receipt of a resolution requesting termination pursuant to either Section 56751 or Section 56857, factors to be considered by the commission shall include all of the following:

(1) In the case of district annexation, whether the proposed annexation will be for the interest of landowners

Response.

- (a)(1) The proposed SOI amendment and annexation will be for the interest of the landowner and the CSD. If approved, the property would be annexed, and the landowner would obtain wastewater, solid waste, recycling and green waste services from the CSD. In addition, the plan stated that there will be no expenditure of CSD monies, and the landowner will be subject to a “buy-in cost” in addition to the standard Will-Serve Application Fee and Connection/Inspection Fee. A property tax exchange of 6.78336% after Educational Revenue Augmentation Funds would be transferred from the County to the CSD.
- (a)(2) This part is not applicable because the proposal consists of a district annexation and not a detachment.
- (a)(3) The commission considered the factors specified in Government Code Section 56668, as seen in this document.
- (a)(4) The Commission did not receive any resolutions from any affected agency raising objections to the action.
- (a)(5) There are no other matters which the Commission has deemed material.

¹² Cal Fire Fire Hazard Severity Zone Viewer Maps, September 2023

or present or future inhabitants within the district and within the territory proposed to be annexed to the district.

(2) In the case of a city detachment, whether the proposed detachment will be for the interest of the landowners or present or future inhabitants within the city and within the territory proposed to be detached from the city.

(3) Any factors which may be considered by the commission as provided in Section 56668.

(4) Any resolution raising objections to the action that may be filed by an affected agency.

(5) Any other matters which the commission deems material.

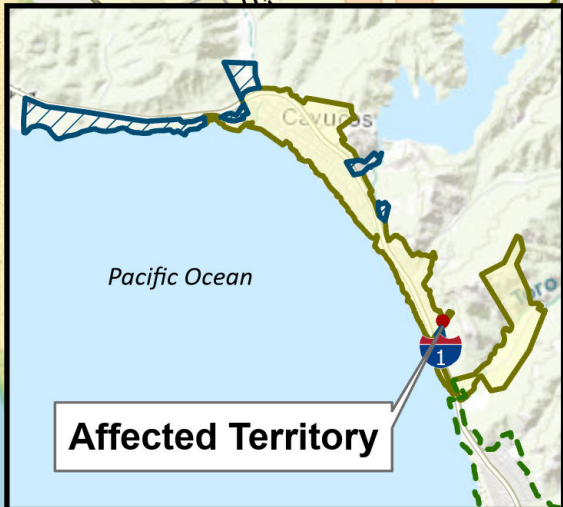
(b) The commission shall give great weight to any resolution raising objections to the action that is filed by a city or a district. The commission's consideration shall be based only on financial or service related concerns expressed in

(b) The Commission did not receive any resolutions from neighboring cities or districts raising objections to the action.




the protest. Except for findings regarding the value of written protests, the commission is not required to make any express findings concerning any of the other factors considered by the commission.

Attachment D

Vicinity Map

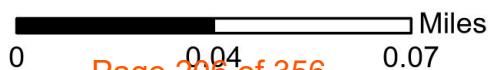


LAFCO File No. 3-R-23 | SOI Amendment & Anx#20 to Cayucos Sanitary District

-  Sphere of Influence
-  Service Area
-  Affected Territory

Acres: 0.080

APN in Affected Territory: 064-405-010



Prepared By SLOLAFCO
 Name: 3-R-23
 Date: 2/5/2025
 A-2-49

Attachment E

Stanley Residence Plan Set

NEW CONSTRUCTION

STANLEY RESIDENCE

3525 GILBERT AVENUE CAYUCOS



Architecture, Planning & Graphics

3592 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
805/541-5604 voice

These drawings are instruments of service and are property of Pults & Associates, LLP. All design and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Pults & Associates, LLP.

Project:

STANLEY
RESIDENCE

3525 GILBERT AVE
CAYUCOS
CA 93430

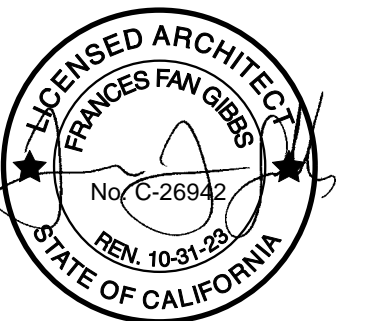
Client:

DAN & LINDA
STANLEY
c/o
CAROL FLORENCE
OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401
(805) 541-4509

Sheet Contents:

TITLE SHEET



Date: 16 DEC 2022

Revised: 30 AUG 2023 PC#1

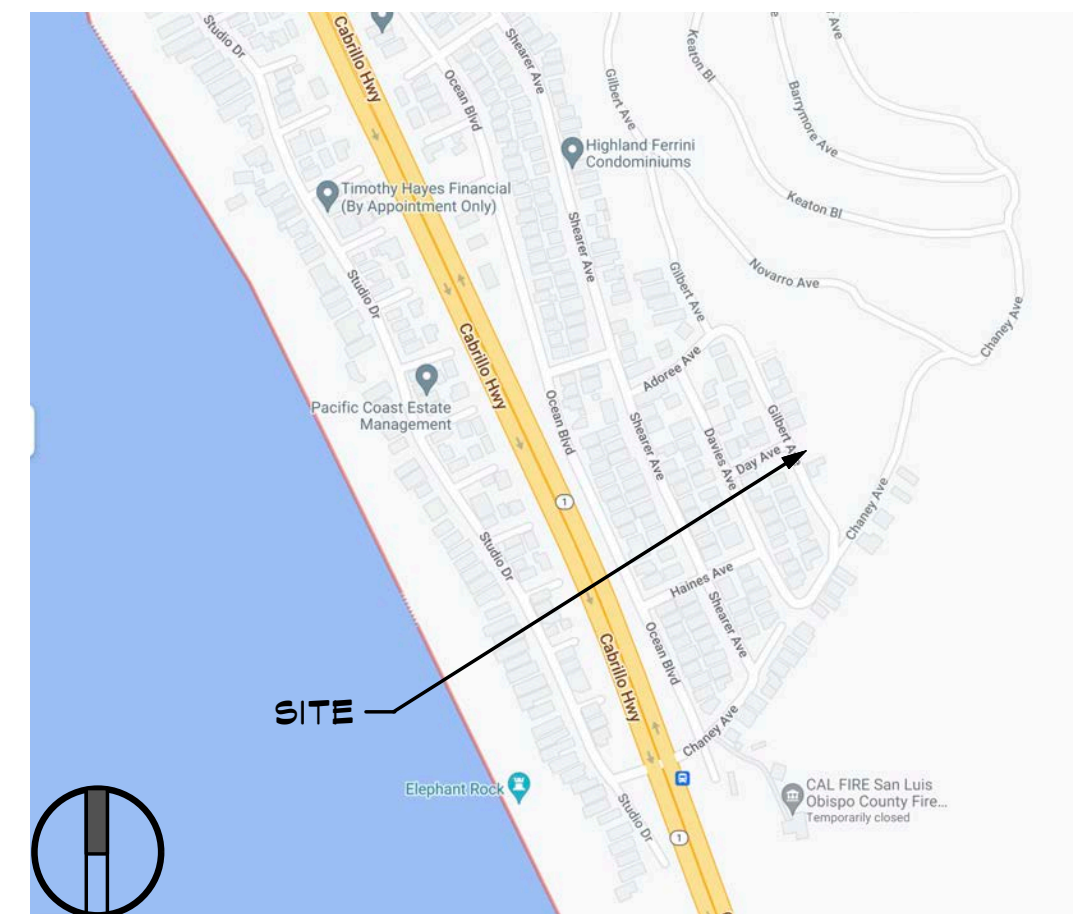
Job No:

2214

Sheet:

T - 1

VICINITY MAP



DIRECTORY

ARCHITECT
PULTS & ASSOCIATES, LLP
670 ANDRES EULATE
3592 SACRAMENTO DRIVE, SUITE 140
SAN LUIS OBISPO, CA 93401
(805) 541-5604

PROJECT PLANNER/AGENT
OASIS ASSOCIATES, INC.
670 CAROL FLORENCE
3427 MIGUELITO COURT
SAN LUIS OBISPO, CA 93401
(805) 541-4509

CIVIL ENGINEER
SLO CIVIL DESIGN, LLC
670 RICHARD BURDE
615 CLARION CT, SUITE #2
SAN LUIS OBISPO, CA 93401
(805) 503-8059

STRUCTURAL ENGINEER
ASHLEY & VANCE ENGINEERING, INC.
670 NICK VINCENT
1413 MONTEREY STREET
SAN LUIS OBISPO, CA 93401
(805) 545-0010

TITLE 24 COMPLIANCE
CARSTAIRS ENERGY
670 TIMOTHY CARSTAIRS
2288 BAYVIEW HEIGHTS DR. SUITE E
LOS OSOS, CA 93402
(805) 404-9048

REQUIRED SPECIAL INSPECTIONS

TYPE	CONTIN. SPECIAL INSP.	PERIODIC SPECIAL INSP.
1. Verify materials below shallow foundations are adequate to achieve the design bearing.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of compacted fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	-	X

GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities:
2019 California Building Code, Vols 1 & 2 (2015 IBC)
2019 California Residential Code (2015 IRC)
2019 California Plumbing Code (2015 UPC)
2019 California Mechanical Code (2015 UMC)
2019 California Electrical Code (2014 NEC)
2019 California Energy Code
2019 California Green Building Code
2019 California Fire Code (2015 IFC)
2019 California Reference Standards Code
County of San Luis Obispo Municipal Code
County Ordinance(s) Title 19, 22, 23 & Appdx Chapter 33, 1997 UBC
- The 2019 Building Energy Efficiency Standards for residential and non-residential buildings have been reviewed, and the building described on these pages is in substantial conformance.
- Special Inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official. Names and qualifications shall be submitted to Building Department for approval.
- No hazardous materials will be stored and/or used within the building which exceed the quantities listed in CBC Tables 307.1 (1) & 307.1 (2).
- A soil or civil engineer to determine grading performed is in substantial conformance with the approved plans and is suitable to support the intended structure.
- Project is located in a Wildland-Urban Interface Area subject to the provisions of CBC Chapter 7A.
- Provide manufacturer's instructions for gas fireplace on site for inspection.

DEFERRED SUBMITTALS

- The building described on the following pages shall be equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by Cal Fire and the County Building Department prior to fabrication and installation of the system. System design shall meet all requirements of State Fire Marshal, NFPA 13R for sprinklers, NFPA 24 for underground fire line, NFPA 72 for fire alarm system and any additional local regulations.
- Roof-mounted solar system.

PROJECT SUMMARY

LEGAL: 3525 GILBERT AVENUE
CAYUCOS, CA
LOTS 124 13, BLOCK 21, MORRO STRAND
UNIT NO. 1, COUNTY OF SAN LUIS OBISPO,
STATE OF CA, PER 3/MB/105

ZONING: R-2 RESIDENTIAL

APN: 064-405-010

SITE: 3,500 SF

BUILDING:

	PROPOSED
LOWER LEVEL	
GARAGE	514 SQ. FT.
LIVING AREA	1,102 SQ. FT.
SECOND LEVEL	1,616 SQ. FT.
TOTAL	3,232 SQ. FT.
ROOF DECK	816 SQ. FT.
COVERED FRONT PORCH	112 SQ. FT.

MAX HEIGHT: 25 FT ABOVE AVERAGE NATURAL GRADE*
MAX ALLOWABLE BLDG HT* +163.5'

*AVERAGE NATURAL GRADE CALCULATION:
Highest point of lot coverage = +142.0'
Lowest point of lot coverage = +135.0'
(142+135)/2 = 138.5 138.5 + 25.00 = 163.5'

BUILDING HEIGHT +161.85'

PARKING:

	REQUIRED	PROPOSED
2 PER RESIDENCE		2 COVERED

CONST TYPE: TYPE V-B

OCCUPANCY: R-3/U

SPRINKLERS: YES

SHEET INDEX

T-1 TITLE SHEET
T-2 GREEN BUILDING
T-3 LEED CHECKLIST

CIVIL

C-1 CIVIL TITLE SHEET
C-2 GRADING AND DRAINAGE
C-3 PROFILES
C-4 DETAILS
C-5 EROSION CONTROL PLAN

ARCHITECTURAL

A1 GARAGE LEVEL PLAN
A2 SECOND FLOOR PLAN
A3 ROOF PLAN
A4 SECTIONS
A5 WEST & NORTH ELEVATIONS
A6 EAST & SOUTH ELEVATIONS
A7 EXTERIOR DETAILS
A8 DOOR AND WINDOW DETAILS

STRUCTURAL

S-1.1 STRUCTURAL TITLE SHEET
S-1.2 SPECIFICATIONS
S-1.3 SPECIAL INSPECTIONS
S-2.1 FOUNDATION PLAN
S-2.2 FLOOR FRAMING PLAN
S-2.3 ROOF FRAMING PLAN
S-3.1 STRUCTURAL DETAILS
S-3.2 STRUCTURAL DETAILS
S-3.3 STRUCTURAL DETAILS

ELECTRICAL

E-1 GARAGE LEVEL ELECTRICAL PLAN
E-2 SECOND FLOOR ELECTRICAL PLAN
E-3 ROOF ELECTRICAL PLAN

ENERGY COMPLIANCE

T24-1 ENERGY COMPLIANCE DOCUMENTATION
T24-2 ENERGY COMPLIANCE DOCUMENTATION

TOTAL 30 SHEETS

PROJECT DESCRIPTION

Project consists of a new 3,232 square foot residence on a sloping lot.

SYMBOLS

- ① DIMENSIONAL GRID LINE
- ⊙ DOOR MARK
REFER TO DOOR SCHEDULE
- ⊙ WINDOW MARK
REFER TO WINDOW SCHEDULE
- ⊙ WINDOW ABOVE
REFER TO WINDOW SCHEDULE
- ① REFERENCE NOTE
- ① DETAIL NUMBER
- ⊙ SHEET SHOWN ON
- ⊙ SECTION
- ⊙ SHEET SHOWN ON



2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply." (01/2020)

Table with 2 columns: Measure ID and Description. Includes sections for Building Envelope Measures, Fireplaces, Decorative Gas Appliances, and Gas Log Measures.



2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Clearances, Liquid Line Drier, Storage Tank Insulation, Water Piping, and various duct and fan measures.



2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Requirements for Ventilation and Indoor Air Quality, Pool and Spa Systems, Lighting Measures, and Solar Ready Buildings.

ADHESIVE VOC LIMIT (1) (2)

Table with 2 columns: Architectural Applications and Current VOC Limit. Lists items like carpet adhesives, PVC welding, and plastic cement welding.

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 116 b.

SEALANT VOC LIMIT

Table with 2 columns: Sealants Current and VOC Limit. Lists materials like architectural marine deck, nonmembrane roof, and single-ply roof membrane.

VOC LIMITS FOR ARCH'L COATINGS (2)(3)

Table with 2 columns: Coating Category and VOC Limit. Lists categories like flat coatings, specialty coatings, and floor coatings.

- 1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

- 1. These measures apply to newly constructed buildings and to any additions or alterations of existing residential buildings which increase the building's conditioned area, volume, or size and only apply to the specific area of the addition or alteration.
2. Residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant plumbing fixtures with water conserving plumbing fixtures.

- 11. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
12. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi.

- 13. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.
14. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

- 21. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable.
22. Ducts and other related air-distribution equipment while on-site prior to final start-up of HVAC system shall have openings covered with tape, plastic, sheet metal, or other acceptable method.

FORMALDEHYDE LIMITS (1)

Table with 2 columns: Product and Current Limit. Lists products like hardwood plywood veneer core, particleboard, and medium density fiberboard.

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, DEHYDRE EMISSIONS.

2. Thin medium density fiberboard has a maximum thickness of 5/16" (8 mm).



Architecture, Planning & Graphics

3592 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
805/541-5604 voice

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Project:

STANLEY RESIDENCE

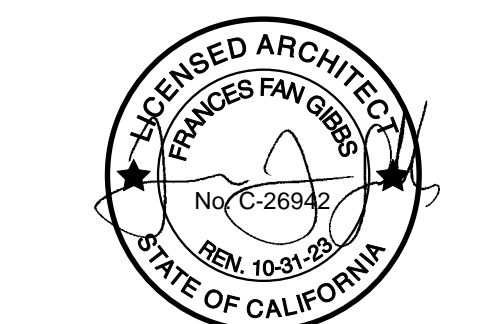
3525 GILBERT AVE
CAYUCOS
CA 93430

Client:
DAN & LINDA STANLEY
c/o CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401
(805) 541 - 4509

Sheet Contents:

GREEN BUILDING NOTES



Date: 16 DEC 2022

Revised:

Job No: 2214

Sheet:

LEED v4.1 Residential: Single Family
Project Checklist

Y	?	N		
			Credit	Integrative Process
				2
4	0	0		Location and Transportation
Y			Prereq	Floodplain Avoidance
				Required
			Credit	LEED for Neighborhood Development Location
				10
				PERFORMANCE PATH
			Credit	Site Selection
				6
			Credit	Compact Development
				1
			Credit	Community Resources
				1
			Credit	Access to Transit
				2
3	0	0		Sustainable Sites
Y			Prereq	Construction Activity Pollution Prevention
				Required
			Credit	Heat Island Reduction
				1
			Credit	Rainwater Management
				2
			Credit	Non-Toxic Pest Control
				2
10	0	0		Water Efficiency
Y			Prereq	Water Use
				Required
Y			Prereq	Water Metering
				Required
				PERFORMANCE PATH
			Credit	Total Water Use
				15
				PRESCRIPTIVE PATH
			Credit	Indoor Water Use
				11
			Credit	Outdoor Water Use
				4
11	0	0		Energy and Atmosphere
Y			Prereq	Minimum Energy Performance
				Required
Y			Prereq	Energy Metering
				Required
Y			Prereq	Education of the Homeowner, Tenant, or Building Manager
				Required
			Credit	Annual Energy Use
				36
			Credit	Efficient Hot Water Distribution System
				2
			Credit	HVAC Start-Up Credentialing
				1
			Credit	Refrigerant Management
				1

1

Project Name: Stanley Residence - Cayucos, CA
Date: 30 Aug 23

6	0	0		Materials and Resources
Y			Prereq	Certified Tropical Wood
				Required
Y			Prereq	Durability Management
				Required
			Credit	Durability Management Verification
				3
			Credit	Environmentally Preferable Products
				5
			Credit	Construction Waste Management
				2
			Credit	Material Efficient Framing
				2
6	0	0		Indoor Environmental Quality
Y			Prereq	Ventilation
				Required
Y			Prereq	Combustion Venting
				Required
Y			Prereq	Garage Pollutant Protection
				Required
Y			Prereq	Radon-Resistant Construction
				Required
Y			Prereq	Air Filtration
				Required
Y			Prereq	Compartmentalization
				Required
			Credit	Enhanced Ventilation
				3
			Credit	Contaminant Control
				3
			Credit	Balancing of Heating and Cooling Distribution Systems
				6
			Credit	Low Emitting Products
				4
0	0	0		Innovation
Y			Prereq	Preliminary Rating
				Required
			Credit	Innovation
				5
			Credit	LEED AP Homes
				1
0	0	0		Regional Priority
			Credit	Regional Priority: Specific Credit
				1
			Credit	Regional Priority: Specific Credit
				1
			Credit	Regional Priority: Specific Credit
				1
			Credit	Regional Priority: Specific Credit
				1
40	0	0		TOTALS
				Possible Points: 110
				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

2



Architecture, Planning & Graphics

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Project:

STANLEY RESIDENCE

3525 GILBERT AVE
CAYUCOS
CA 93430

Client:

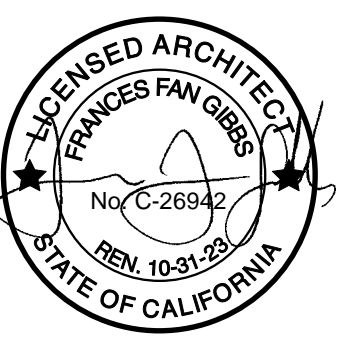
DAN & LINDA
STANLEY
c/o
CAROL FLORENCE
OASIS ASSOCIATES

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SAN LUIS OBISPO
CA 93401

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Sheet Contents:

LEED DOCUMENTATION



Date:

Revised:
30 AUG 2023 FC#1

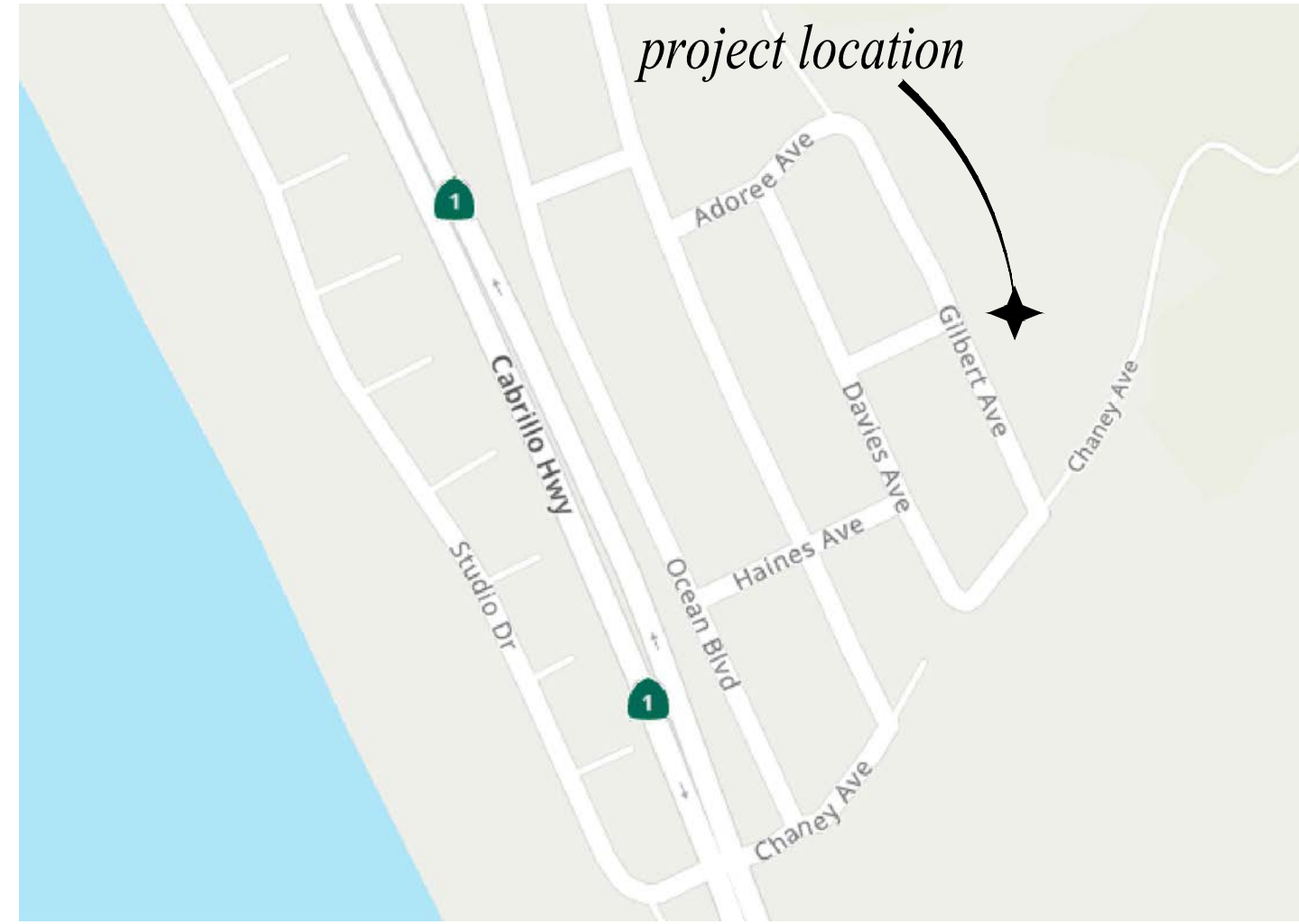
Job No:

2214

Sheet:

T-3

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VICINITY MAP
N.T.S.

Grading & Drainage Plans

for Stanley Residence

3427 Gilbert Ave
APN# 064-405-010

in the
Town of Cayucos
San Luis Obispo, California

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.
- A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER SPECIAL INSPECTION REPORTING REQUIREMENTS, EROSION & SEDIMENT CONTROL, EROSION WAIVER & REPORTS REQUIRED, CALL
- FINAL INSPECTION REPORT SHALL BE PROVIDED BY BEACON GEOTECHNICAL TO THE COUNTY INSPECTOR UPON COMPLETION OF WORK AND WILL INCLUDE ITEMS LISTED IN TABLE 1705.6 SHOWN IN THIS SHEET
- ENGINEER OF RECORD TO PROVIDE A FINAL REPORT STATING THE WORK PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION ACTIVITIES DONE WITHIN THE COUNTY RIGHT-OF-WAY.

SHEET INDEX

- C-1 COVER SHEET
- C-2 GRADING, DRAINAGE AND UTILITY PLAN
- C-3 SECTIONS & DETAILS
- C-4 DETAILS
- C-5 EROSION CONTROL PLAN

NOTES TO CONTRACTOR:

- CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING CONSTRUCTION PRACTICES AND SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, THE CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND ENGINEER.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES MADE DURING CONSTRUCTION TO THE IMPROVEMENTS PRESENTED ON THIS PLAN SET FOR THE PURPOSE OF PRODUCING A SET OF CONSTRUCTION-RECORD DRAWINGS AT THE COMPLETION OF THE PROJECT. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE NOTES CHANGES THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ENGINEER WILL NOT BE RESPONSIBLE, OR LIABLE, FOR UNAUTHORIZED CHANGES TO THESE PLANS. ALL CHANGES TO THESE PLANS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEING IMPLEMENTED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- EARTHWORK QUANTITIES PROVIDED ON THESE PLANS DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.
- UPON DISCOVERY OF ANY UNDERGROUND UTILITIES OR FACILITIES NOT SHOWN, OR SHOWN OR SHOWN INACCURATELY, ON THESE PLANS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER IN AND ENGINEER IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
- IF THIS PROJECT REQUIRES EXCESS DIRT TO BE OFF-HAULED TO A SITE OUTSIDE THE PROPERTY OWNERS BOUNDARY LINES AN ADDITIONAL PERMIT MAY BE REQUIRED

DUST CONTROL:

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE APPLICANT SHALL IMPLEMENT THE FOLLOWING PARTICULATE (DUST) AND OZONE CONTROL MEASURES. IN ADDITION, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION

- REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE;
- USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
- ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
- PERMANENT DUST CONTROL MEASURES, SUCH AS IMPLEMENTATION OF APPROVED LANDSCAPE PLANS, SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THEN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST GERMINATING NON-AGGRESSIVE GRASS SEED (E.G., NATIVE, BARLEY) AND WATERED UNTIL VEGETATION IS ESTABLISHED;
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY APCD THAT WILL NOT HAVE A NEGATIVE IMPACT TO DOWNSTREAM CREEKS;
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE;
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114 (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 (PARTICULATE MATTER) EMISSIONS FROM THIS SOURCE BY 7 TO 14%);
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 EMISSIONS FROM THIS SOURCE 40 TO 70%);
- SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 EMISSIONS FROM THIS SOURCE 25 TO 60%);
- MAINTAIN EQUIPMENT IN TUNE PER MANUFACTURER'S SPECIFICATIONS;
- LIMIT THE CUT AND FILL PROCESS TO LESS THAN 2,000 CUBIC YARDS PER DAY

ABBREVIATIONS

AB	AGGREGATE BASE	HP	HIGH POINT
AGG	AGGREGATE	INV	UTILITY INVERT
BC	BEGIN CURVE	LF	LINEAR FEET
CL	CENTERLINE	LP	LOW POINT
CO	CLEAN OUT	LS	LANDSCAPE
CONC	CONCRETE	MAX	MAXIMUM
DI	DRAIN INLET	MIN	MINIMUM
DS	ROOFTOP DOWNSPOUT	MH	MANHOLE
DW	DRIVEWAY	MP	MID POINT OF RADIUS
EC	END CURVE	(N)	NEW
EG	EXISTING GRADE	(P)	PROPOSED
ELEC	ELECTRICAL	PCC	PORTLAND CONCRETE CEMENT
ELEV	ELEVATION	P.O.C.	POINT OF CONNECTION
EP	EDGE OF PAVEMENT	R	RADIUS
(E)	EXISTING	R.O.W.	RIGHT-OF-WAY
FG	FINISH GRADE	S	SLOPE
FH	FIRE HYDRANT	SD	STORM DRAIN PIPE
FL	FLOWLINE	SS	SANITARY SEWER PIPE
FS	FINISHED SURFACE	STD	STANDARD
FW	FIRE WATER	(TYP)	TYPICAL
GB	GRADE BREAK	W	WATER LINE
		WV	WATER VALVE

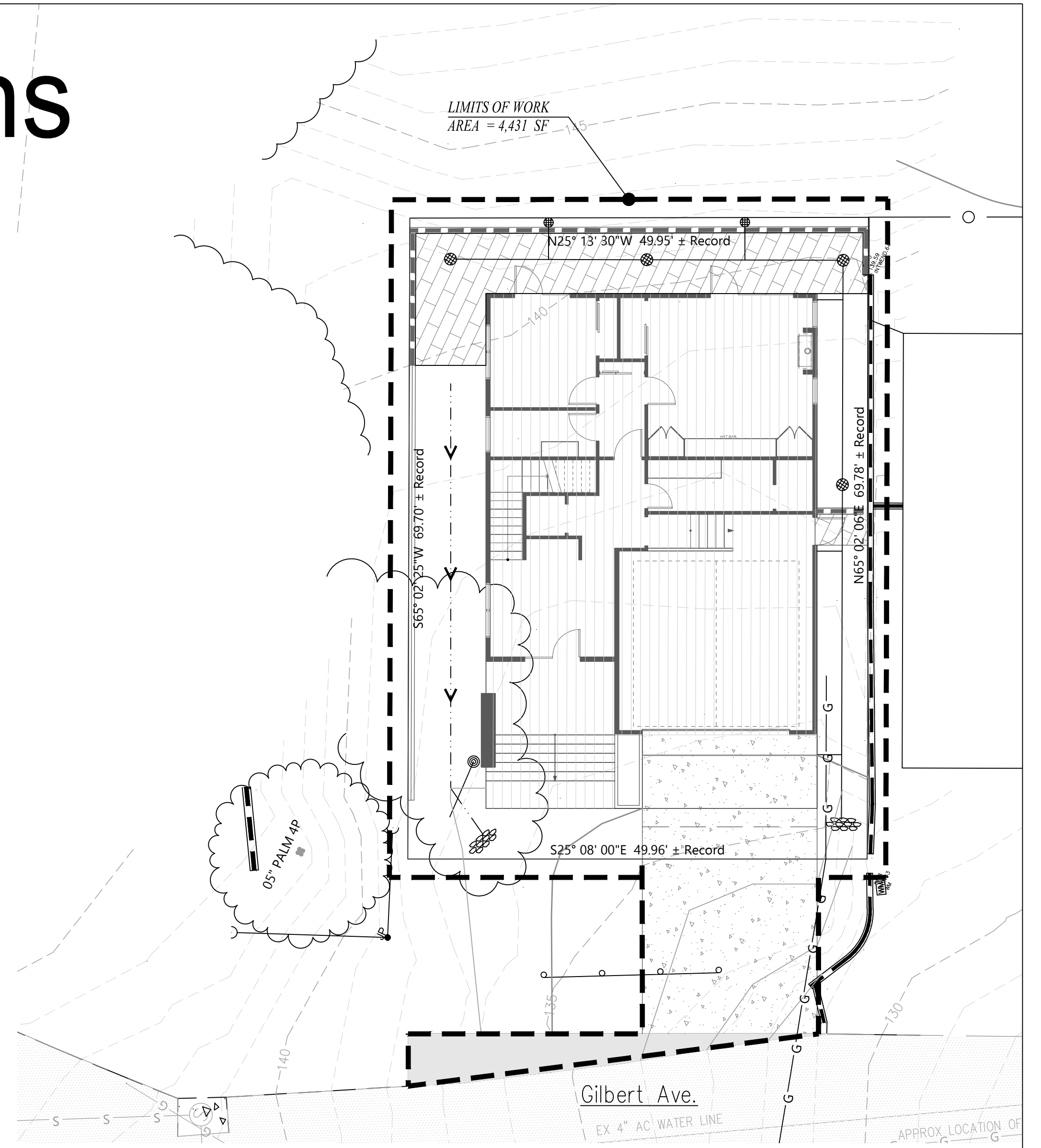
EARTHWORK

FILL 14 ± C.Y.
CUT 137 ± C.Y.
TOTAL GRADING 151 ± C.Y.
MAX VERTICAL CUT = 4'
MAX VERTICAL FILL = 1'

THESE QUANTITIES ARE AN ESTIMATE, SEE "NOTES TO CONTRACTOR" NOTE #5 ON THIS SHEET

PERVIOUS / IMPERVIOUS SURFACE AREA TABLE				
SITE AREA (s.f.)	NUMBER PARCELS	TOTAL PROJECT AREA OF DISTURBANCE (s.f.)	EXISTING IMPERVIOUS SURFACE AREA (s.f.)	PROPOSED IMPERVIOUS SURFACE AREA (s.f.)
4431	1	4431	0	2798

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY	—	X



SITE PLAN & LIMITS OF WORK
SCALE: 1"=10'

GEOTECH ENGINEER

EARTH SYSTEMS PACIFIC
4378 OLD SANTA FE ROAD
SAN LUIS OBISPO CA 93401
OFFICE: 805-544-3276

CIVIL ENGINEER

SLO CIVIL DESIGN LLC
615 CLARION CT, SUITE #2
SAN LUIS OBISPO, CA 93401
OFFICE: 805-503-8059
EMAIL: RICHARD@SLOCIVILDISEGN.COM

SURVEYOR

DAKOS LAND SURVEYS
7600 MORRO ROAD, UNIT B
ATASCADERO, CA 93422
OFFICE: 805-466-2445
EMAIL: INFO@DAKOSLANDSURVEYS.COM

ARCHITECT

PULTS & ASSOCIATES, LLP
3592 SACRAMENTO DR, SUITE 140
SAN LUIS OBISPO, CA 93401
OFFICE: 805-541-5604

OWNER/APPLICANT'S AGENT

OASIS ASSOCIATES, INC.
3427 MIGUELITO COURT
SAN LUIS OBISPO, CA 93401
OFFICE: 805-541-4509

REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: DECEMBER 2022
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY: R.C.B.
DRAWN BY: R.C.B.



REFERENCES

Cover Sheet

3525 Gilbert Ave - apn# 064-405-010

SHEET

C-1

OF 5

CAYUCOS CALIFORNIA

JOB NO. 22001

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.

GRADING NOTES:

- ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE AND COUNTY OF SAN LUIS OBISPO ORDINANCES(S) TITLE 19 (BUILDING) AND 22 (INLAND) ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEERING DEPARTMENT.
- ALL WORK SHOWN ON THESE PLANS EXISTS OUTSIDE OF THE COUNTY R.O.W.
- GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT PROVIDED BY EARTH SYSTEMS DATED 12/21/2021 FILED WITH THE COUNTY OF SAN LUIS OBISPO
- A SOILS ENGINEER SHALL SUPERVISE THE GRADING AND CERTIFY THAT ALL GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS, SECTION 1803 OF THE S.B.C AND RECOMMENDATIONS OF THE SOILS REPORT
- ESTIMATED EARTHWORK QUANTITIES: CUT 137 CY FILL 14 CY. NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SUBSURFACE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACES AND PROPOSED FINISHED GRADES OR SUBGRADES AS SHOWN ON THE PLAN AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE-OFF AND SHALL BID ACCORDINGLY.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL MEASURES AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH ALL SUCH MONUMENTS OR MARKERS SHALL BE RESET AT THE CONTRACTORS EXPENSE.
- ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDDED AFTER COMPACTION TO PREVENT EROSION.
- ANY OAK TREES ON SITE SHALL BE PROTECTED DURING CONSTRUCTION. IF THE CONTRACTOR PROPOSES TO REMOVE AN OAK AN APPLICATION SHALL BE FILED WITH THE COUNTY OF SAN LUIS OBISPO FOR APPROVAL.
- ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.
- CONTRACTOR TO INSTALL WATER LINE AT A MINIMUM DEPTH OF 3'
- CONTRACTOR SHALL NOTIFY COUNTY AND ENGINEER 48 HOURS PRIOR TO INTENTION TO COMMENCE WORK.
- NEITHER THE OWNER OF THE ENGINEER OF RECORD WILL ENFORCE MEASURES OF REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY CONFORMING GRADES AND NOTIFY OWNER OF ANY DISCREPANCY
- ALL FILL AREAS SHALL BE COMPACTED TO REQUIREMENT PROVIDED IN THE SOILS REPORT.
- CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL.
- GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE NOT LESS THAN 1 VERTICAL TO 20 HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET. SWALES SHALL BE SLOPED A MINIMUM OF 2% LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- EXPOSED EARTH ADJACENT TO FOUNDATION SHALL BE 8 INCHES BELOW FINISH FLOOR ELEVATION
- GRADING OR OTHER CONSTRUCTION ACTIVITIES NOT PROPOSED ON THESE PLANS, OR THAT ARE CONDUCTED OUTSIDE THE LIMITS OF WORK IDENTIFIED ON SHEET C-1 WILL REQUIRE A SEPARATE GRADING PERMIT.
- SLO CIVIL DESIGN DOES NOT PROVIDE CONSTRUCTION STAKING AND WILL ASSUME NO RESPONSIBILITY FOR IMPROVEMENTS CONSTRUCTED

LEGEND

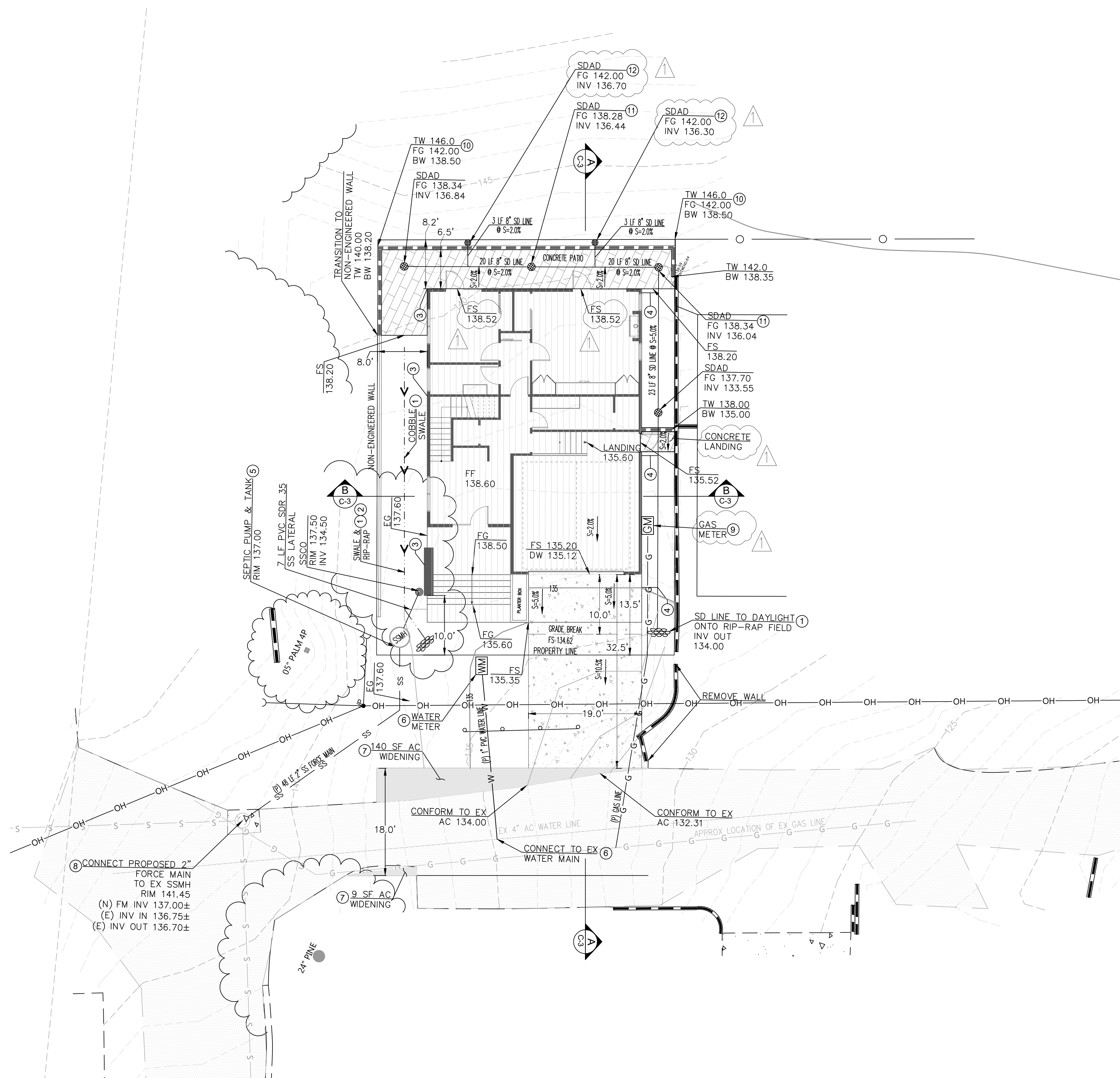
- EXISTING OVERHEAD POWER
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED AC ROAD WIDENING
3" AC OVER 6" AGGREGATE BASE
- PROPOSED CONCRETE PATIO - 340 SF
- PROPOSED ROOF - 1840 SF
- PROPOSED DRIVEWAY - 618 SF 6" CONCRETE (3500 PSI MIN STRENGTH) WITH REBAR AT 18" O.C. BOTH WAYS ON TOP OF 2" SAND AND 12" OF NON-EXPANSIVE MATERIAL COMPACTED TO 90%
- PROPOSED WATER LINE
- EXISTING 4" AC WATER LINE
- PROPOSED 2" SS FORCE MAIN
- PROPOSED ELECTRICAL LINE
- DRAINAGE SWALE, SEE DETAIL 1
- RETAINING WALL, SEE PLANS BY OTHERS FOR DETAILS
- PROPOSED WATER METER PER COUNTY STD. DETAIL W-4
- PROPOSED GAS METER

CONSTRUCTION NOTES:

- COBBLE LINED DRAINAGE SWALE PER DETAIL 1 SHEET C-3
- 4'X3' DRAINAGE OUTLET CONTROL, PLACE 2) LEVELS OF 6" MINIMUM SIZED ROCK 4' LONG AND 3'WIDE AT DRAINAGE TERMINATION POINTS, SEE DETAIL 2 SHEET C-3
- ROOFTOP DOWNSPOUT- DISCHARGE ONTO SPLASH BLOCKS
- ROOFTOP DOWNSPOUT- CONNECT TO STORM DRAIN LINE
- PRIVATE SEWER SUMP AND PUMP, SEE PLANS BY OTHER FOR SPECIFICATIONS
- 3/4" WATER METER AND LATERAL CONNECTION PER COUNTY STD. W-4
- PROPOSED AC ROAD WIDENING 3" AC ON TOP OF 6" BASE, SEE DETAIL 3 SHEET C-3 FOR AC GRIND AND OVERLAY ALONG AC CONFORM
- CONTRACTOR SHALL CONNECT THE PROPOSED PRIVATE FORCE MAIN TO THE EXISTING MANHOLE AT A MINIMUM OF 3" ABOVE THE BOTTOM OF THE MANHOLE (OR SHELF) AND PROVIDE AN INSIDE DROP DIRECTING THE FORCEMAIN TO DISCHARGE ONTO THE SHELF AND POINTED DOWNSTREAM. SEAL THE ANNULAR SPACE OF THE PENETRATION WITH A GASKET AND GROUT TO PREVENT INFLOW AND REPLACE MANHOLE COLLAR AS NEEDED. CALL THE DISTRICT FOR INSPECTION PRIOR TO DIGGING TO SETUP AN INSPECTION SCHEDULE.
- GAS METER, CONTRACTOR SHALL VERIFY LOCATION OF EXISTING GAS MAIN IN GILBERT AVE. PRIOR TO THE START OF CONSTRUCTION.
- SEE RETAINING WALL DETAIL 20/S-3.1 PROVIDED BY ASHLEY & VANCE ENGINEERING FOR ALL RETAINING WALL CONSTRUCTION SPECIFICATIONS
- STORMWATER AREA DRAIN INSTALLED IN FINISHED SURFACES SHALL BE ZURN FD2210 WITH 4" OUTLET CONNECTION OR APPROVED EQUAL
- LANDSCAPE AREA DRAIN SHALL BE 4" NDS SQUARE POLYETHYLENE DRAIN GRATE OR APPROVED EQUAL

UTILITY NOTES:

- UTILITY LINES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY LOCATION OF LINES PRIOR TO THE START OF CONSTRUCTION AND NOTIFY SLO CIVIL DESIGN LLC OF ANY DISCREPANCY.
- ALL UTILITY TRENCHING SHALL BE DONE IN ACCORDANCE WITH DETAIL 1, SHEET C-4
- ALL STORMDRAIN LINES SHALL BE HDPE OR APPROVED EQUAL



REVISIONS:		
DATE	DESCRIPTION	BY:
REVISION #1	06.08.2023	



DATE: DECEMBER 2022
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REFERENCES

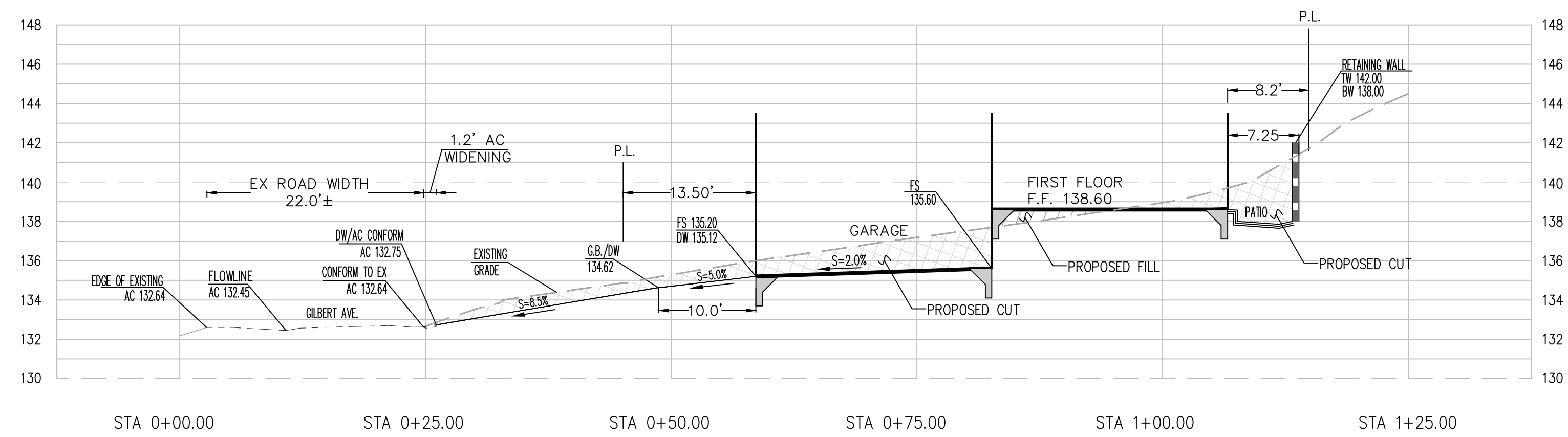
Grading, Drainage, and Utility Plan

3525 Gilbert Ave - apn# 064-405-010

SHEET
C-2
 OF 5
 JOB NO. 22001

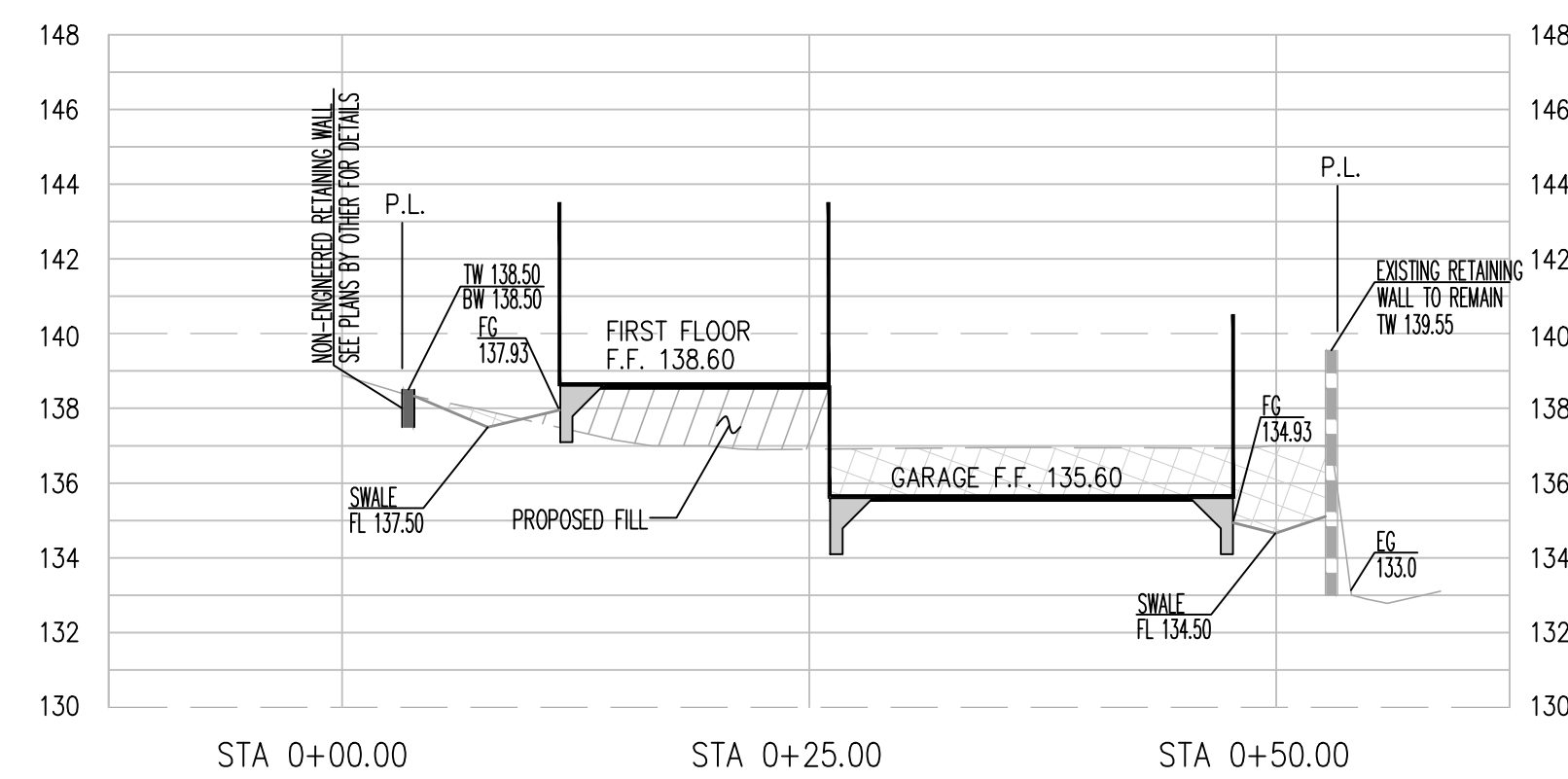
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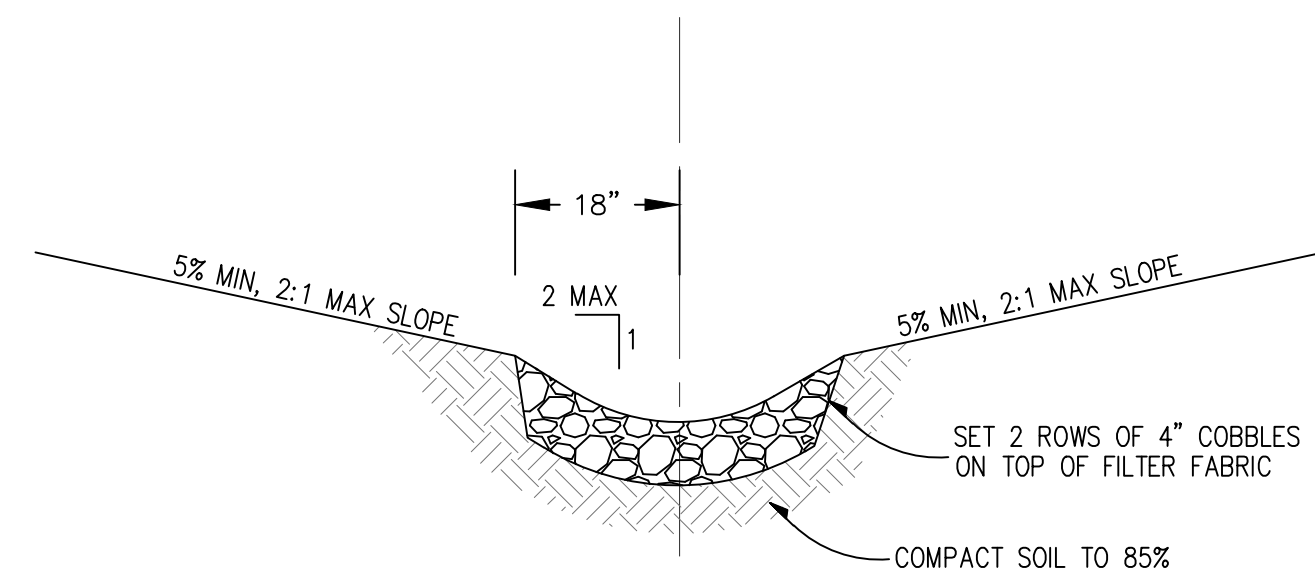


SECTION A
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'

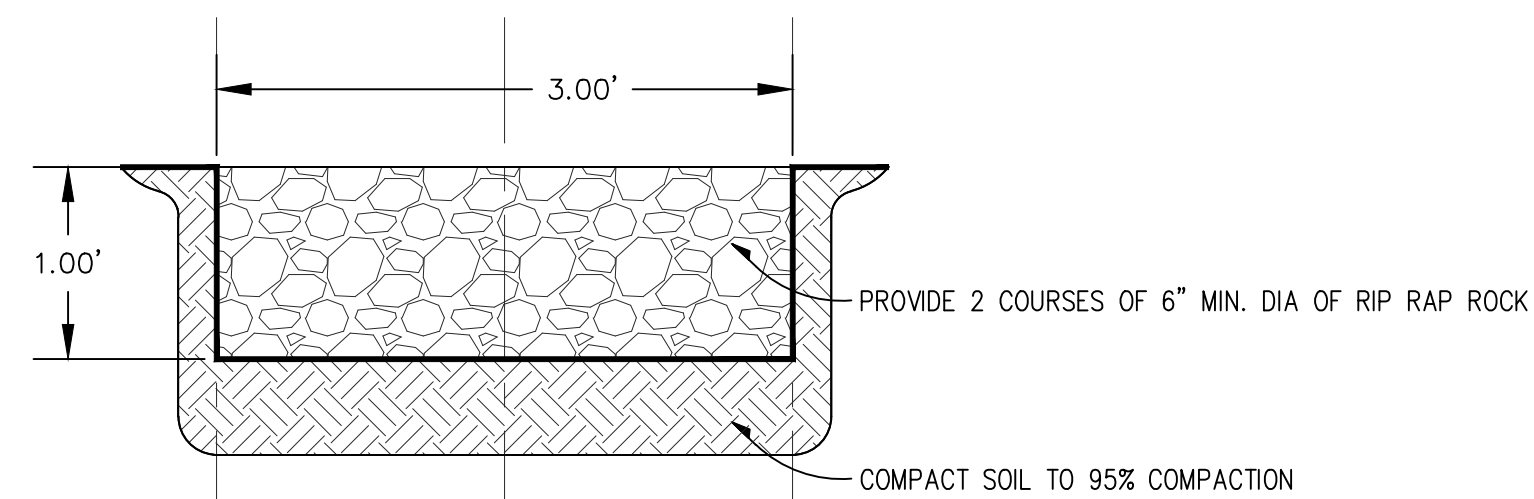
- NOTES:**
1. NON-EXPANSIVE IMPORT REQUIRED PER GEOTECHNICAL REPORT. FINAL THICKNESS DETERMINED DURING EXCAVATION.
 2. SEE GEOTECHNICAL REPORT FOR OVER EXCAVATION REQUIREMENTS AND SLAB THICKNESS



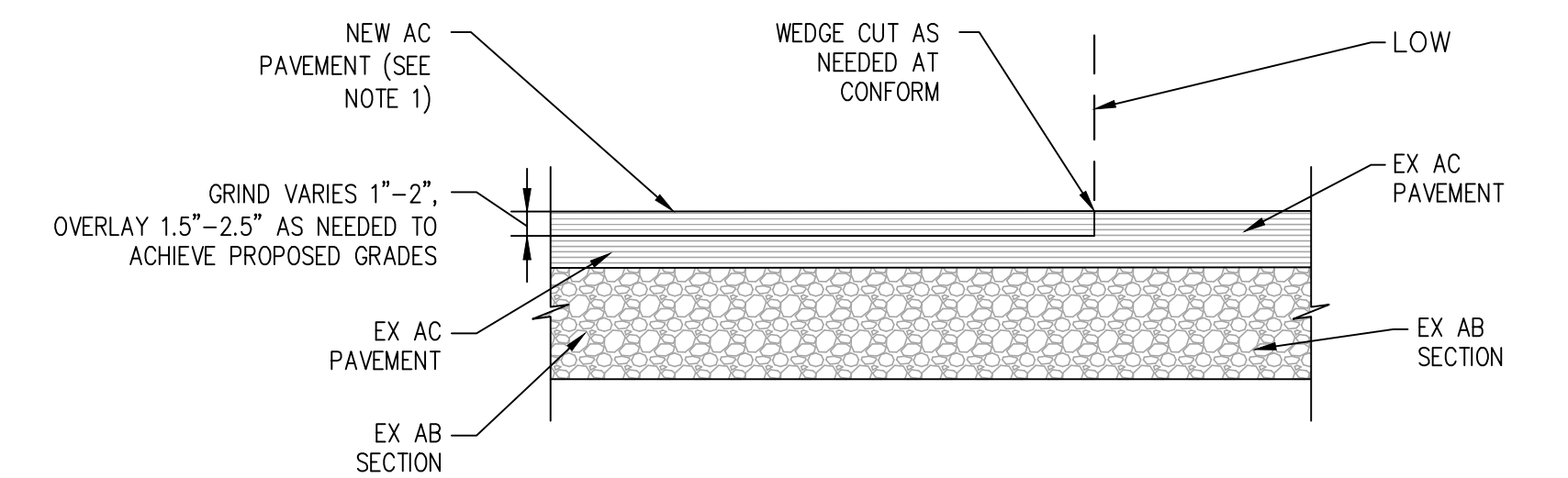
SECTION B
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



**COBBLE LINED DRAINAGE SWALE
DETAIL-1**
NO SCALE



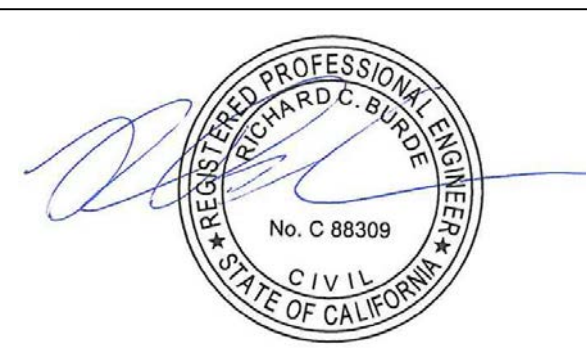
**RIP RAP FIELD
DETAIL-2**
NO SCALE



- NOTE:**
1. GRIND EXISTING AC 2" MAX.
 2. OVERLAY 1.5"-2.5" AS NEEDED TO ACHIEVE PROPOSED GRADES

**AC GRIND AND OVERLAY
DETAIL-3**
NO SCALE

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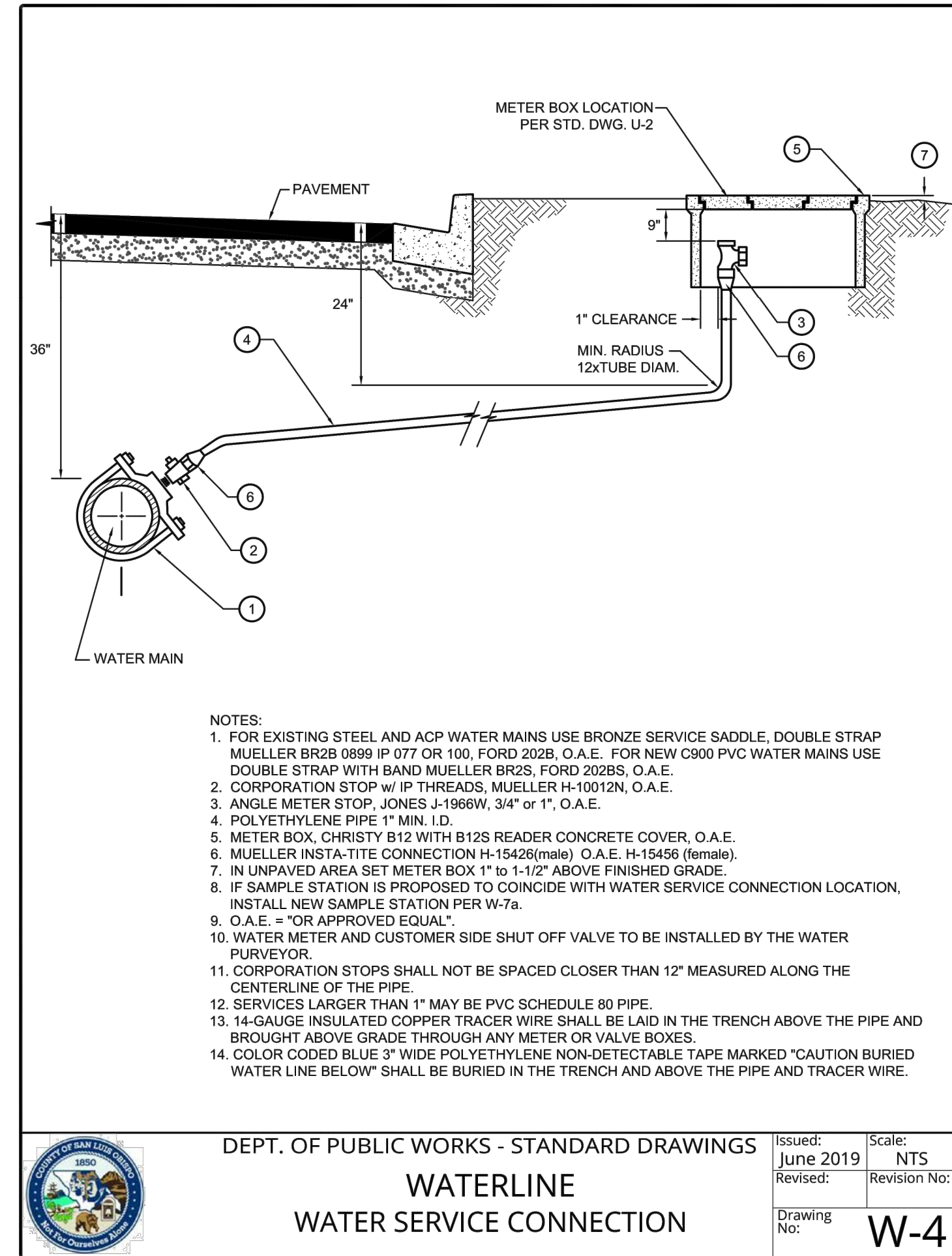
SLO Civil Design, LLC
615 Clarion Ct. Suite #2, San Luis Obispo CA 93401
T: 805-503-8099 E: richard@slocivildesign.com

REFERENCES

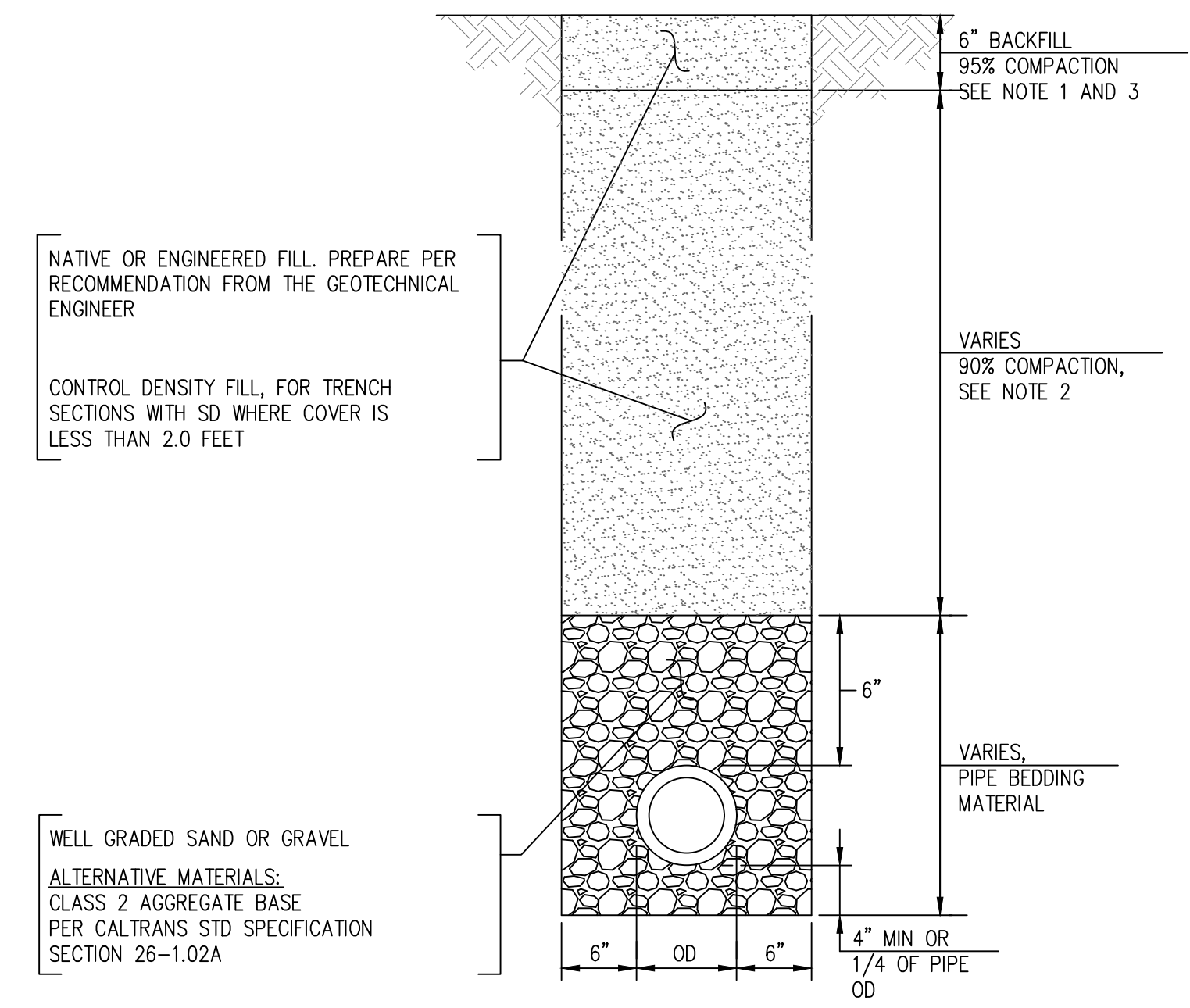
Sections and Details

3525 Gilbert Ave - apn# 064-405-010

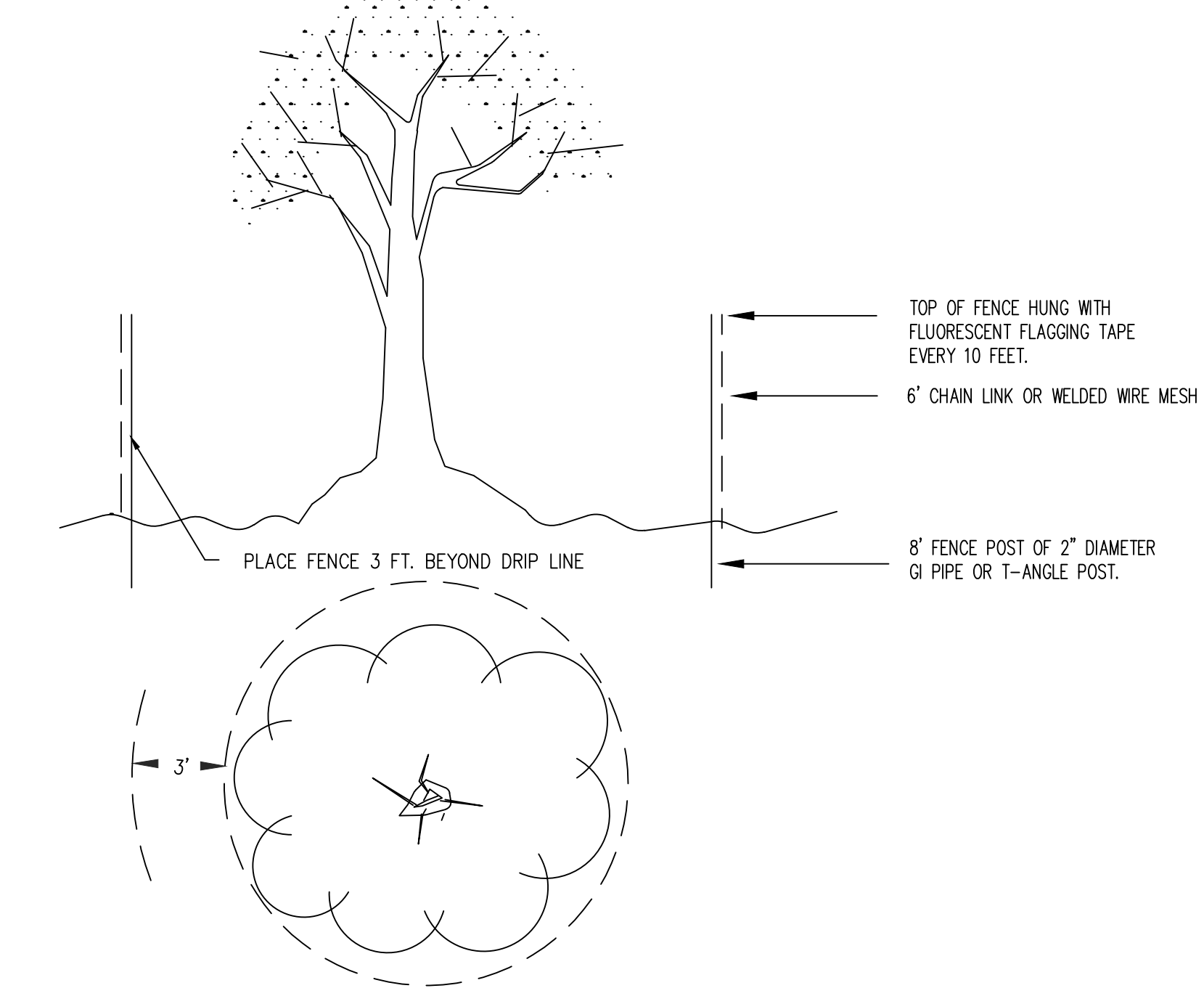
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- NOTES:**
- FOR EXISTING STEEL AND ACP WATER MAINS USE BRONZE SERVICE SADDLE, DOUBLE STRAP MUELLER BR2B 0899 IP 077 OR 100, FORD 2028, O.A.E. FOR NEW C900 PVC WATER MAINS USE DOUBLE STRAP WITH BAND MUELLER BR2S, FORD 2028S, O.A.E.
 - CORPORATION STOP w/ IP THREADS, MUELLER H-10012N, O.A.E.
 - ANGLE METER STOP, JONES J-1966W, 3/4" or 1", O.A.E.
 - POLYETHYLENE PIPE 1" MIN. I.D.
 - METER BOX, CHRISTY B12 WITH B12S READER CONCRETE COVER, O.A.E.
 - MUELLER INSTA-TITE CONNECTION H-15426(male) O.A.E. H-15456 (female).
 - IN UNPAVED AREA SET METER BOX 1" to 1-1/2" ABOVE FINISHED GRADE.
 - IF SAMPLE STATION IS PROPOSED TO COINCIDE WITH WATER SERVICE CONNECTION LOCATION, INSTALL NEW SAMPLE STATION PER W-7a.
 - O.A.E. = "OR APPROVED EQUAL".
 - WATER METER AND CUSTOMER SIDE SHUT OFF VALVE TO BE INSTALLED BY THE WATER PURVEYOR.
 - CORPORATION STOPS SHALL NOT BE SPACED CLOSER THAN 12' MEASURED ALONG THE CENTERLINE OF THE PIPE.
 - SERVICES LARGER THAN 1" MAY BE PVC SCHEDULE 80 PIPE.
 - 14-GAUGE INSULATED COPPER TRACER WIRE SHALL BE LAID IN THE TRENCH ABOVE THE PIPE AND BROUGHT ABOVE GRADE THROUGH ANY METER OR VALVE BOXES.
 - COLOR CODED BLUE 3" WIDE POLYETHYLENE NON-DETECTABLE TAPE MARKED "CAUTION BURIED WATER LINE BELOW" SHALL BE BURIED IN THE TRENCH AND ABOVE THE PIPE AND TRACER WIRE.

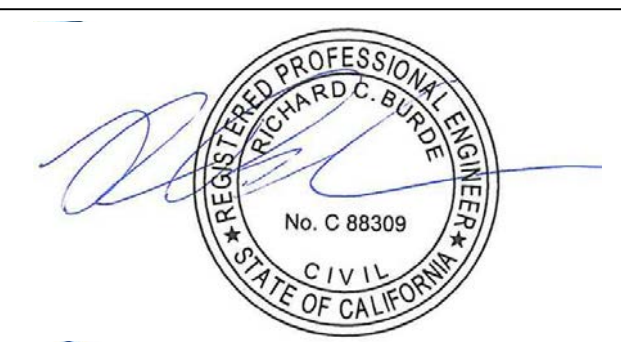


- NOTES:**
- CONFORM TO THE REQUIREMENTS PROVIDED BY THE GEOTECHNICAL ENGINEER.
 - GENERAL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 8" IN UNCOMPACTED THICKNESS AND SHOULD BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BY MECHANICAL MEANS ONLY. IF NATIVE EXPANSIVE SOIL IS USED FOR TRENCH BACKFILL, IT SHOULD BE COMPACTED TO BETWEEN 85%-90% AT A MOISTURE CONTENT AT LEAST 5% OVER OPTIMUM.
 - JETTING OF BACKFILL AND BEDDING MATERIALS IS PROHIBITED.



- TREE PROTECTION NOTES**
- THE CONTRACTOR SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING OR CLEARING WORK.
 - SEE THE GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
 - NO EXCAVATIONS WITHIN "THE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION OF A TREE ARBORIST.
 - ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY.
 - NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED TREE ARBORIST.
 - APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.

DATE	REVISIONS:	BY:



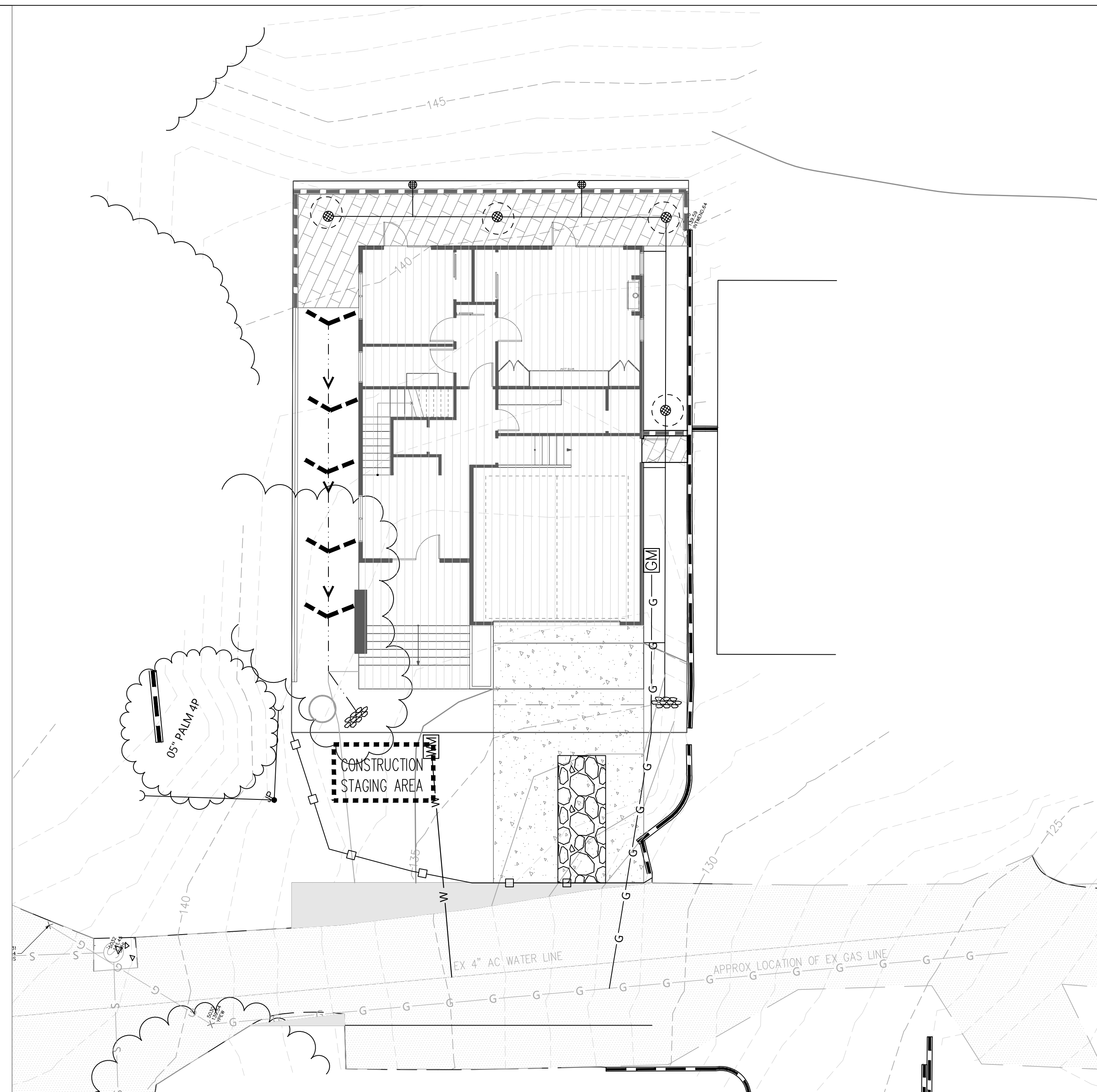
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REFERENCES

Details
 3525 Gilbert Ave - apn# 064-405-010

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EROSION CONTROL CALLOUTS

BMP DETAILS IDENTIFIED ON THIS PLAN REFER TO THE 2019 EDITION OF THE CASQA "STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND CORRECTLY IMPLEMENT BMP DETAILS WHICH CAN BE FOUND AT WWW.CASQA.ORG.

THE FOLLOWING BMPs SHALL BE IMPLEMENTED WITHIN THE LIMITS OF THE CONSTRUCTION STAGING AREA

- (WM-1) MATERIAL DELIVERY AND STORAGE
- (WM-2) MATERIAL USE
- (WM-3) STOCKPILE MANAGEMENT
- (WM-4) SPILL PREVENTION AND CONTROL
- (WM-5) SOLID WASTE MANAGEMENT
- (WM-8) CONCRETE WASTE MANAGEMENT
- (WM-9) SANITARY AND SEPTIC WASTE MANAGEMENT

SEE SITE PLAN FOR THE LOCATION OF THE FOLLOWING BMPs TO BE INSTALLED ON SITE.

- (TC-1) CONSTRUCTION ENTRANCE
- (EC-4) HYDROSEEDING
- (EC-6) STRAW MULCH
- (SE-1) SILT FENCING
- (SE-5) FIBER ROLLS
- (SE-4) CHECK DAMS

CONTRACTOR SHALL IMPLEMENT THE FOLLOWING GENERAL BMPs DURING THE LIFE OF THE PROJECT

- (EC-1) PROJECT SCHEDULING
- (EC-2) PRESERVATION OF EXISTING VEGETATION
- (NS-1) WATER CONSERVATION PRACTICES
- (NS-3) PAVING AND GRINDING OPERATIONS
- (NS-8) VEHICLE AND EQUIPMENT CLEANING
- (NS-9) VEHICLE AND EQUIPMENT FUELING
- (NS-10) VEHICLE AND EQUIPMENTS MAINTENANCE
- (NS-12) CONCRETE CURING
- (NS-13) CONCRETE FINISHING

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; SEPTEMBER 15 THROUGH MAY 1. SEDIMENT CONTROL SHALL BE PLANNED YEAR ROUND FOR THE LIFE OF THE PROJECT. EROSION AND SEDIMENT CONTROL SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CASQA BMPs PER THE COUNTY OF MONTEREY.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
5. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
6. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR.
7. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SO INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
10. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRACTOR SHALL MAINTAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY INSPECTOR.
11. IF THESE EROSION CONTROL MEASURE PROVE TO BE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE	
ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100
12. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE:
 - A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SAN LUIS OBISPO COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.
18. CONTRACTOR SHALL PLACE DRIP PANS UNDERNEATH ANY MOTORIZED EQUIPMENT TO BE STORED ONSITE AT THE END OF DAY.

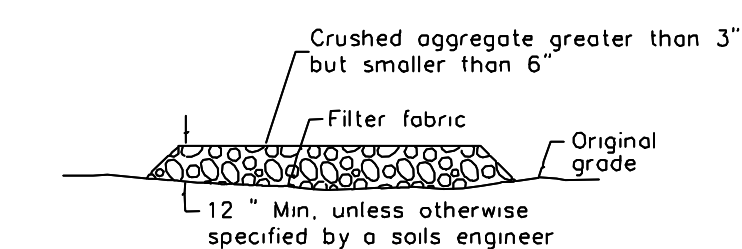
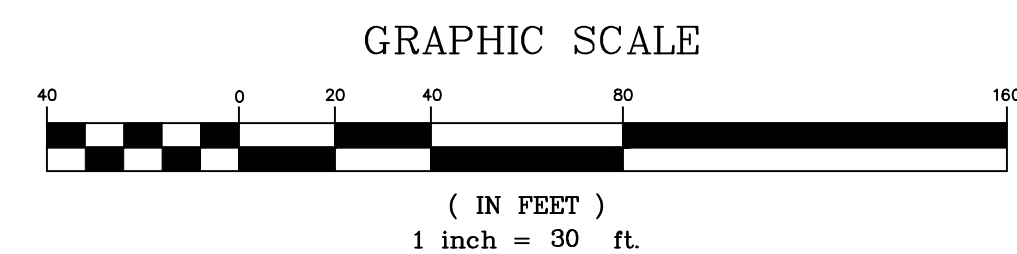
Stabilized Construction Entrance/Exit TC-1

SE-5

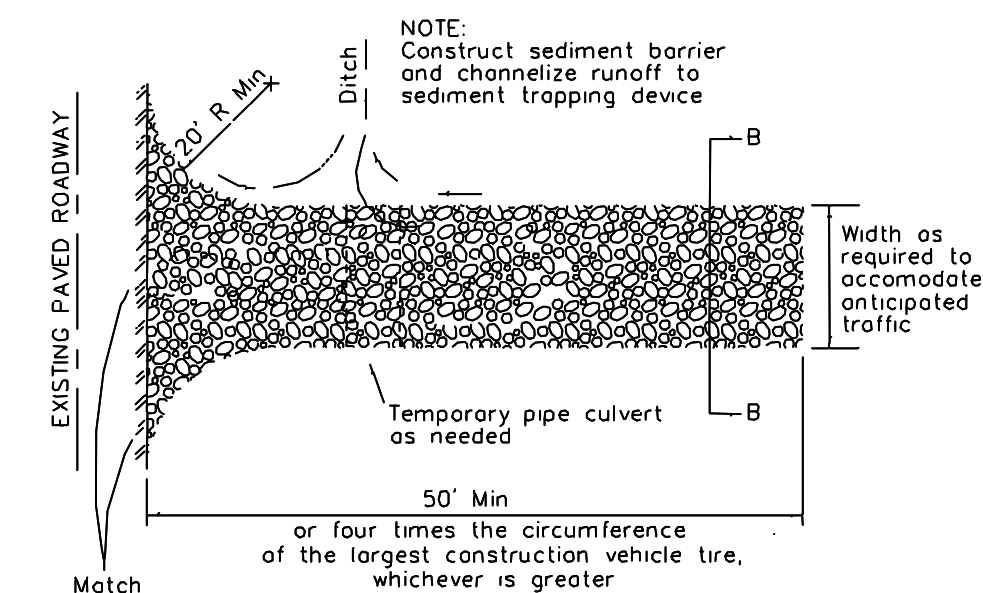
Fiber Rolls

LEGEND

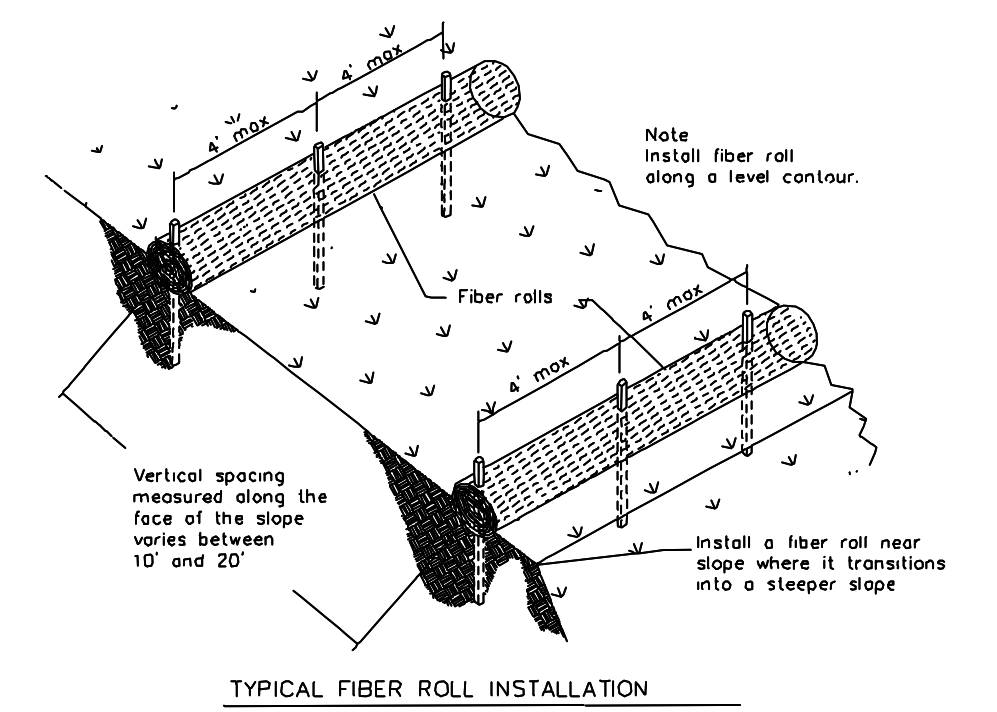
- CONSTRUCTION ENTRANCE PER DETAIL TC-1
- FIBER ROLL BARRIER PER DETAIL SE-5
- SILT FENCING PER DETAIL SE-1
- INLET PROTECTION PER DETAIL SE-10
- CONSTRUCTION STAGING AREA



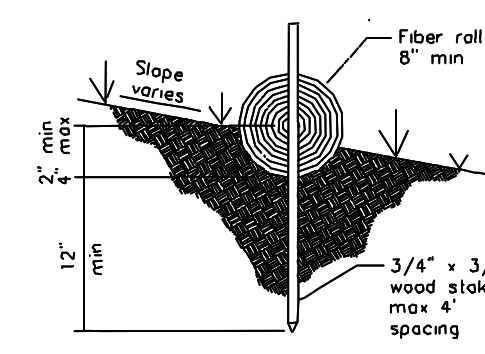
SECTION B-B NTS



PLAN NTS

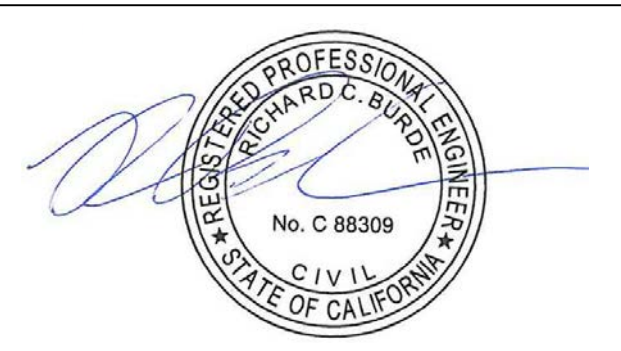


TYPICAL FIBER ROLL INSTALLATION NTS



ENTRENCHMENT DETAIL NTS

DATE	REVISIONS: DESCRIPTION	BY:



DATE: DECEMBER 2022
 HORIZ. SCALE: 1"=10'
 VERT. SCALE: NONE
 DESIGNED BY: R.C.B.
 CHECKED BY: R.C.B.
 DRAWN BY: R.C.B.



REFERENCES

Erosion Control

3525 Gilbert Ave - apn# 064-405-010

CAYUCOS CALIFORNIA

SHEET

C-5

OF 5

JOB NO.

22001 A-2-58

FLOOR PLAN GENERAL NOTES

- It is the responsibility of the General Contractor to verify all existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Architect.
- Contractor shall provide and maintain portable 2A 10BC fire extinguishers on site during construction.
- All exterior walls shall be 5 1/2" deep studs with R-21 batt insulation, unless noted otherwise.
- All plumbing walls shall be 5 1/2" deep studs with R-21 batt insul. unop.
- All roof areas above interior conditioned spaces shall have R-38 spray foam insulation. Floor/ceiling areas with conditioned space above shall have R-38 batt insulation.
- Wall finish or backing at tub/shower and water compartment areas shall be an approved glass mat water-resistant gypsum board.
- Water pressure in building shall be limited to 80 PSI or less. An approved pressure regulator preceded by a strainer shall be installed. All plumbing fixtures & fittings shall meet the standards referenced in Section 4.304.1 of CALGreen.
- All concealed plumbing joints shall be non-slip connections.
- Water service risers shall be 1" minimum, Schedule 80 PVC or type L copper pipe. All overhead piping and pipes located in outside walls shall be type L rigid copper and covered with R-3 insulation min. All pipes exposed to freezing shall be insulated. All hot water piping shall be insulated. Refer to T-24 documentation for specific HERs verification.
- Gas vents and non-combustible piping, in walls, shall be effectively draft stopped at each floor or ceiling.
- In shower and tub/shower combinations, control valves shall be pressure balanced or thermostatic mixing valves, CPC 4.18.0.
- Shower head flow shall not exceed 1.8 gallons per minute at 80 PSI.
- Toilets shall have a maximum of 1.28 gallons per flush.
- All piping shall be provided with an approved non-removable back flow preventer. An approved self-draining frost proof hose bibb with back flow preventer shall be provided where freezing may occur.
- Air ducts passing through wall or ceiling separating the living area from the garage shall be constructed of steel not less than 26 gauge with no openings into the garage.
- Dryer exhaust ducts shall not exceed a combined vert. & horiz. length of 14 feet, including (2) 90° elbows (unless approved by manufacturer's specification). Two feet shall be deducted for each additional 90° elbow. Duct termination shall be no less than 3'-0" from openings into the building.
- Where a louvered door is provided for a laundry closet, a minimum of 100 square inches of louver area shall be provided for make up air.
- Fireplaces shall be VALOR H5 - 1100NM direct vent gas, sealed combustion type fireplace, 30,000 BTU/HR Rated. Provide one layer of type X gyp bd at the inside of the fireplace enclosure and 1/2" cement board surround per manufacturer's installation instructions, not used.
- Sleeves shall be provided to protect piping through concrete floors in accordance with CPC 3.12.10.
- Gas piping shall be installed in accordance with CPC 1.2.11, not used.
- Air exhaust & intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles with 1/4" minimum and 1/2" maximum sized openings. Openings shall be protected against local weather conditions. Exhaust air shall not be directed onto walkways.
- Air intake openings shall be located 1'0" minimum from any hazardous or noxious contaminant source or 2' below the contaminant source.
- HVAC system shall have the capability to provide mechanical ventilation to insure window and doors may remain closed.
- All combustible materials exposed within the plenum space shall comply with CMC Section 6.02.2. Materials shall have a mold, humidity, and erosion-resistant face that meets the requirements of UL 181, not used.
- All exterior doors shall be solid core, with perimeter weather stripping and threshold seals.
- Required egress door (front entry) shall be openable from inside the dwelling without the use of a key or special knowledge or effort.
- Landings at required egress door shall not be more than 1'-1/2" below top of threshold. Landings shall be equal to the width of the door or wider and a length in the direction of travel equal to 36 inches. Slope of exterior landings shall not exceed 1/4" per foot. Doors not swinging over landings may have a difference of 7-3/4" max below top of threshold.
- All windows and sliding & swinging doors shall be dual glazed unless noted otherwise. All new glazing shall be installed with certifying label showing the U-value. All glazing shall be Low-E. All window frames shall be Andersen Ultra Series fiberglass windows (or equal) with headers at +T-0" U.N.O. Patio doors shall be Andersen Ultra Series. Windows and sliding glass doors shall be low air infiltration rated frames (5 CFM or less per ANSI specifications).
- Lavatory faucets shall have a maximum flow rate of 1.2 gpm @ 60 psi.
- Kitchen faucets shall have a maximum flow rate of 1.8 gpm @ 60 psi.
- Water closets shall be set no closer than 15" from center of fixture to any side wall or obstruction.
- Finish materials shall comply with CALGreen section 4.50.4.
- All roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- Addresses shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be 4" in height, 1/2" minimum stroke width and of contrasting color to their background.
- Tiled shower pan shall be waterproofed with mortar bed sloped to shower drain at 1/4" per foot min. Waterproofing shall terminate a min of 3' above the height of the shower curb. Shower curb framing to slope a min of 1/4" per foot. Provide solid backing for all vertical installation of shower pan waterproofing. Tile backer board shall lap over the shower pan waterproofing at a min of 2".
- Electric heat pump water heater shall be RHEEM Performance Platinum 50-gallon.
- Ducts used for kitchen range installation shall be of metal and shall have smooth interior surfaces.
- HVAC units shall be MITSUBISHI MSZ-GL-24NA outdoor heat pumps with indoor ceiling mounted cassettes.

FIRE BLOCKING NOTES

- Provide fire blocking at the following locations per CBC Section 717:
- Concealed spaces of stud walls including furred spaces, at ceiling and floor levels and at ten foot intervals horizontal.
 - Interconnections between concealed vertical and horizontal spaces at soffits, drop ceilings and coved ceilings.
 - Concealed spaces between stair stringers at the top and bottom of the run, and between studs along and in line with the run, if walls under the stairs are unfinished.
 - Openings around vents, pipes, ducts, chimneys, fireplaces, etc., which afford a passage at ceiling and floor levels.

FLOOR PLAN REFERENCE NOTES

- LINE OF CEILING HEIGHT CHANGE
- LINE OF DECK ABOVE
- LINE OF ROOF OVERHANG ABOVE
- CONCRETE LANDING ON GRADE, SLOPE N.T.E. 2%
- GONG SLAB ON GRADE, REFER TO STRUCTURAL
- WOOD DECK W/ SINGLE-PLY DECK MEMBRANE, REFER TO STRUCT
- 42" RAILING W/ STEEL POSTS AND TOP RAIL
- 36" HIGH CABINETS
- 36" HIGH ISLAND COUNTER W/ STORAGE BELOW
- UPPER CABINETS, SHOWN DASHED
- 46" H PANTRY CABINET
- A. SINGLE-BOWL SINK WITH GARBAGE DISPOSAL
- B. BATHROOM SINK, UNDERCOUNTER, TOTO LT5436#01, OR EQ.
- C. UTILITY SINK
- DISHWASHER
- 36" ELECTRIC RANGE
- 42" HOOD, CONFIRM FAN HAS MINIMUM AIRFLOW RATE OF 100 CFM
- WOLF PRO WALL HOOD PW36241B, OR EQ.
- NEW 36" COUNTER-DEPTH REFRIGERATOR/FREEZER
- KITCHENAID KRFC3025SS, OR EQ.
- WALK-IN SHOWER, NEW PORCELAIN TILE ON WALLS TO MIN 7'-0" AFF.
- TUB-SHOWER COMBO, KOHLER K-TS915-4-CP, PROVIDE TILE TO 7'-0" AFF.
- ELECTRIC WASHER
- ELECTRIC DRYER
- DRYER VENT ROUTE TO OUTSIDE AIR, HORIZONTAL. PROVIDE CLEANOUT AT ELBOW, VENT SHALL BE 4"Ø METAL, SMOOTH, WITH BACK DRAFT DAMPER.
- WATER HEATER PRESSURE RELIEF LINE WITH 90° ELBOW 12" ABV. GRADE, POINT DOWN UNTHREADED END.
- 200 AMP ELECTRICAL PANEL
- ELECTRIC HEAT PUMP WATER HEATER
- SPLIT SYSTEM CONDENSING UNIT ON 36"x60" CONC PAD
- ZERO-CLEARANCE FIREPLACE, VALOR H5 30,000BTU. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION, DIRECT VENT TO BACK WALL
- TRASH AND RECYCLING BINS
- CLOSET ROD AND SHELF
- GARAGE DOOR TO BE 20-MINUTE FIRE-RATED PROVIDE WEATHERSTRIPPING AND THRESHOLD
- HANDRAILS, REFER TO DETAIL 43/A-7
- UNDERSIDE OF STAIRS TO HAVE MIN 1/2" GYP BOARD FINISH

WINDOW SCHEDULE

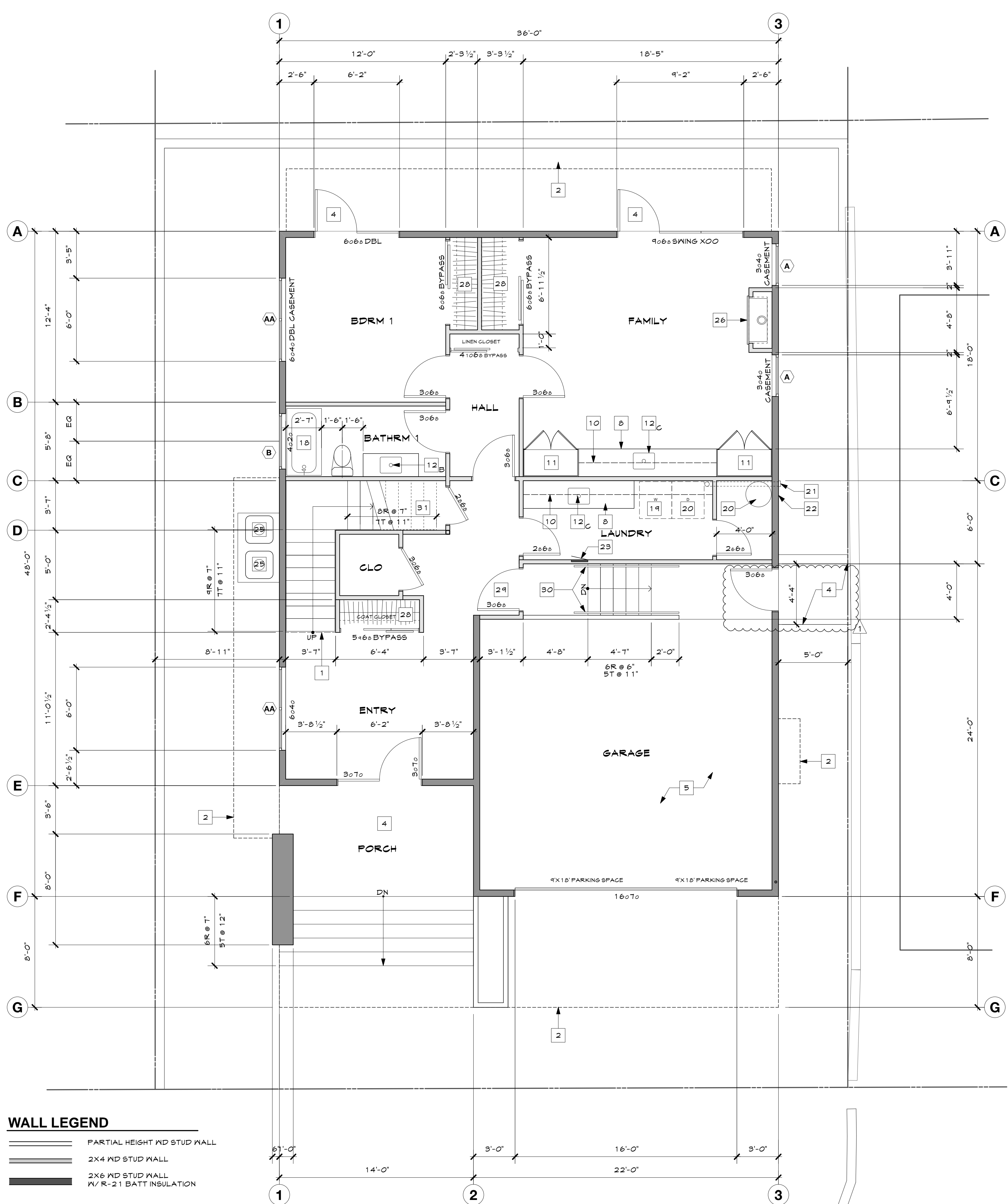
SYM	WIDTH	HEIGHT	FRAME	TYPE	REMARKS
A	3'-0"	4'-0"	FIBERGLASS	CASEMENT	(E)
AA	6'-0"	4'-0"	FIBERGLASS	DBL CSMNT	(E)
B	4'-0"	2'-0"	FIBERGLASS	SLIDER	NOTE #6
C	4'-0"	4'-0"	FIBERGLASS	CASEMENT	

WINDOW NOTES:

- WINDOWS TO BE MILGARD C650 ULTRA SERIES W/ FIBERGLASS FRAMES, OR APPROVED EQUAL, EXTERIOR COLOR: BLACK BEAN, INTERIOR COLOR: WHITE.
- WINDOW TYPES MARKED WITH (E) SHALL MEET OR EXCEED 20" CLEAR WIDTH AND 24" CLEAR HEIGHT FOR EGRESS WITH A TOTAL OPEN AREA TO MEET OR EXCEED 5.7 SQ.FT.
- ALL WINDOWS SHALL HAVE A TESTED MINIMUM U-FACTOR OF 0.58, PER NFRC 100-2001, AND SHALL HAVE A NFRC IMPRINTED LABEL. ALL WINDOWS SHALL BE CERTIFIED TO HAVE A MAX 0.3 CFM PER SF. OF WINDOW AREA PER ASTM E289.
- ALL WINDOWS SHALL BE DUAL GLAZED WITH A MINIMUM U-FACTOR OF 0.32 AND SHALL HAVE LOW-E COATING.
- ALL WINDOW FRAMES SHALL BE LOW AIR INFILTRATION RATED 0.5 CFM OR LESS PER ANSI SPECIFICATIONS.
- WINDOWS NOTED IN SCHEDULE ABOVE SHALL HAVE BOTH PANES OF TEMPERED GLASS.
- DUE TO LOCATION IN A WILDLAND-URBAN INTERFACE HIGH FIRE SEVERITY ZONE, ALL WINDOWS SHALL HAVE THE EXTERIOR PANE BE TEMPERED GLASS.

DOOR NOTES:

- EXTERIOR DOORS TO BE MILGARD C650 ULTRA SERIES FIBERGLASS DOORS FOR SLIDING DOORS AND MILGARD C650 ULTRA SERIES FIBERGLASS DOORS FOR SWING DOORS, EXTERIOR COLOR: BLACK BEAN, INTERIOR COLOR: WHITE.
- INTERIOR DOORS TO BE STILE & RAIL W/ SINGLE PANELS (SIMPSON #82 INTERIOR, OR EQ.)
- ALL EXTERIOR DOORS SHALL HAVE PERIMETER WEATHER STRIPPING AND THRESHOLD SEALS
- REQUIRED EGRESS DOOR (FRONT ENTRY) SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL EXTERIOR DOORS SHALL BE DUAL GLAZED WITH TEMPERED GLASS. ALL NEW GLAZING SHALL BE INSTALLED WITH CERTIFYING LABEL SHOWING THE U-VALUE. ALL GLAZING SHALL HAVE LOW-E COATING. SLIDING GLASS DOORS SHALL BE LOW AIR INFILTRATION-RATED FRAMES (5 CFM OR LESS PER ANSI SPECIFICATIONS).
- POCKET DOOR AND SLIDING CLOSET DOORS HARDWARE SHALL HAVE BALL BEARING DOOR HANGERS WITH NYLON WHEELS (JOHNSON HARDWARE, OR EQ.)
- GLAZING IN DOORS AND DOOR SIDE LIGHTS SHALL HAVE BOTH PANES OF TEMPERED GLASS.



WALL LEGEND

- PARTIAL HEIGHT WD STUD WALL
- 2X4 WD STUD WALL
- 2X6 WD STUD WALL W/ R-21 BATT INSULATION

GROUND FLOOR PLAN
1/4" = 1' - 0"



Architecture, Planning & Graphics

3592 Sacramento Dr, Suite 140
San Luis Obispo, California 93401
805/541-5604 voice

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Project:

STANLEY RESIDENCE

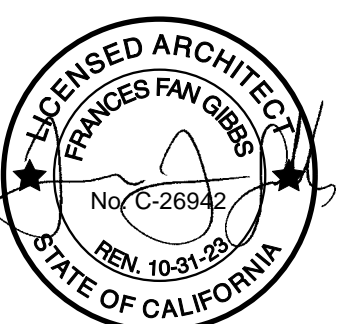
3525 GILBERT AVE
CAYUCOS
CA 93430

Client:
DAN & LINDA STANLEY
c/o
CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401
(805) 541 - 4509

Sheet Contents:

GROUND FLOOR PLAN



Date: 16 DEC 2022
Revised: 30 AUG 2023 PC #1

Job No: 2214

Sheet:

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FLOOR PLAN GENERAL NOTES

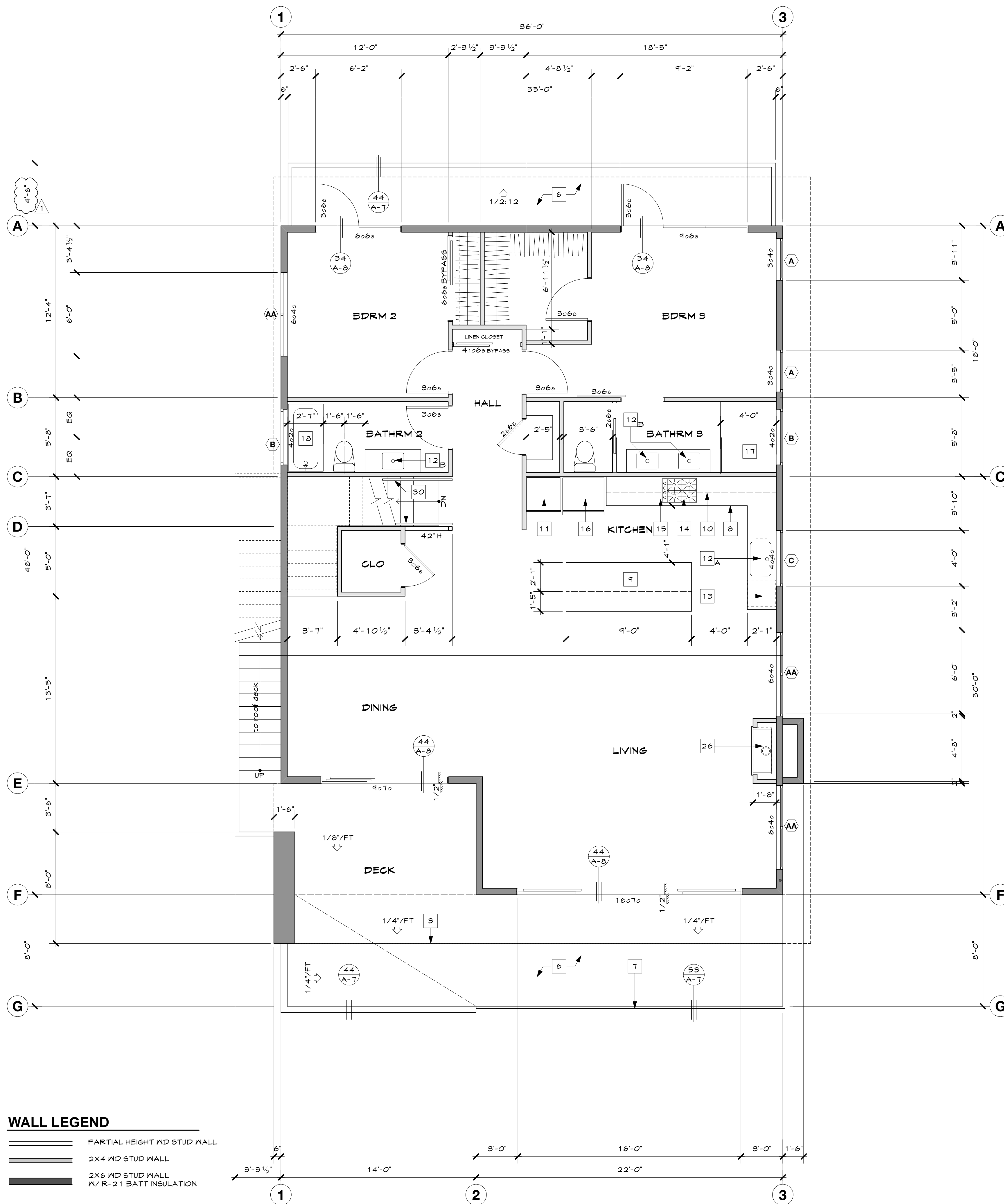
- It is the responsibility of the General Contractor to verify all existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Architect.
- Contractor shall provide and maintain portable 2A 10BC fire extinguishers on site during construction.
- All exterior walls shall be 5 1/2" deep studs with R-21 batt insulation, unless noted otherwise.
- All plumbing walls shall be 5 1/2" deep studs with R-21 batt insul. unop.
- All roof areas above interior conditioned spaces shall have R-38 spray foam insulation. Floor/ceiling areas with conditioned space above shall have R-38 batt insulation.
- Wall finish or backing at tub/shower and water compartment areas shall be an approved glass mat water-resistant gypsum board. Water pressure in building shall be limited to 80 PSI or less. An approved pressure regulator or preceded by a strainer shall be installed. All plumbing fixtures & fittings shall meet the standards referenced in Section 4.304.1 of CALGreen.
- All concealed plumbing joints shall be non-slip connections.
- Water service risers shall be 1" minimum, Schedule 80 PVC or type L copper pipe. All overhead piping and pipes located in outside walls shall be type L rigid copper and covered with R-3 insulation min. All pipes exposed to freezing shall be insulated. All hot water piping shall be insulated. Refer to T-24 documentation for specific HERs verification.
- Gas vents and non-combustible piping, in walls, shall be effectively draft stopped at each floor or ceiling.
- In shower and tub/shower combinations, control valves shall be pressure balanced or thermostatic mixing valves, CPC 4 18.0.
- Shower head flow shall not exceed 1.8 gallons per minute at 80 PSI.
- Toilets shall have a maximum of 1.28 gallons per flush.
- All piping shall be provided with an approved non-removable back flow preventer. An approved self-draining frost proof hose bibb with back flow preventer shall be provided where freezing may occur.
- Air ducts passing through wall or ceiling separating the living area from the garage shall be constructed of steel not less than 26 gauge with no openings into the garage.
- Dryer exhaust ducts shall not exceed a combined vert. & horiz length of 14 feet, including (2) 90° elbows (unless approved by manufacturer's specification). Two feet shall be deducted for each additional 90° elbow. Duct termination shall be no less than 3'-0" from openings into the building.
- Where a louvered door is provided for a laundry closet, a minimum of 100 square inches of louver area shall be provided for make up air.
- Fireplaces shall be VALOR H5 - 1100NM direct vent gas, sealed combustion type fireplace, 30,000 BTU/HR Rated. Provide one layer of type X gyp bd at the inside of the fireplace enclosure and 1/2" cement board surrounds per manufacturer's installation instructions, not used.
- Sleeves shall be provided to protect piping through concrete floors in accordance with CPC 3 12.10.
- Gas piping shall be installed in accordance with CPC 1 2 1.1, not used.
- Air exhaust & intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles with 1/4" minimum and 1/2" maximum sized openings. Openings shall be protected against local weather conditions. Exhaust air shall not be directed onto walkways.
- Air intake openings shall be located 1'0" minimum from any hazardous or noxious contaminant source or 2' below the contaminant source.
- HVAC system shall have the capability to provide mechanical ventilation to insure window and doors may remain closed.
- All combustible materials exposed within the plenum space shall comply with CMC Section 602.2. Materials shall have a mold, humidity, and erosion-resistant face that meets the requirements of UL 18 1, not used.
- All exterior doors shall be solid core, with perimeter weather stripping and threshold seals.
- Required egress door (front entry) shall be operable from inside the dwelling without the use of a key or special knowledge or effort.
- Landings at required egress door shall not be more than 1'-1/2" below top of threshold. Landings shall be equal to the width of the door or wider and a length in the direction of travel equal to 36 inches. Slope of exterior landings shall not exceed 1/4" per foot. Doors not swinging over landings may have a difference of 7-3/4" max below top of threshold.
- All windows and sliding & swinging doors shall be dual glazed unless noted otherwise. All new glazing shall be installed with certifying label showing the U-value. All glazing shall be Low-E. All window frames shall be Andersen Ultra Series fiberglass windows (or equal) with headers at +1'-0" U.N.O. Patio doors shall be Andersen Ultra Series. Windows and sliding glass doors shall be low air infiltration rated frames (5 CFM or less per ANSI specifications).
- Lavatory faucets shall have a maximum flow rate of 1.2 gpm @ 60 psi.
- Kitchen faucets shall have a maximum flow rate of 1.8 gpm @ 60 psi.
- Water closets shall be set no closer than 15" from center of fixture to any side wall or obstruction.
- Finish materials shall comply with CALGreen section 4.504.
- All roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- Addresses shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be 4" in height, 1/2" minimum stroke width and of contrasting color to their background.
- Tiled shower pan shall be waterproofed with mortar bed sloped to shower drain at 1/4" per foot min. Waterproofing shall terminate a min of 3' above the height of the shower curb. Shower curb framing to slope a min of 1/4" per foot. Provide solid backing for all vertical installation of shower pan waterproofing. Tile backer board shall lap over the shower pan waterproofing at a min of 2'.
- Electric heat pump water heater shall be RHEEM Performance Platinum 50-gallon.
- Ducts used for kitchen range installation shall be of metal and shall have smooth interior surfaces.
- HVAC units shall be MITSUBISHI MSZ-GL24NA outdoor heat pumps with indoor ceiling mounted cassettes.

FIRE BLOCKING NOTES

- Provide fire blocking at the following locations per CBC Section 711.7:
- Concealed spaces of stud walls including furred spaces, at ceiling and floor levels and at ten foot intervals horizontal.
 - Interconnections between concealed vertical and horizontal spaces at soffits, drop ceilings and coved ceilings.
 - Concealed spaces between stair stringers at the top and bottom of the run, and between studs along and in line with the run, if walls under the stairs are unfinished.
 - Openings around vents, pipes, ducts, chimneys, fireplaces, etc., which afford a passage at ceiling and floor levels.

FLOOR PLAN REFERENCE NOTES

- LINE OF CEILING HEIGHT CHANGE
- LINE OF DECK ABOVE
- LINE OF ROOF OVERHANG ABOVE
- CONCRETE LANDING ON GRADE, SLOPE N.T.E. 2%
- CONC SLAB ON GRADE, REFER TO STRUCTURAL
- WOOD DECK W/ SINGLE-PLY DECK MEMBRANE, REFER TO STRUCT
- 42" RAILING W/ STEEL POSTS AND TOP RAIL
- 36" HIGH CABINETS
- 36" HIGH ISLAND COUNTER W/ STORAGE BELOW
- UPPER CABINETS, SHOWN DASHED
- 46" H PANTRY CABINET
- A. SINGLE-BOWL SINK WITH GARBAGE DISPOSAL
- B. BATHROOM SINK, UNDERCOUNTER, TOTO LT5436#01, OR EQ.
- C. UTILITY SINK
- DISHWASHER
- 36" DUAL FUEL GAS AND ELECTRIC RANGE
- 14" HOOD, CONFIRM FAN HAS MINIMUM AIRFLOW RATE OF 100 CFM
- WOLF PRO WALL HOOD PW3624 1B, OR EQ.
- NEW 36" COUNTER-DEPTH REFRIGERATOR/FREEZER
- KITCHENAID KRFC302ESS, OR EQ.
- WALK-IN SHOWER, NEW PORCELAIN TILE ON WALLS TO MIN 7'-0" AFF.
- TUB-SHOWER COMBO, KOHLER K-TS995-4-CP, PROVIDE TILE TO 7'-0" AFF.
- ELECTRIC WASHER
- GAS DRYER
- DRYER VENT ROUTE TO OUTSIDE AIR, HORIZONTAL. PROVIDE CLEANOUT AT ELBOW, VENT SHALL BE 4"Ø METAL, SMOOTH, WITH BACK DRAFT DAMPER.
- WATER HEATER PRESSURE RELIEF LINE WITH 90° ELBOW 12" ABV. GRADE, POINT DOWN UNTHREAD END.
- 200 AMP ELECTRICAL PANEL
- ELECTRIC HEAT PUMP WATER HEATER
- SPLIT SYSTEM CONDENSING UNIT ON 36"X60" CONC PAD
- ZERO-CLEARANCE FIREPLACE, VALOR H5 30,000BTU. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION, DIRECT VENT TO BACK WALL
- TRASH AND RECYCLING BINS
- CLOSET ROD AND SHELF
- GARAGE DOOR TO BE 20-MINUTE FIRE-RATED
- PROVIDE WEATHERSTRIPPING AND THRESHOLD
- HANDRAILS, REFER TO DETAIL 43/A-7
- UNDERSIDE OF STAIRS TO HAVE MIN 1/2" GYP BOARD FINISH



WALL LEGEND

	PARTIAL HEIGHT WD STUD WALL
	2X4 WD STUD WALL
	2X6 WD STUD WALL W/ R-21 BATT INSULATION

SECOND FLOOR PLAN
1/4" = 1' - 0"



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Project:

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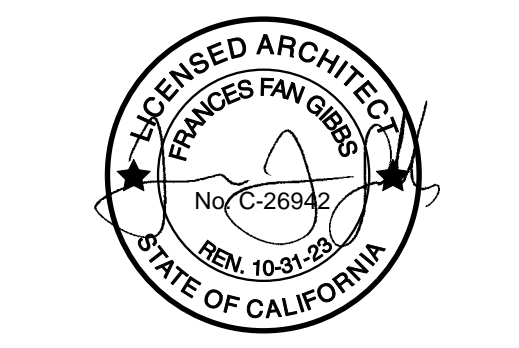
3525 GILBERT AVE
CAYUCOS
CA 93430

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DAN & LINDA STANLEY
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CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401
(805) 541 - 4509

Sheet Contents:

SECOND FLOOR PLAN



Date: 16 DEC 2022
Revised: 30 AUG 2023 PC #1

Job No: 2214

Sheet:

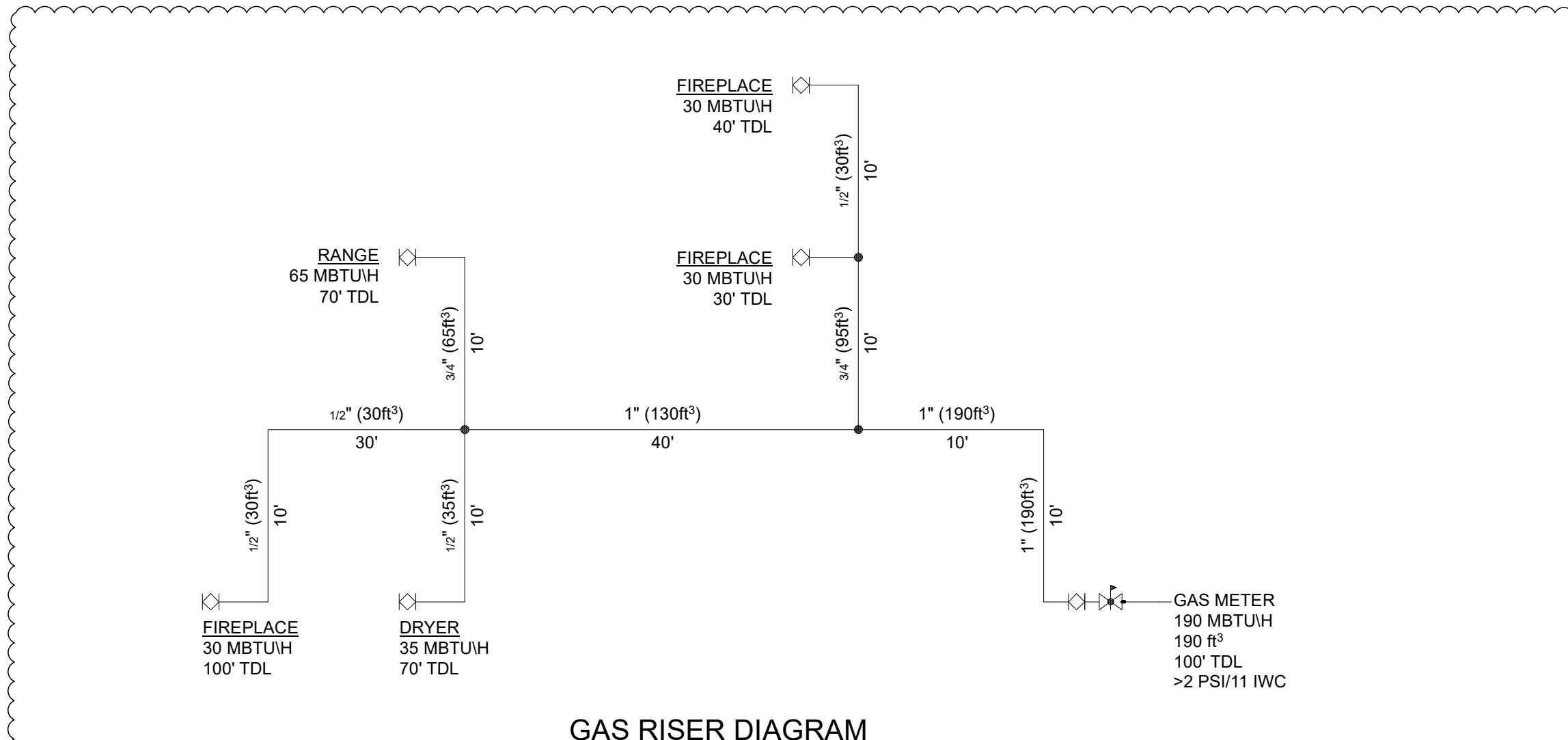
A - 2

ROOF NOTES

- ROOFING MEMBRANE**
Roofing membrane shall be Johns Manville PVC 80mil 5PBRM mechanically attached roofing system fastened, adhered and joined per manufacturer's specifications. Underlayment to be 1/4" thick (min) US Gypsum Co. 5EGUROCK Glass-Mat Roof Board (Type 5GMRX) over 5/4" (min) roof deck. System is UL Class A fire-rated. UL Listing T&FUR 1016T
- FLASHING**
All flashing shall be corrosion resistant metal flashing, galvanized (zinc coated 390) steel.
Minimum gauge shall be:
coping..... 22 GA
base..... 24 GA
counter..... 24 GA
- GUTTERS & DOWNSPOUTS**
6S gutters, 6" wide, 24 GA, shape sim to SMACNA Fig 1-2, Style A, 6S downspouts, 3" Ø, 22 GA, shape per SMACNA Fig 1-3 1B, Gutter & Downspout color T.B.D.
- RADIANT BARRIER ROOF SHEATHING**
Provide radiant barrier on all roof surfaces.
Refer to T-24 Energy Compliance.
- UNVENTED ROOFS**
Unvented enclosed roof assemblies shall conform to 2019 CRC Section R06.5 where insulation is installed as follows:
R06.5.5.1.1 - Air-Impermeable insulation (closed-cell spray foam) shall be applied in direct contact with the underside of structural roof sheathing.

ROOF PLAN REFERENCE NOTES

- SINGLE PLY ROOFING OVER SLOPING PLYWD
- GALVANIZED STEEL GUTTERS
- DOWNSPOUT CONNECTION BELOW
- LINE OF BUILDING BELOW
- FUTURE SOLAR READY ROOF AREA
- ROOF JACK W/ RIGID CONDUIT TO ELECTRICAL PANEL FOR FUTURE SOLAR PANEL CONNECTION
- PANELIZED WOOD DECKING SYSTEM ON ADJUSTABLE PLASTIC PEDESTALS OVER SINGLE-PLY ROOFING.

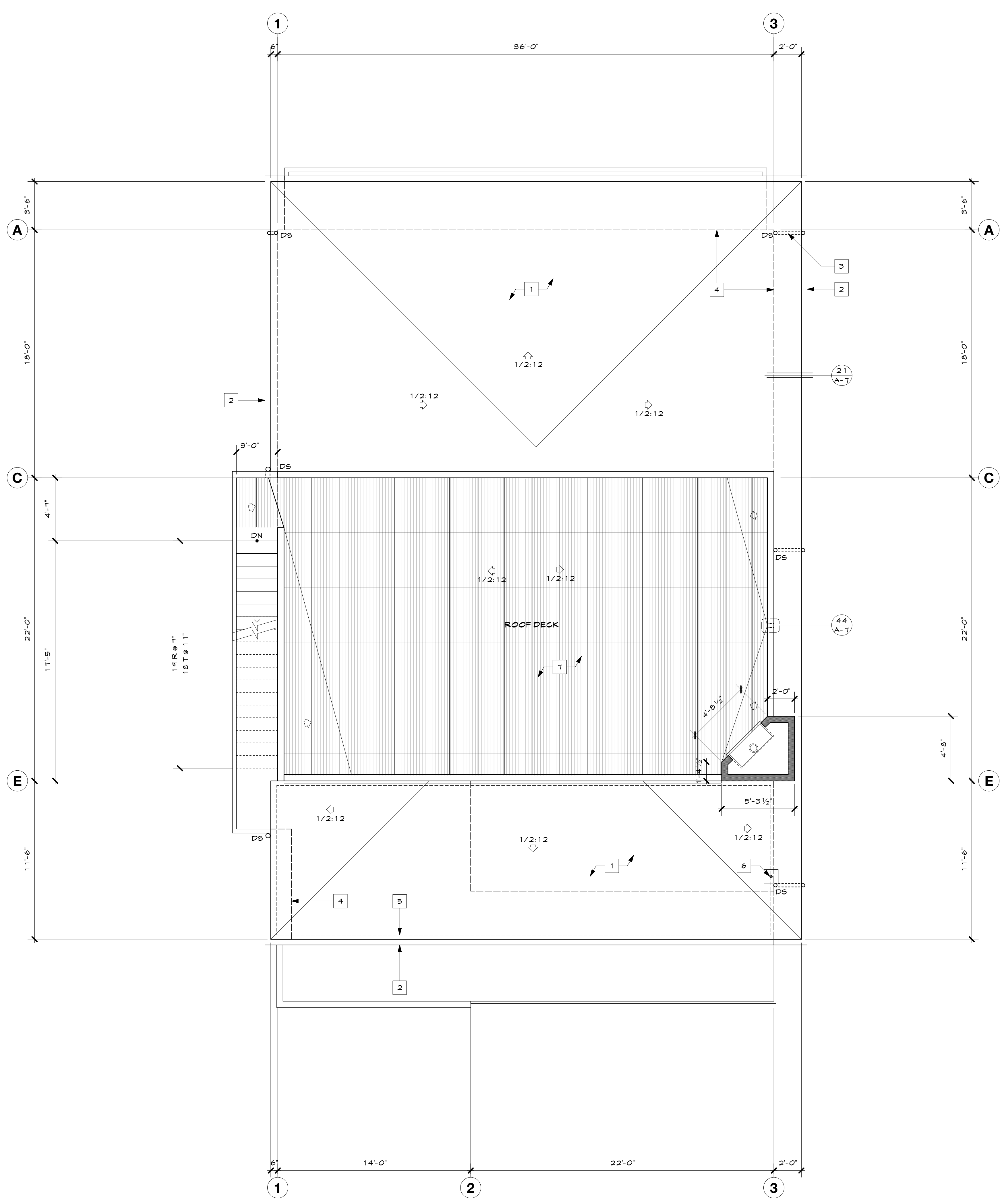


NATURAL GAS LINE SIZING TABLE

LONGEST LENGTH METHOD
FROM TABLE 1215.2 (1), 2019 CPC
LOW PRESSURE LESS THAN 2 PSI, 0.5 IN. W.C. PRESSURE DROP
(FROM METER TO FARTHEST FIXTURE)

SCH. 40 METALLIC PIPE @ 100'	ITEM	QTY.	LOAD BTU/HR	LOAD CFH	LENGTH FEET	PIPE SIZE
1/2" 50	RANGE/ DOUBLE OVEN	1	65,000 BTUH	65	100'	3/4"
3/4" 104	FIREPLACE	5	30,000 BTUH EA. 30,000 x 3 = 90,000 BTUH	30 (EA) 90	100'	1/2"
1" 195						
1 1/4" 400						
1 1/2" 600	DRYER	1	35,000 BTUH	22	100'	1/2"
2" 1160						
TOTALS	MAIN LINE		190,000 BTUH	190 CFH	100'	1"

54 GAS LINE SIZING DIAGRAM & TABLE
NO SCALE



ROOF PLAN
1/4" = 1' - 0"



Architecture, Planning & Graphics
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San Luis Obispo, California 93401
805/541-5604 voice
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Project:

STANLEY RESIDENCE

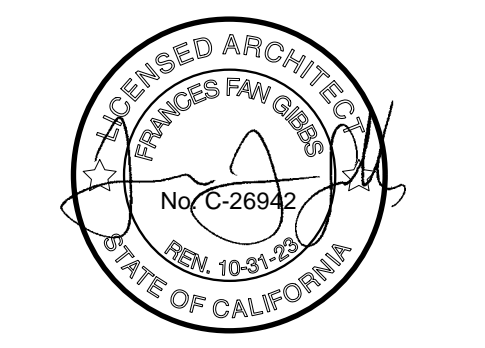
3525 GILBERT AVE
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CA 93430

Client:
DAN & LINDA STANLEY
c/o
CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401
(805) 541 - 4509

Sheet Contents:

ROOF PLAN



Date: **16 DEC 2022**
Revised: **30 AUG 2023 PC #1**

Job No: **2214**

Sheet:

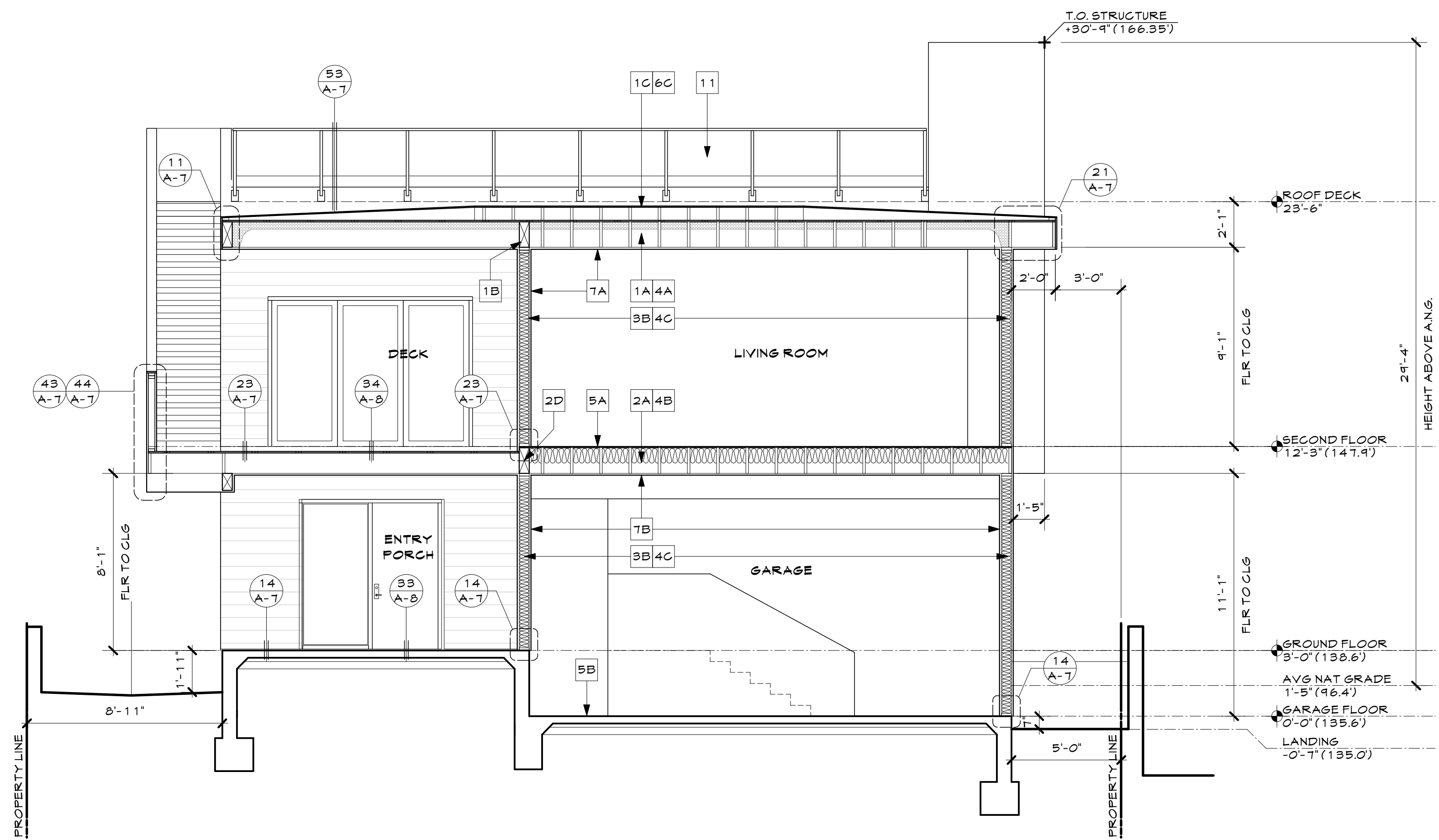
A - 3

BUILDING SECTION REFERENCE NOTES

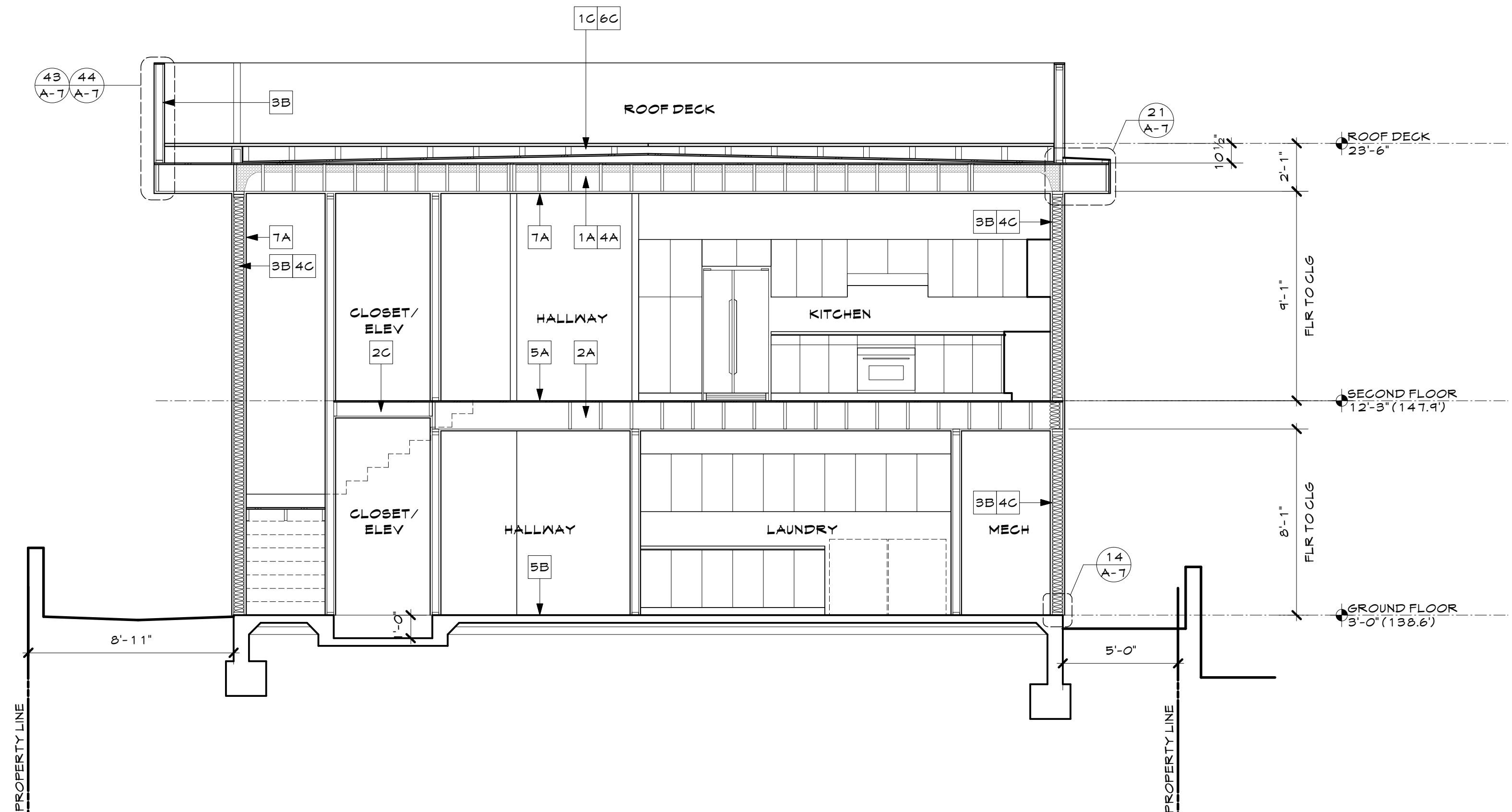
1. ROOF FRAMING
 - A: 14" TJI JOISTS @ 24" O.C.
 - B: ROOF BEAM
 - C: 2x TAPERED SLEEPERS
2. FLOOR/CEILING
 - A: 14" TJI JOISTS @ 24" O.C.
 - B: 14" LVL DECK JOISTS @ 16" O.C.
 - C: 2x8 JOISTS @ 16" O.C.
 - D: FLOOR BEAM
3. WALL
 - A: 2x4 STUDS @ 16" O.C.
 - B: 2x6 STUDS @ 16" O.C.
4. INSULATION
 - A: R-30 CLOSED-CELL SPRAY-APPLIED FOAM
 - B: R-30 BATTS IN FLOORS OVER UNHEATED SPACES
 - C: R-21 BATTS IN 2 X 6 WALLS
5. FLOOR
 - A: 3/4" PLYWOOD SUBFLOOR
 - B: CONCRETE SLAB ON GRADE
6. DECK & ROOFING
 - A: WOOD PANELS OVER RAISED DECK PEDESTAL SYSTEM
 - B: FLUID-APPLIED DECK COATING WITH TRAFFIC TOP LAYER
 - C: SINGLE-PLY PVC ROOFING
7. WALL FINISH
 - A: 5/8" GYP BOARD
 - B: 5/8" TYPE X GYP BOARD @ GARAGE-TO-LIVING AREA WALLS
8. 4" CONCRETE PATIO OVER 4" SAND OVER COMPACTED BASE
9. LINE OF EXISTING NATURAL GRADE
10. STRUCTURAL COLUMN - REFER TO STRUCT
11. METAL FRAMED, GLASS GUARDRAIL

FIRE BLOCKING NOTES

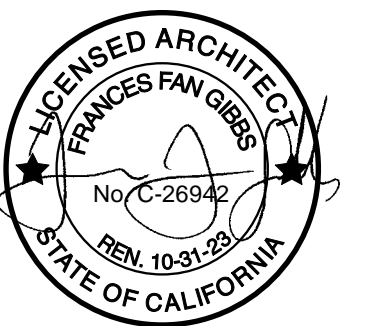
- Provide fire blocking at the following locations per CBC Section 711.7:
1. Concealed spaces of stud walls including furred spaces, at ceiling and floor levels and at ten foot intervals horizontal.
 2. Interconnections between concealed vertical and horizontal spaces at soffits, drop ceilings and covered ceilings.
 4. Openings around vents, pipes, ducts, chimneys, fireplaces, etc., which afford a passage at ceiling levels.



1 SECTION A-A
1/4" = 1' - 0"

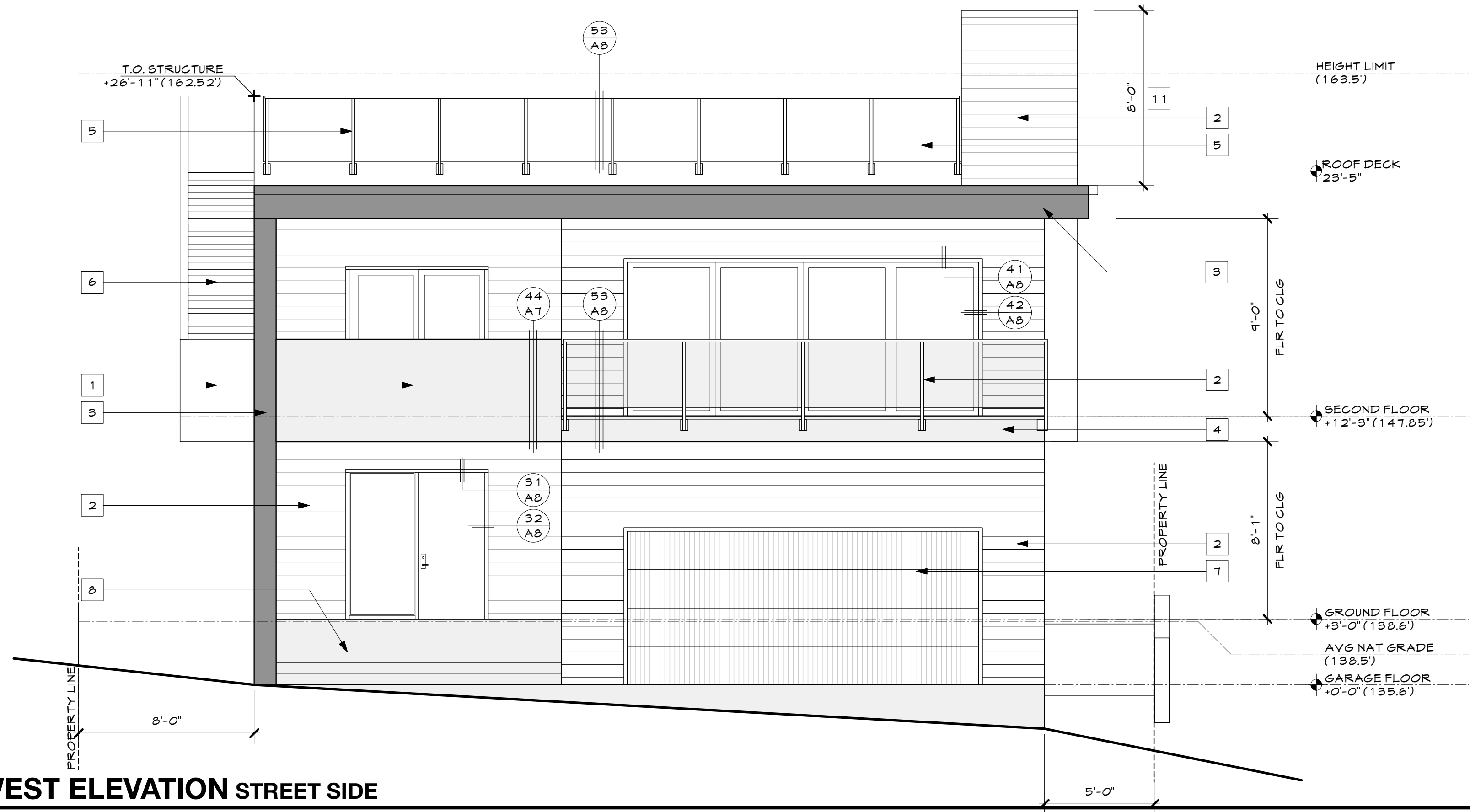


2 SECTION B-B
1/4" = 1' - 0"

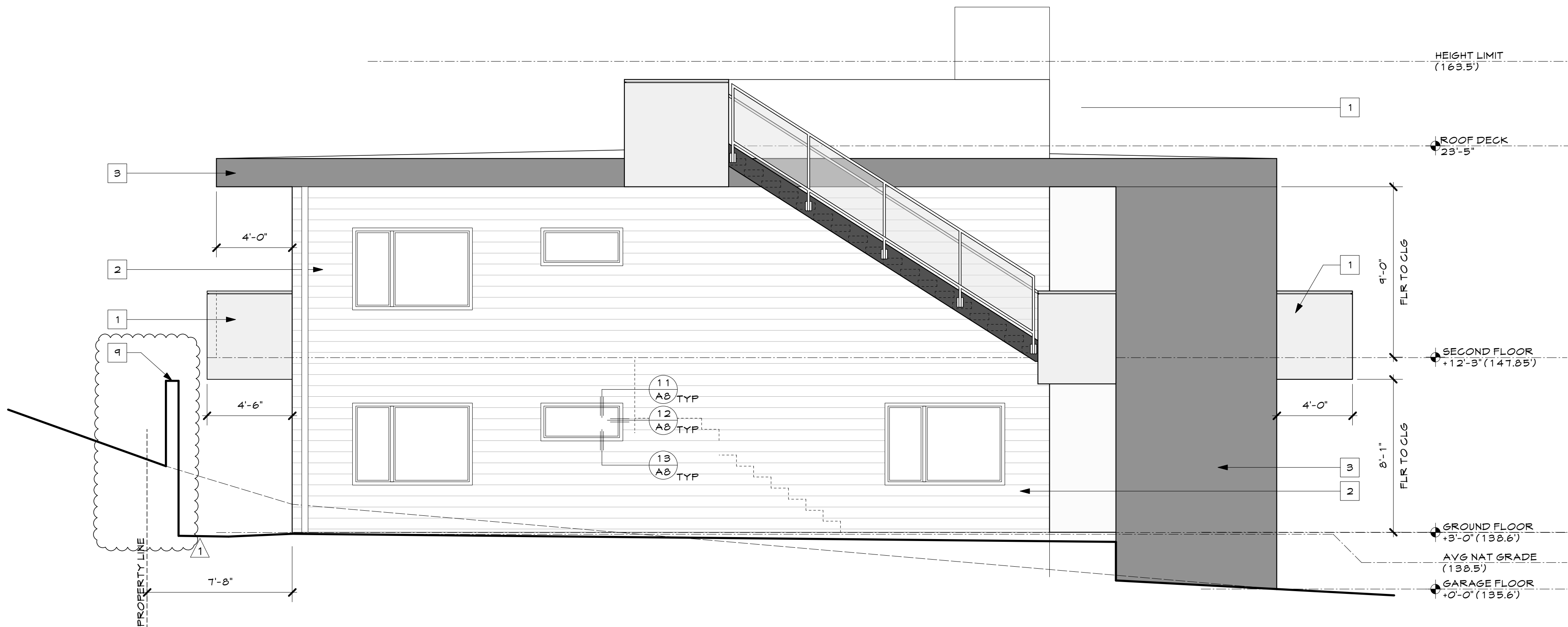


ELEVATION REFERENCE NOTES

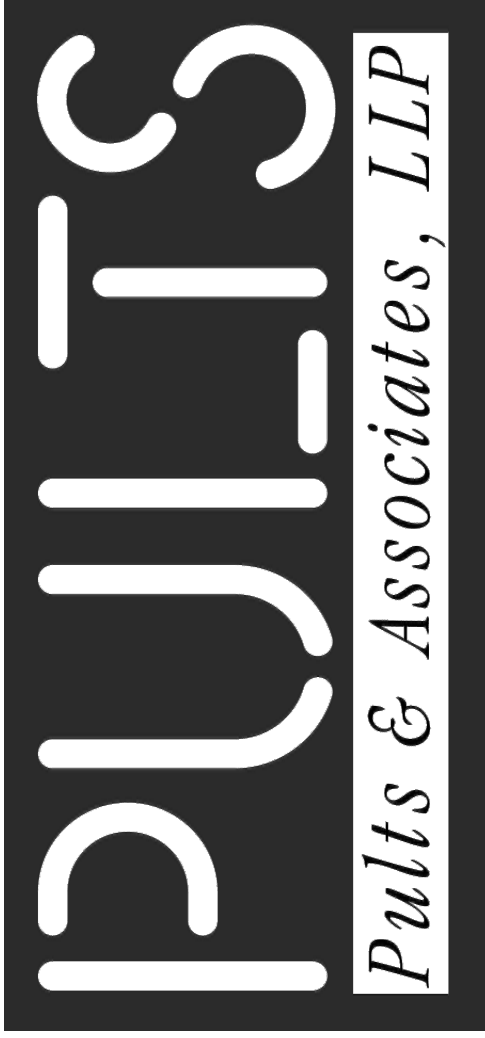
1. CEMENT PLASTER SIDING
2. HORIZONTAL LAP SIDING
3. METAL FASCIA
4. WOOD FASCIA
5. METAL RAILING W/ GLASS PANELS
6. STEEL STAIRS
7. STEEL GARAGE DOOR
8. CONCRETE STEPS, REFER TO CIVIL
9. CONCRETE RETAINING WALL, REFER TO CIVIL
10. EXHAUST VENT TERMINATION
A. DRYER EXHAUST
B. BATHROOM FAN EXHAUST
11. FIREPLACE PROJECTION



1 WEST ELEVATION STREET SIDE
1/4" = 1' - 0"



2 NORTH ELEVATION
1/4" = 1' - 0"



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Project:

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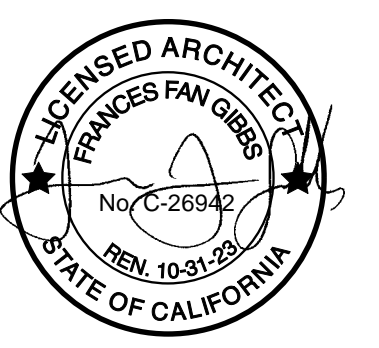
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DAN & LINDA STANLEY
c/o
CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
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(805) 541 - 4509

Sheet Contents:

WEST & NORTH ELEVATIONS



Date: 16 DEC 2022
Revised: 30 AUG 2023 PG#1

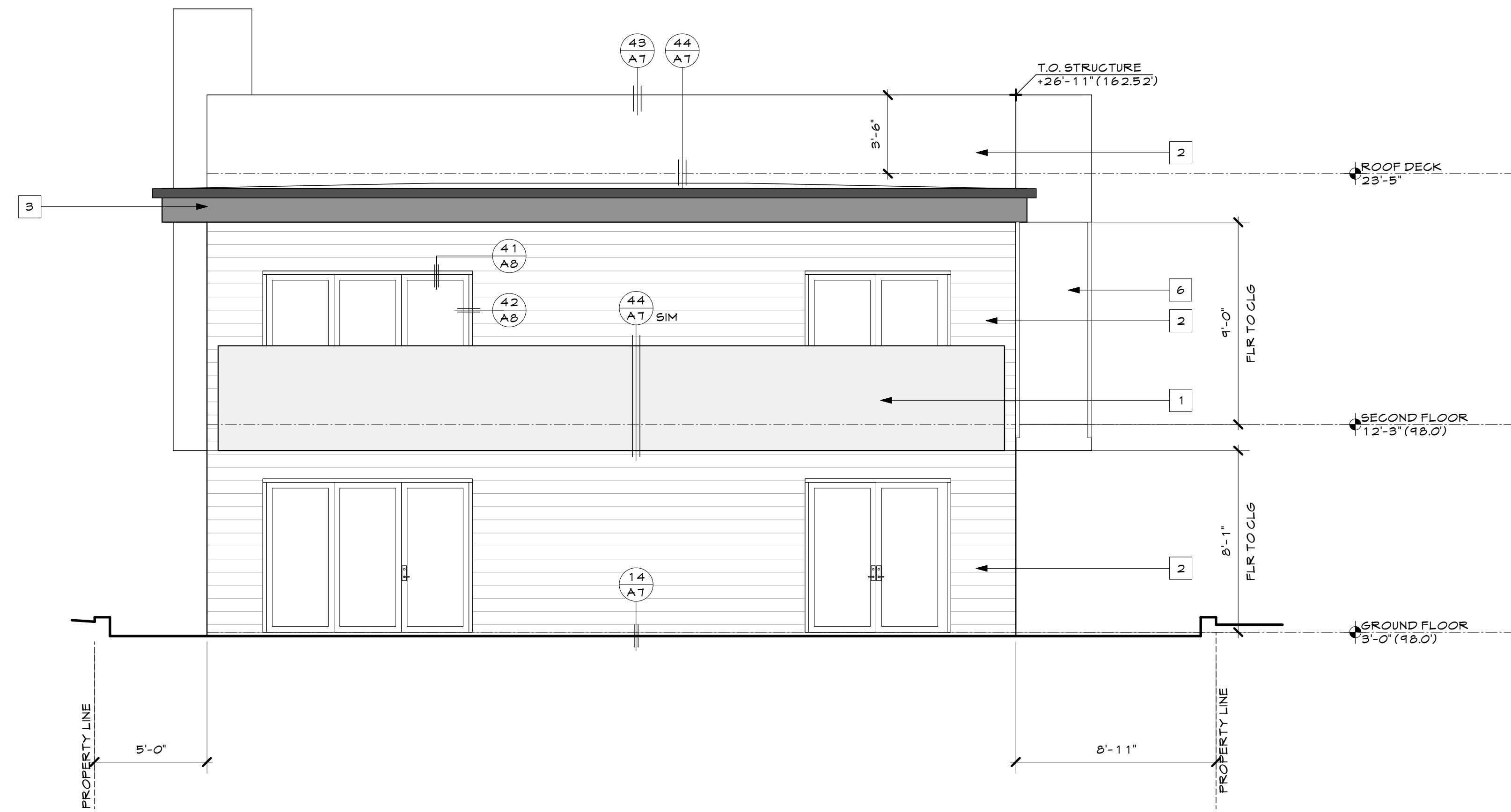
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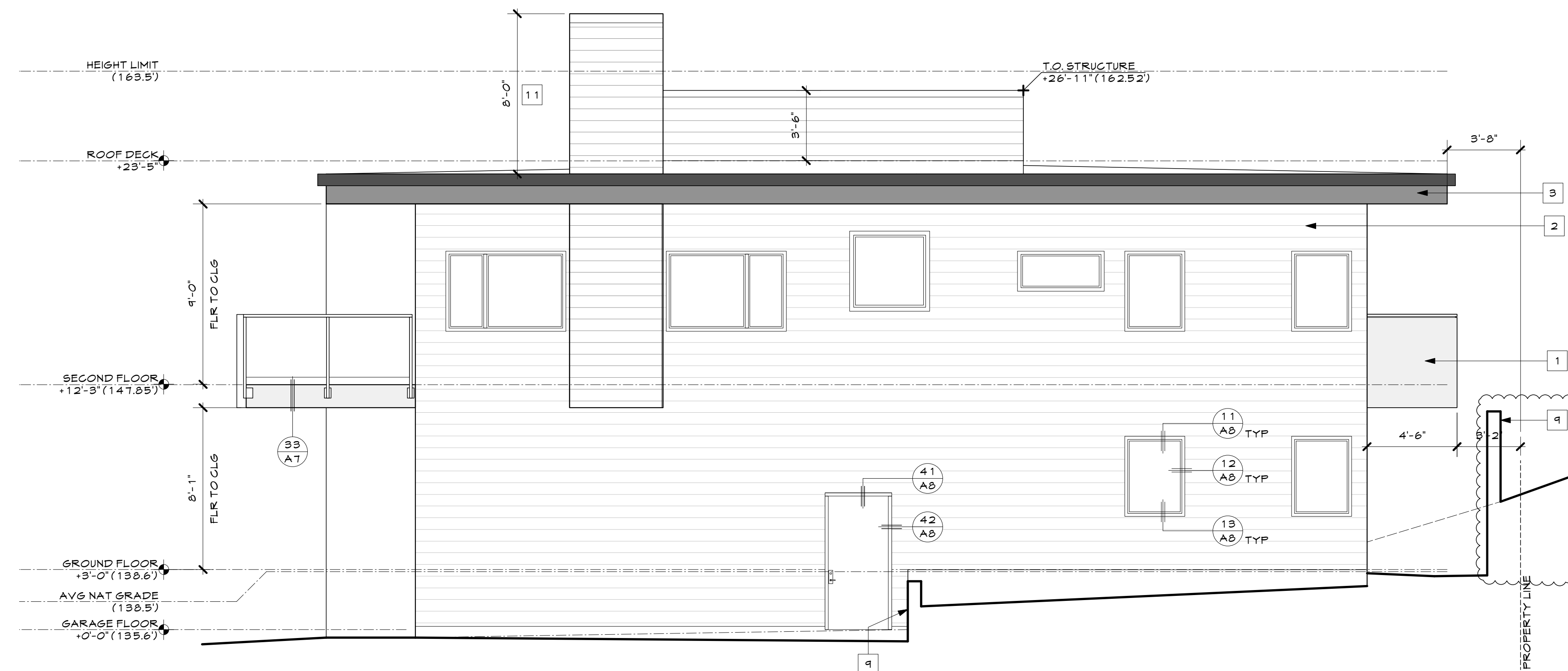
A - 5

ELEVATION REFERENCE NOTES

1. CEMENT PLASTER SIDING
2. HORIZONTAL LAP SIDING
3. METAL FASCIA
4. WOOD FASCIA
5. METAL RAILING W/ GLASS PANELS
6. STEEL STAIRS
7. STEEL GARAGE DOOR
8. CONCRETE STEPS, REFER TO CIVIL
9. CONCRETE RETAINING WALL, REFER TO CIVIL
10. EXHAUST VENT TERMINATION
A. DRYER EXHAUST
B. BATHROOM FAN EXHAUST
11. FIREPLACE PROJECTION



1 EAST ELEVATION
1/4" = 1' - 0"



2 SOUTH ELEVATION
1/4" = 1' - 0"

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Project:

STANLEY RESIDENCE

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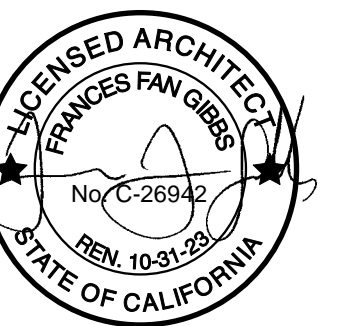
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CA 93401
(805) 541 - 4509

Sheet Contents:

EAST & SOUTH ELEVATIONS



Date: 16 DEC 2022

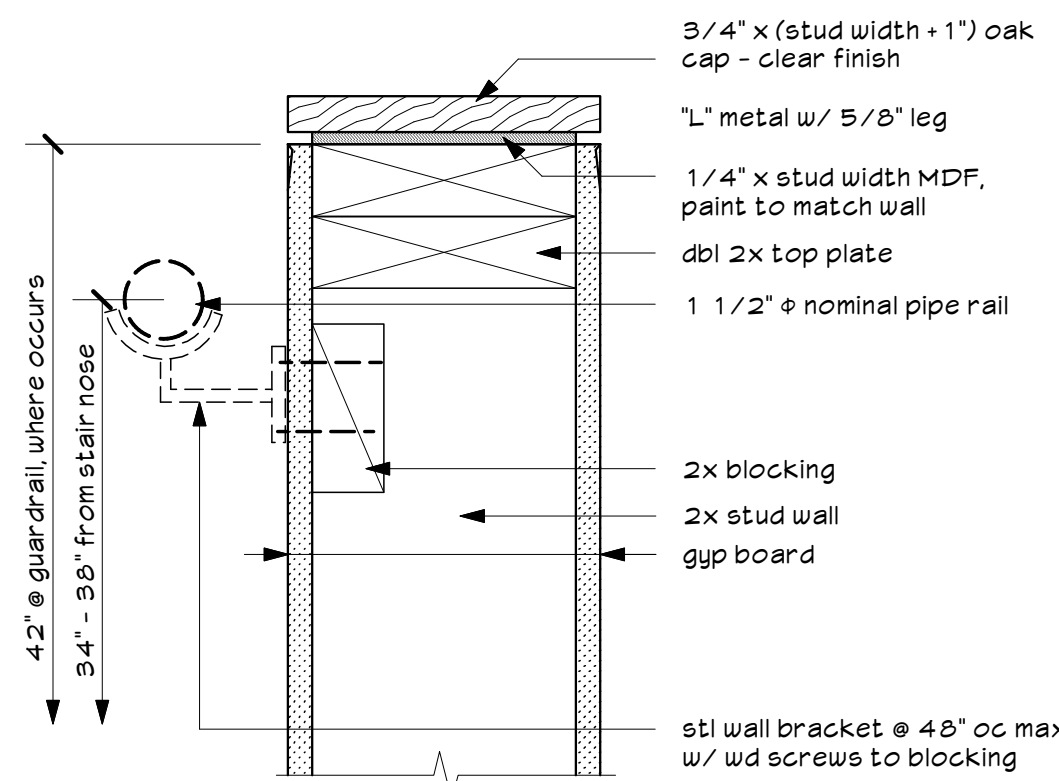
Revised: 30 SEP 2023 PC#1

Job No:

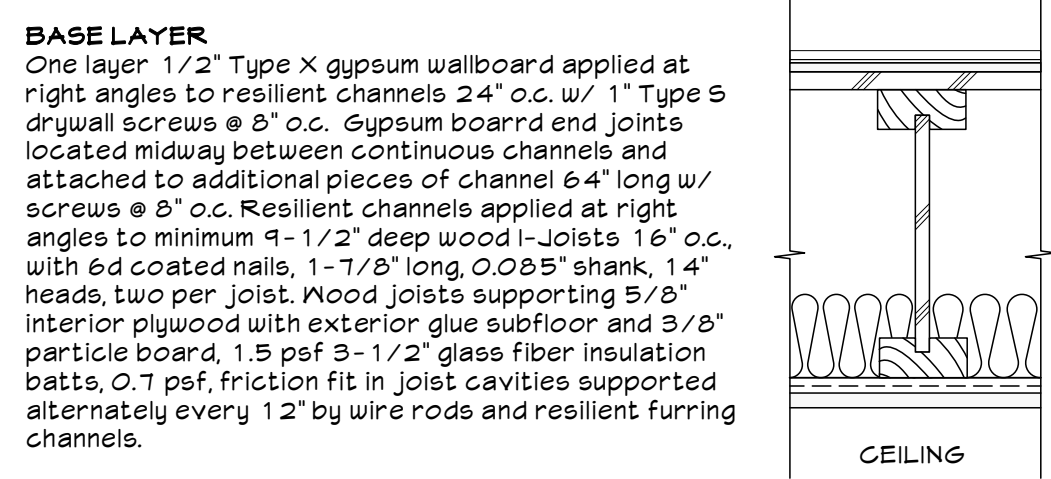
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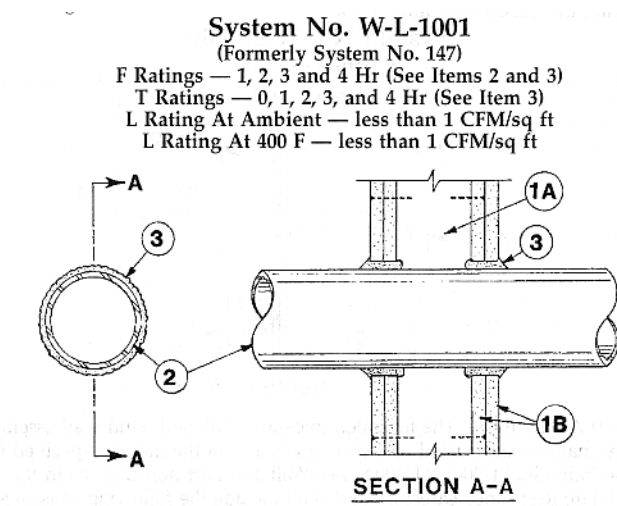
A - 6



51 HANDRAIL
3"



41 1 HOUR FLOOR-CEILING
1 1/2"



1. Wall Assembly - The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs (max 2 in fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC, with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.
B. Gypsum Board - Nom 1/2 or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 26 in.

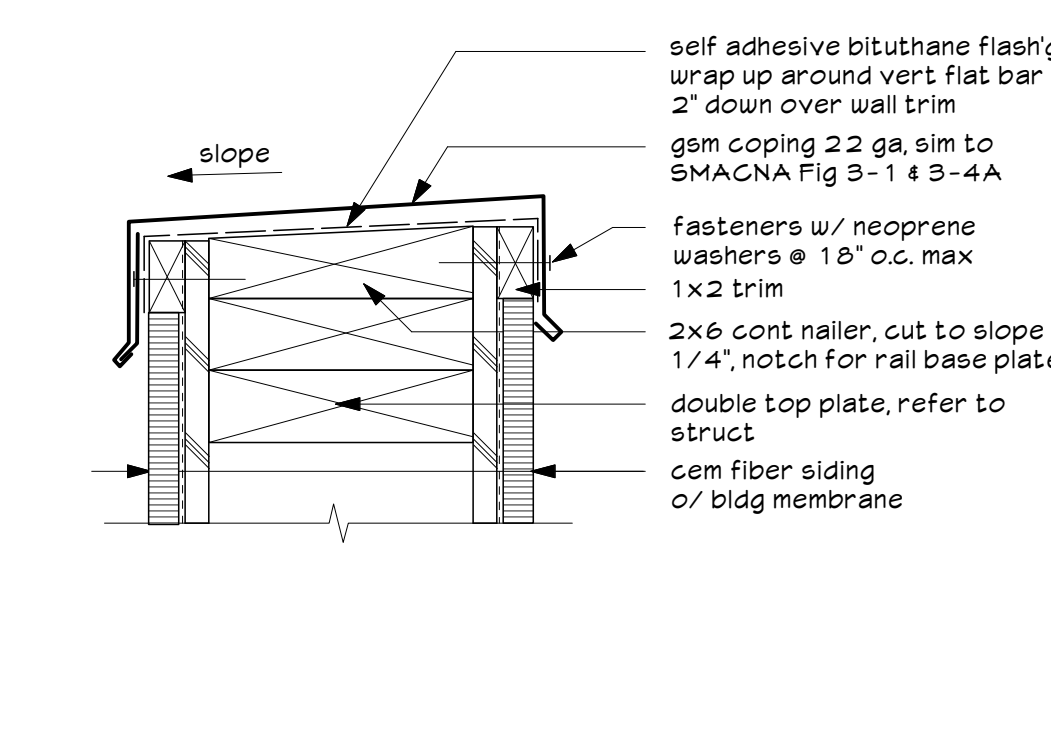
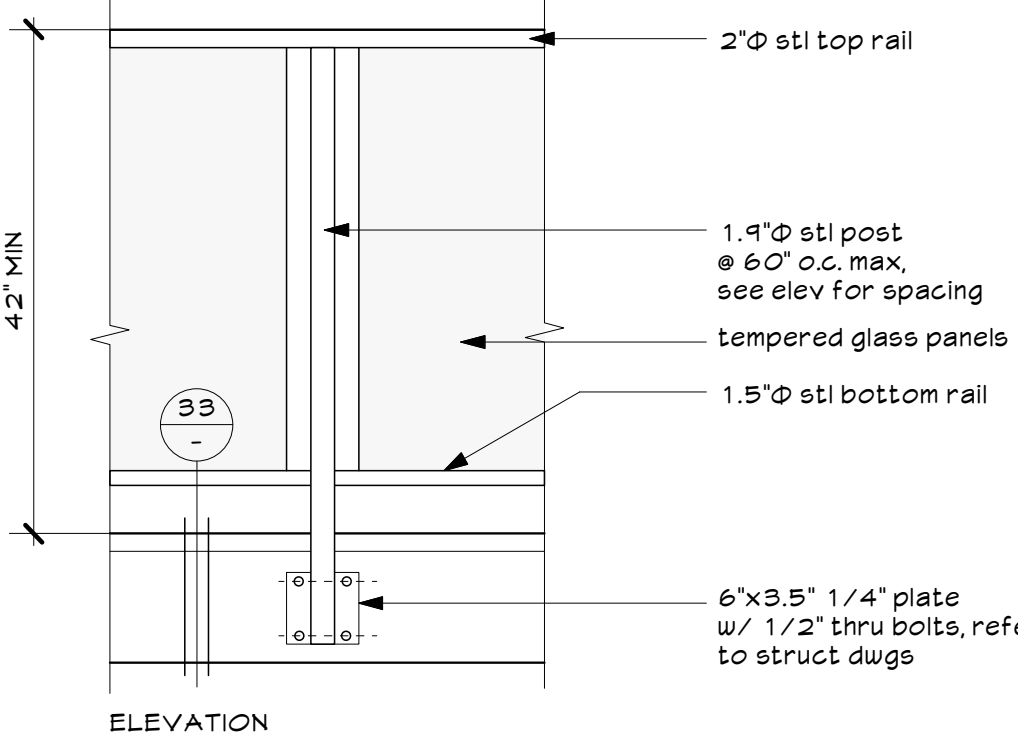
2. Through-Penetrant - One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (point contact) to max 2 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe - Nom 2 1/2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe - Nom 2 1/2 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
C. Conduit - Nom 6 in. diam (or smaller) steel conduit or nom 4 in. diam (or smaller) steel electrical metallic tubing.
D. Copper Tubing - Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
E. Copper Pipe - Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
F. Through Penetrating Product - Flexible Metal Piping. The following types of steel flexible metal gas piping may be used:
OMEGA FLEX INC
TITEXLEX CORP
A BUNDY CO
WARD MFG INC

3. Fill, Void or Cavity Material - Caulk - Min 5/8, 1-1/4, 1-7/8 and 2-1/2 in. thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1/4 in. diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

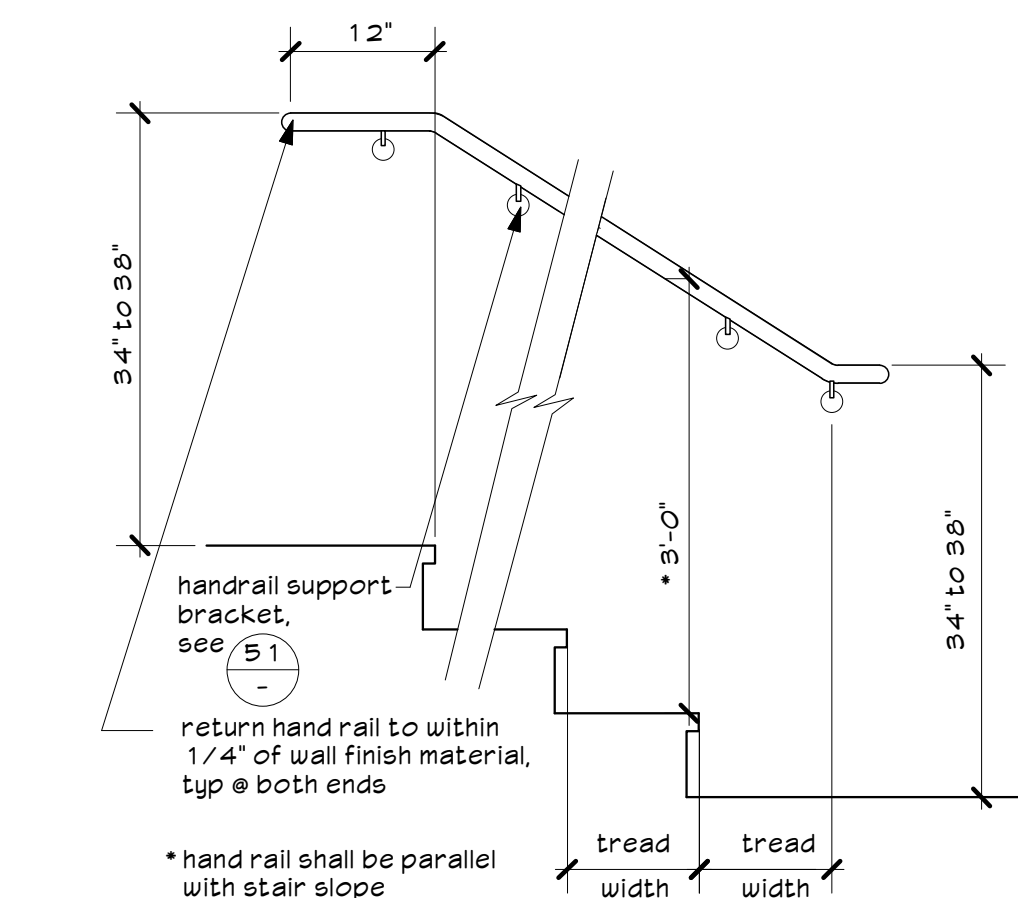
Max Pipe or Conduit Diam In	F Rating Hr	T Rating Hr
1	1 or 2	0, 1 or 2
2	3 or 4	3 or 4
3	1 or 2	0
4	3 or 4	0
6	1 or 2	0
12	1 or 2	0

*When copper pipe is used, T Rating is 0 hr.
3M COMPANY - CP 25WB
 *Bearing the UL Classification Mark

52 WALL • RATED PIPE/CONDUIT PENETRATION (UL # WL 1001)
NO SCALE

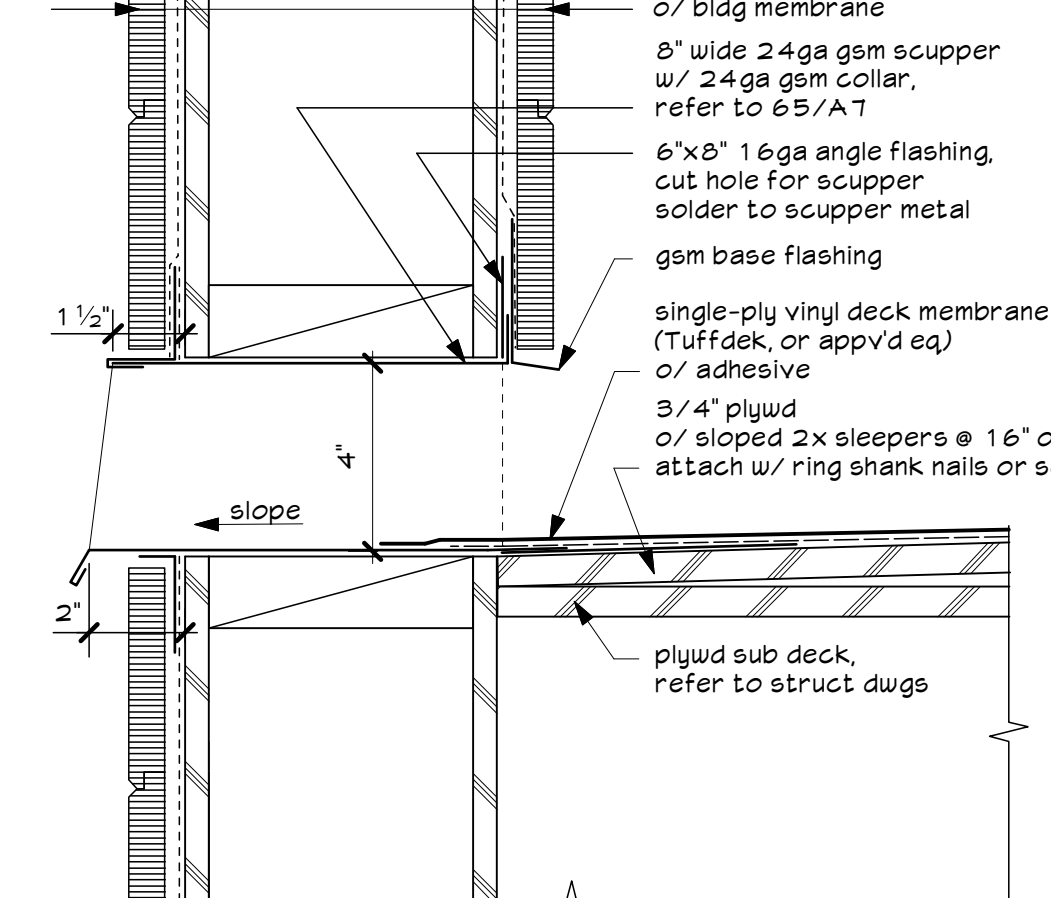


53 GAURD RAIL
3/4"

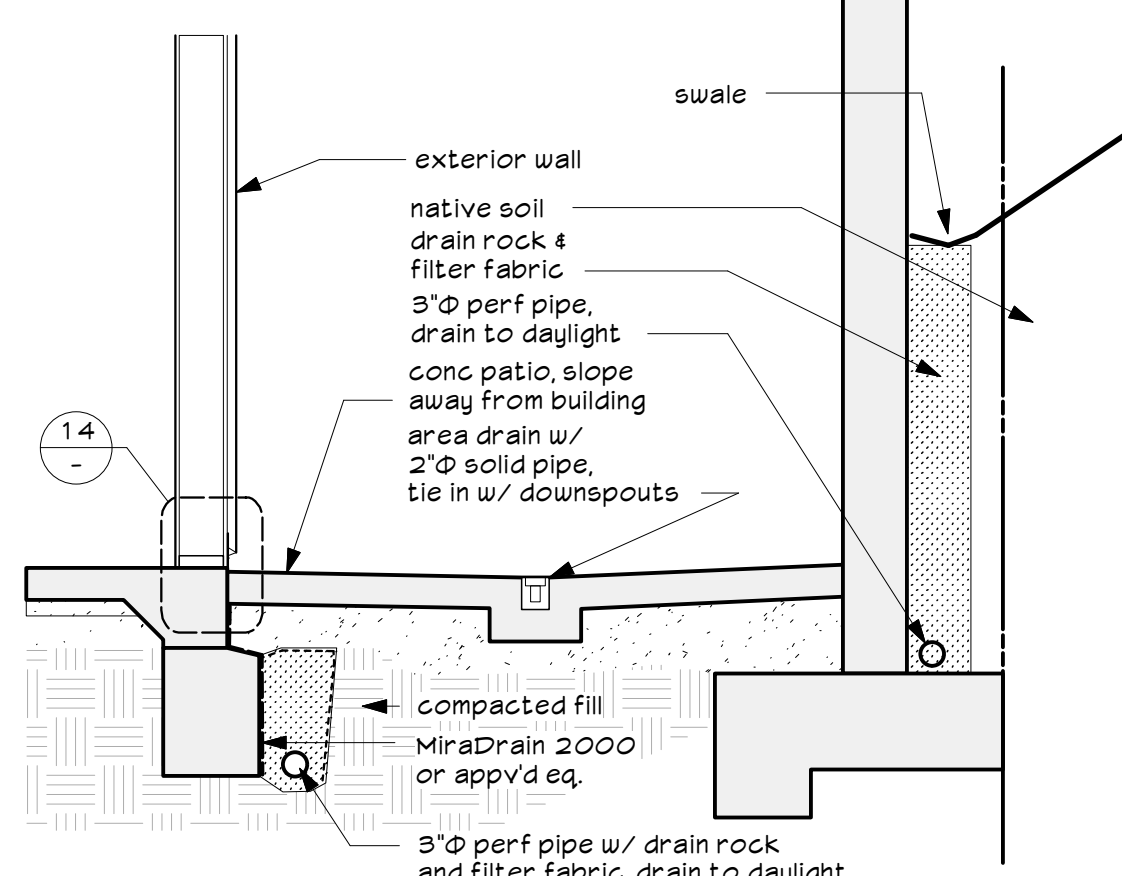


54 HAND RAIL
3/4\" = 1'-0"

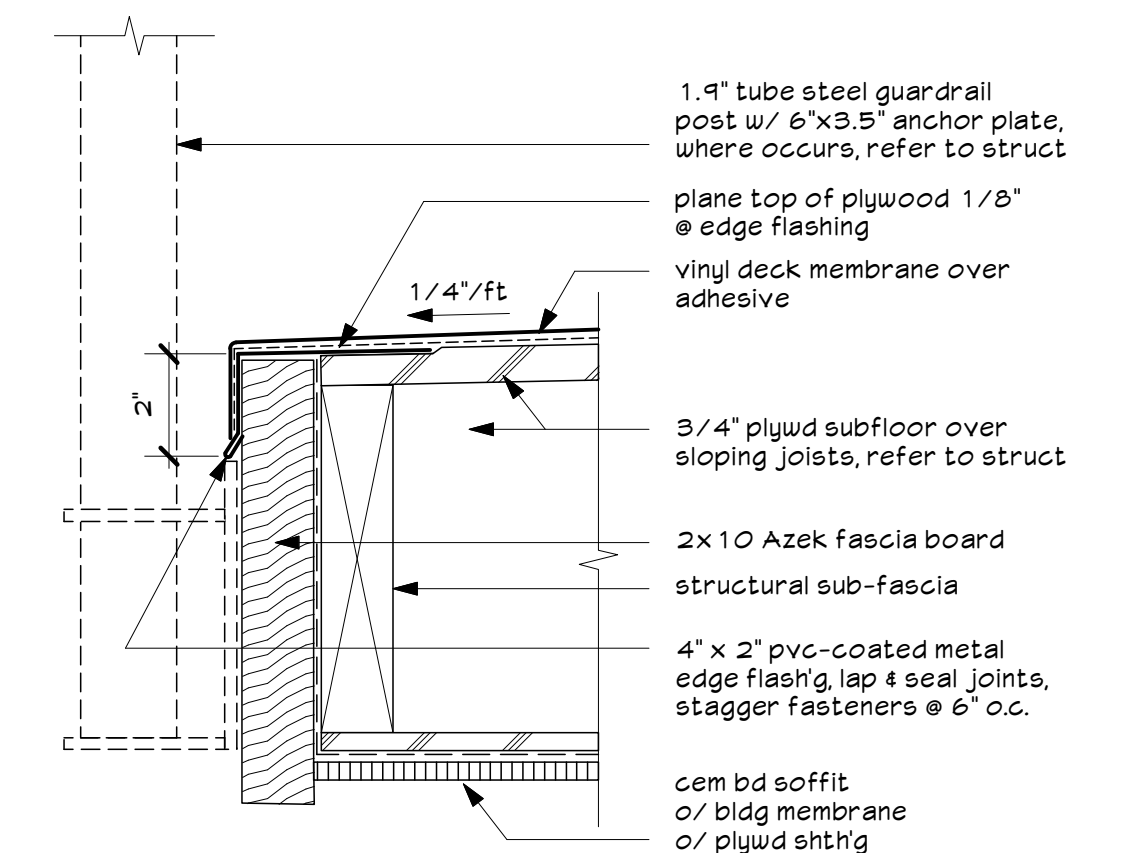
43 WALL CAP
3"



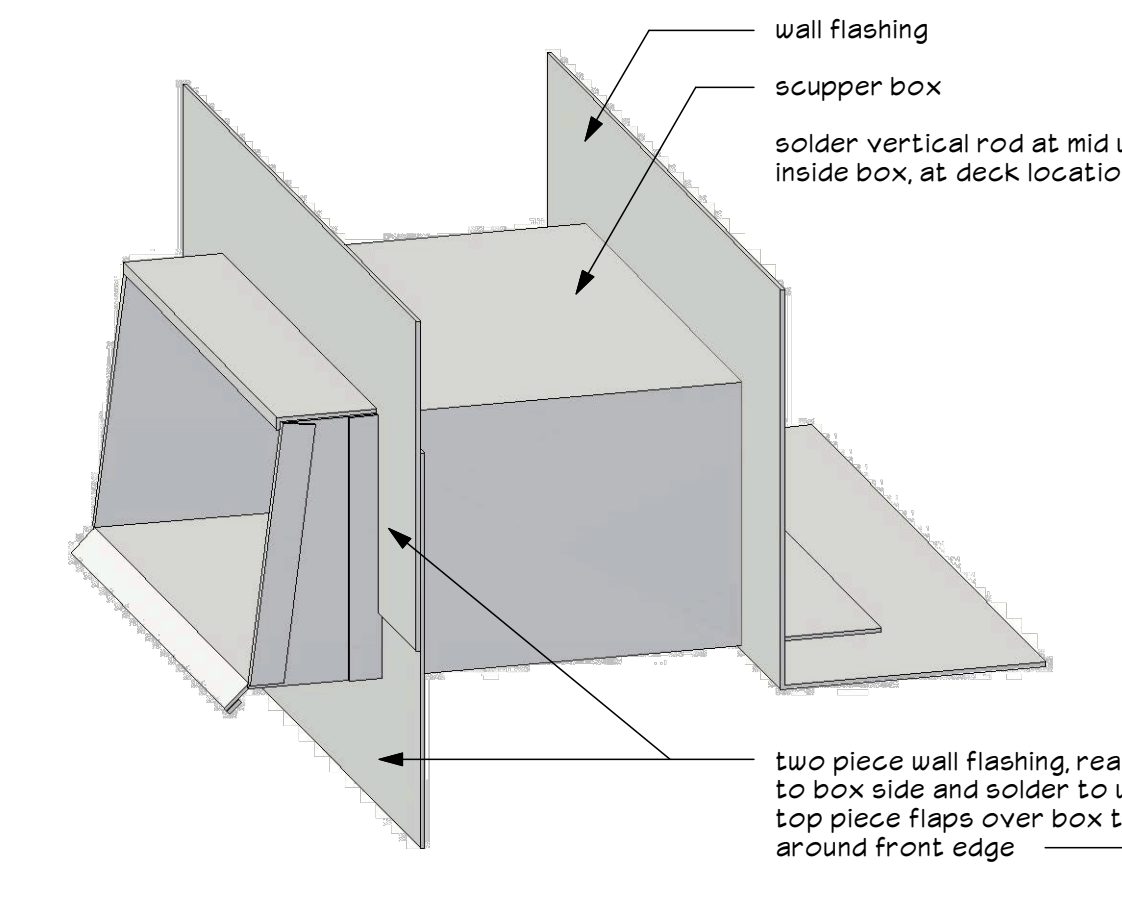
44 THRU-WALL SCUPPER
3"



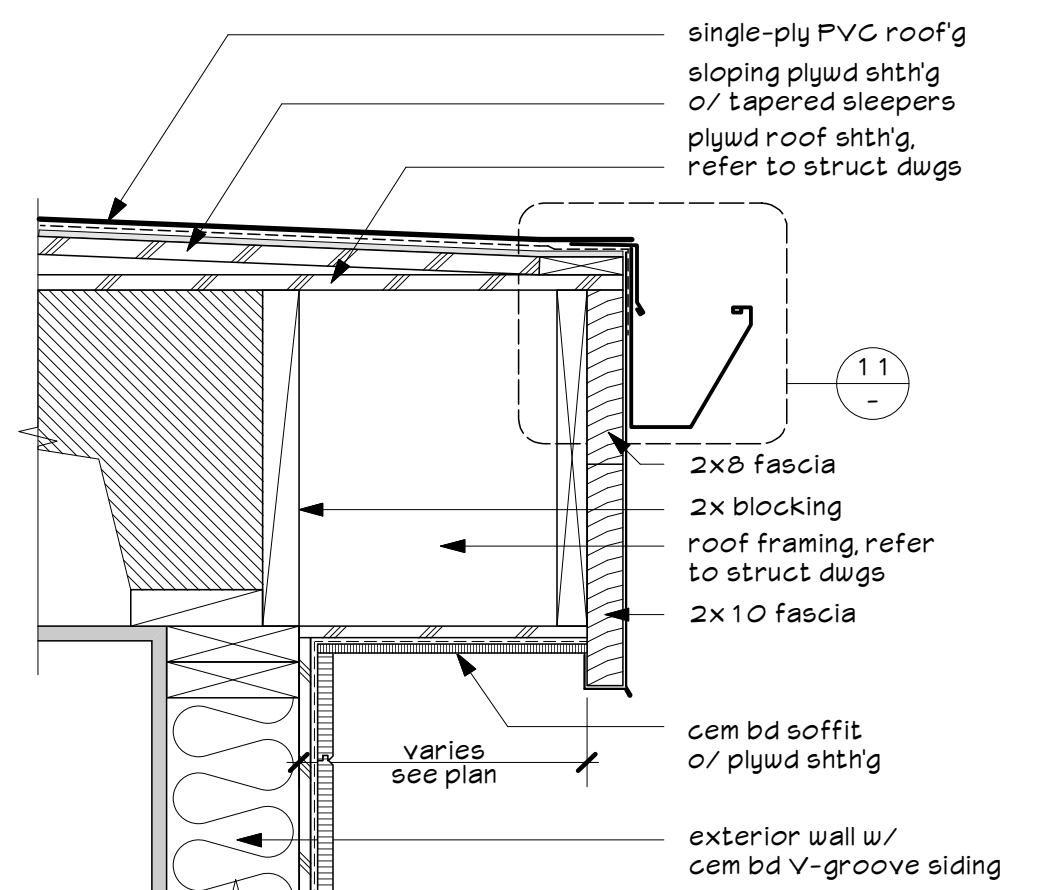
32 FDTN WATERPROOFING
1/2\" = 1'-0"



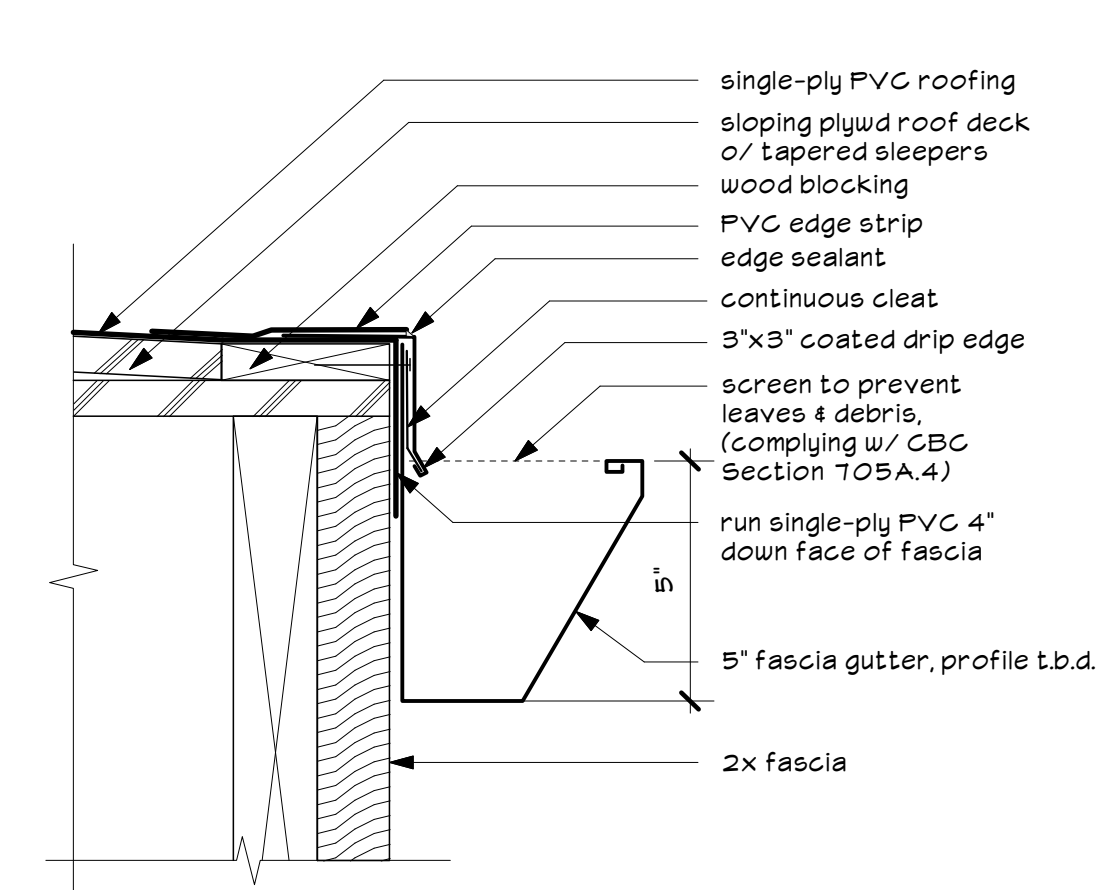
33 DECK EDGE
3"



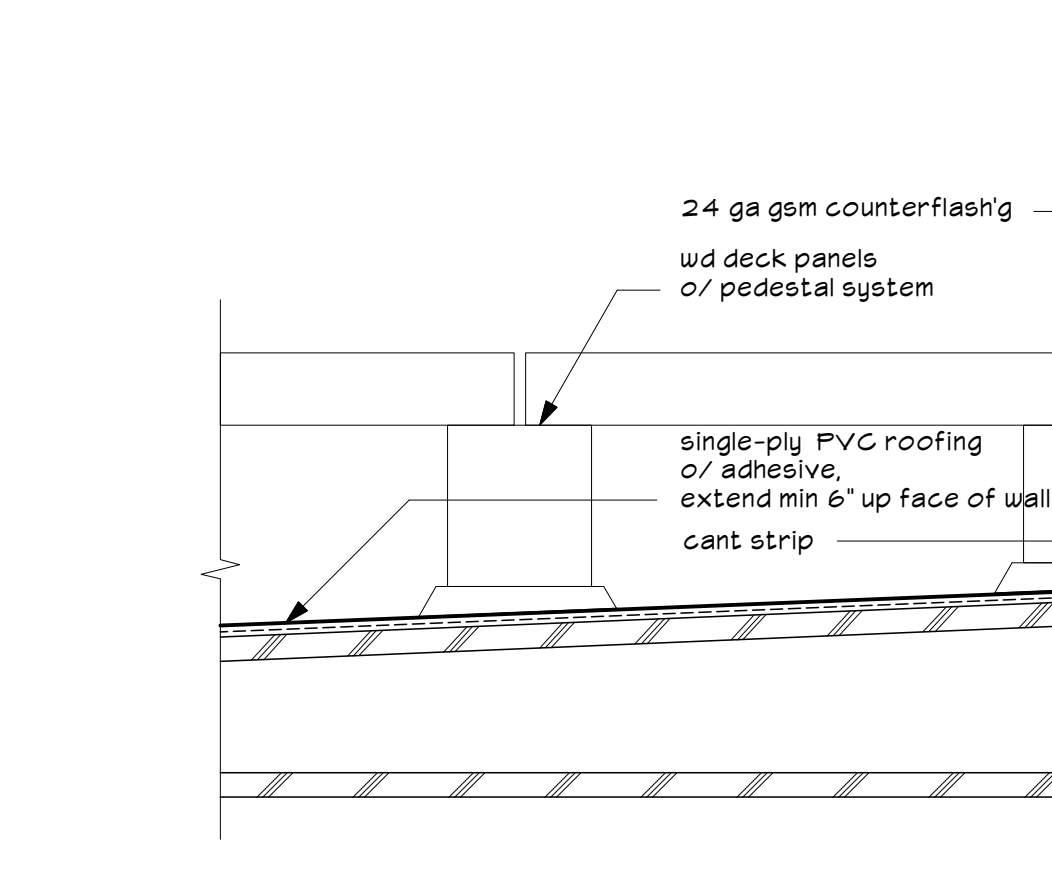
34 SCUPPER
NO SCALE



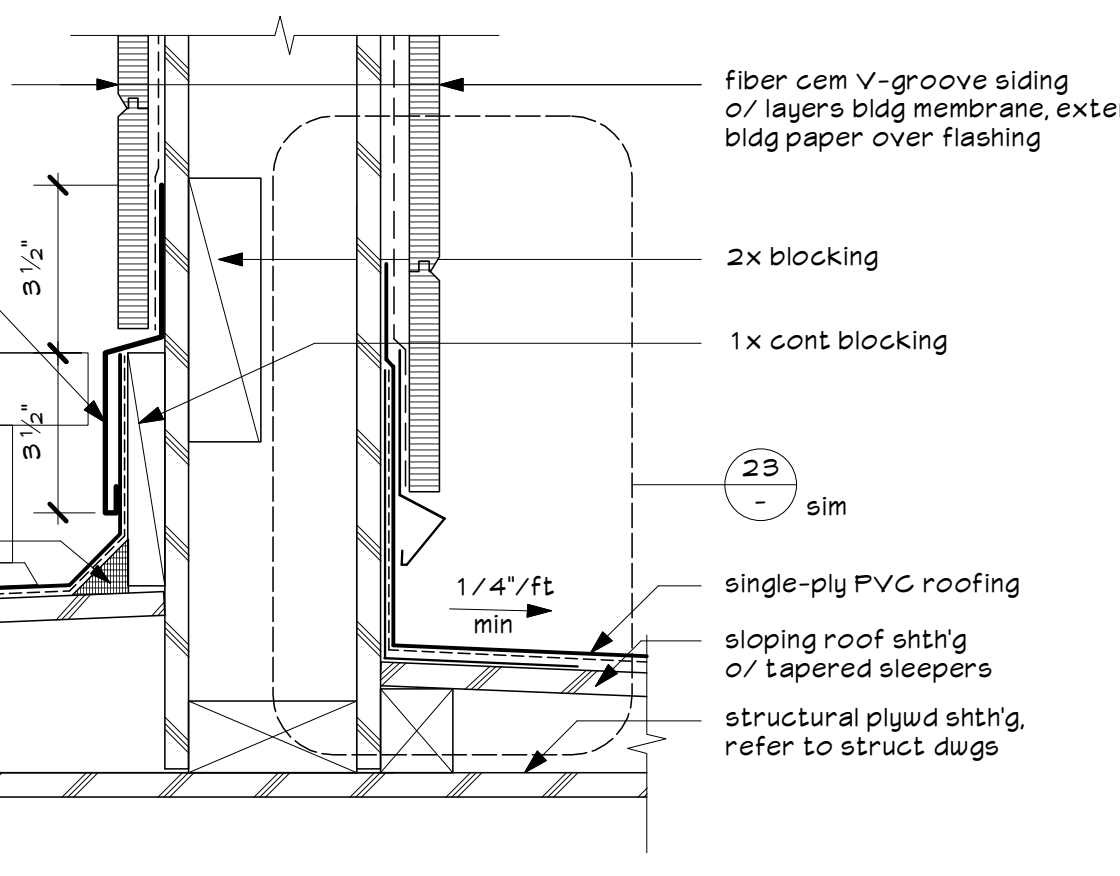
21 EAVE
1 1/2"



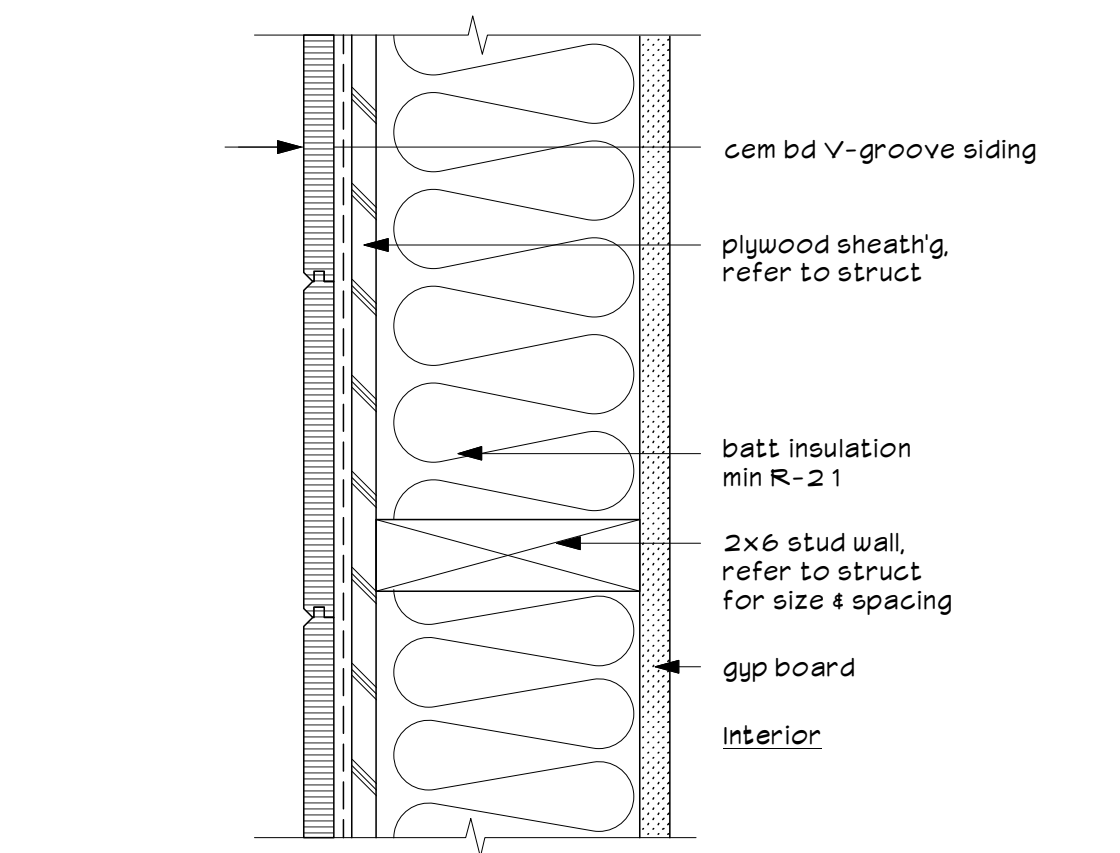
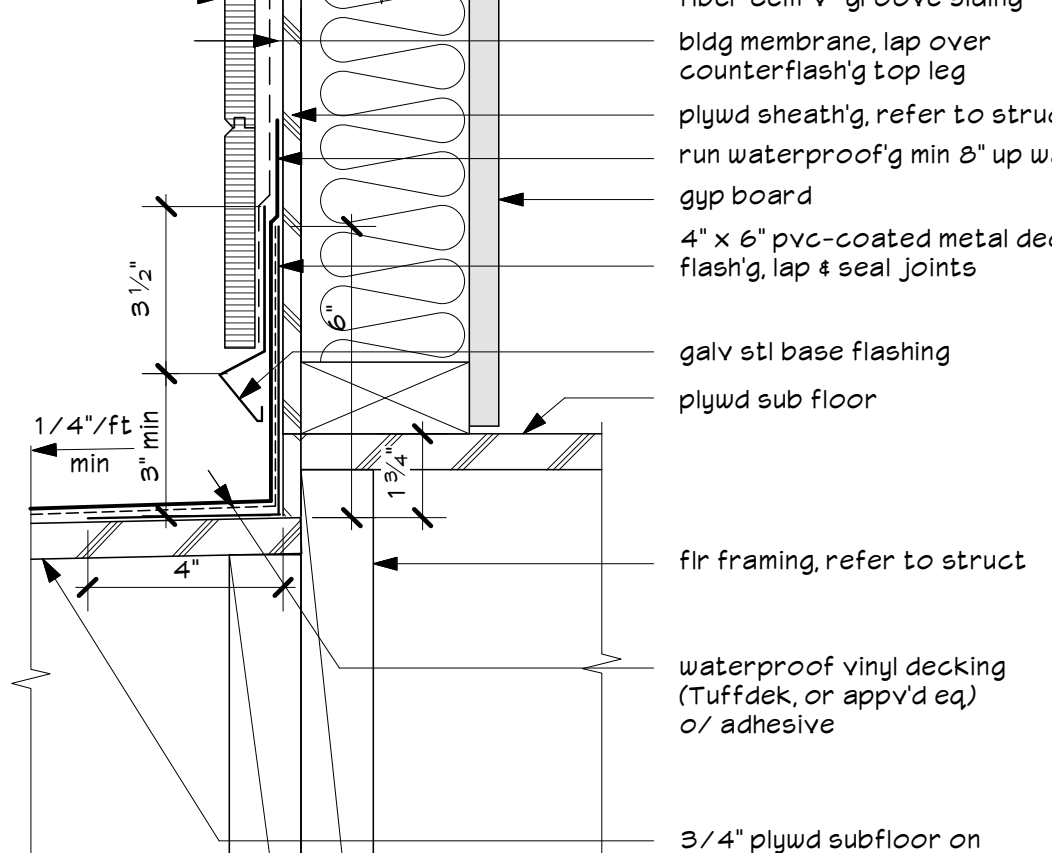
11 GUTTER
3"



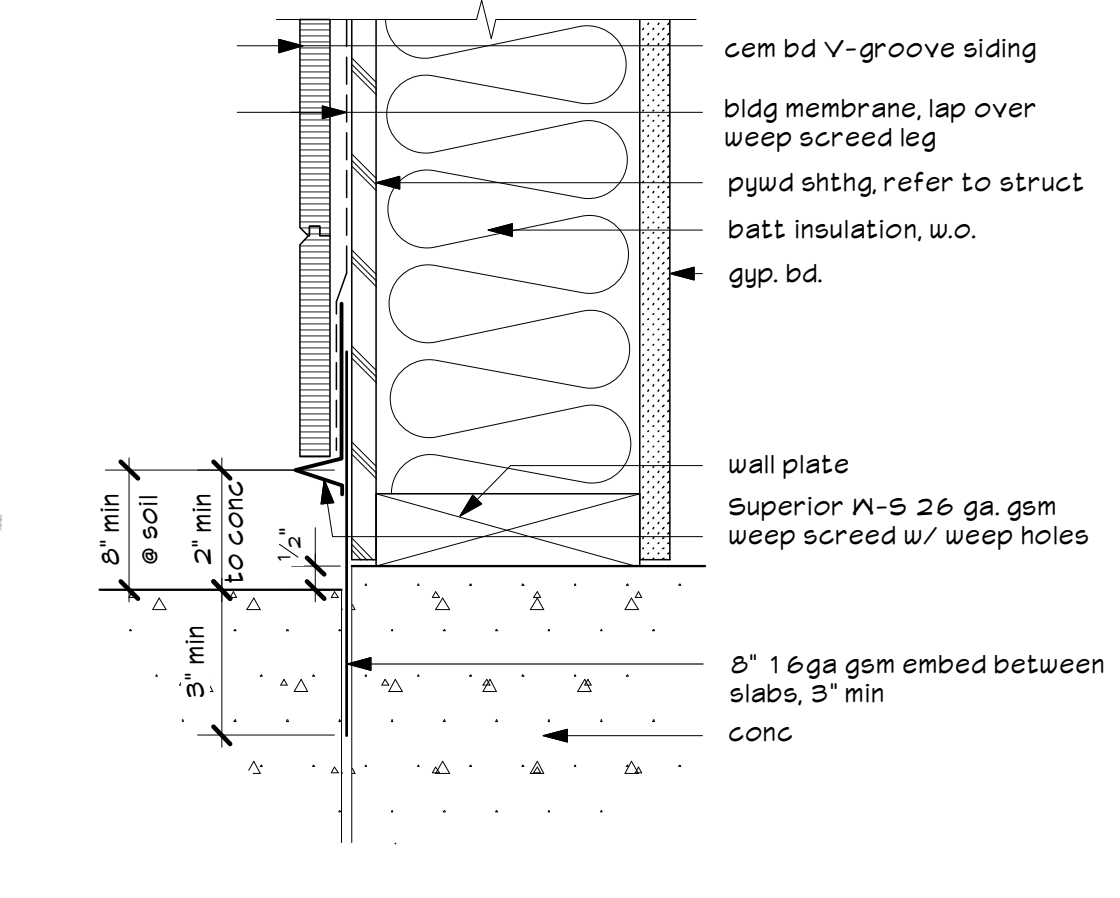
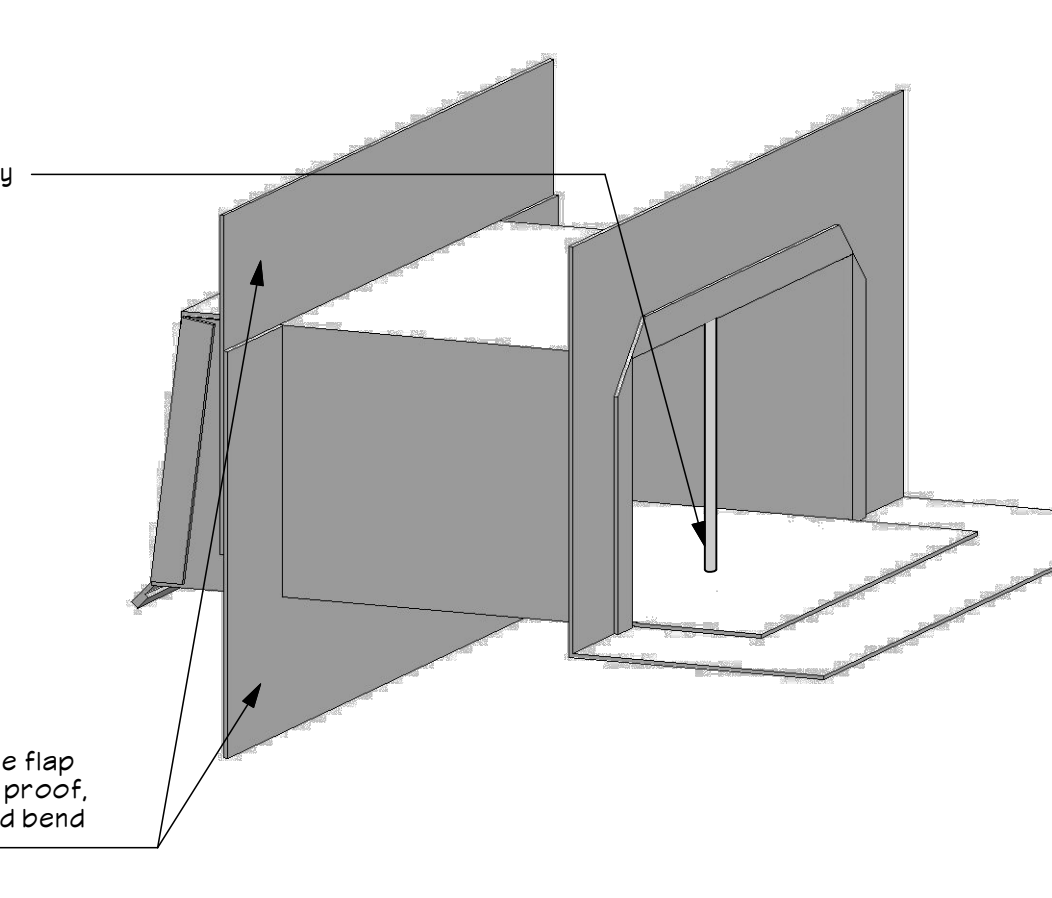
22 WALL BASE @ ROOF DECK
3"



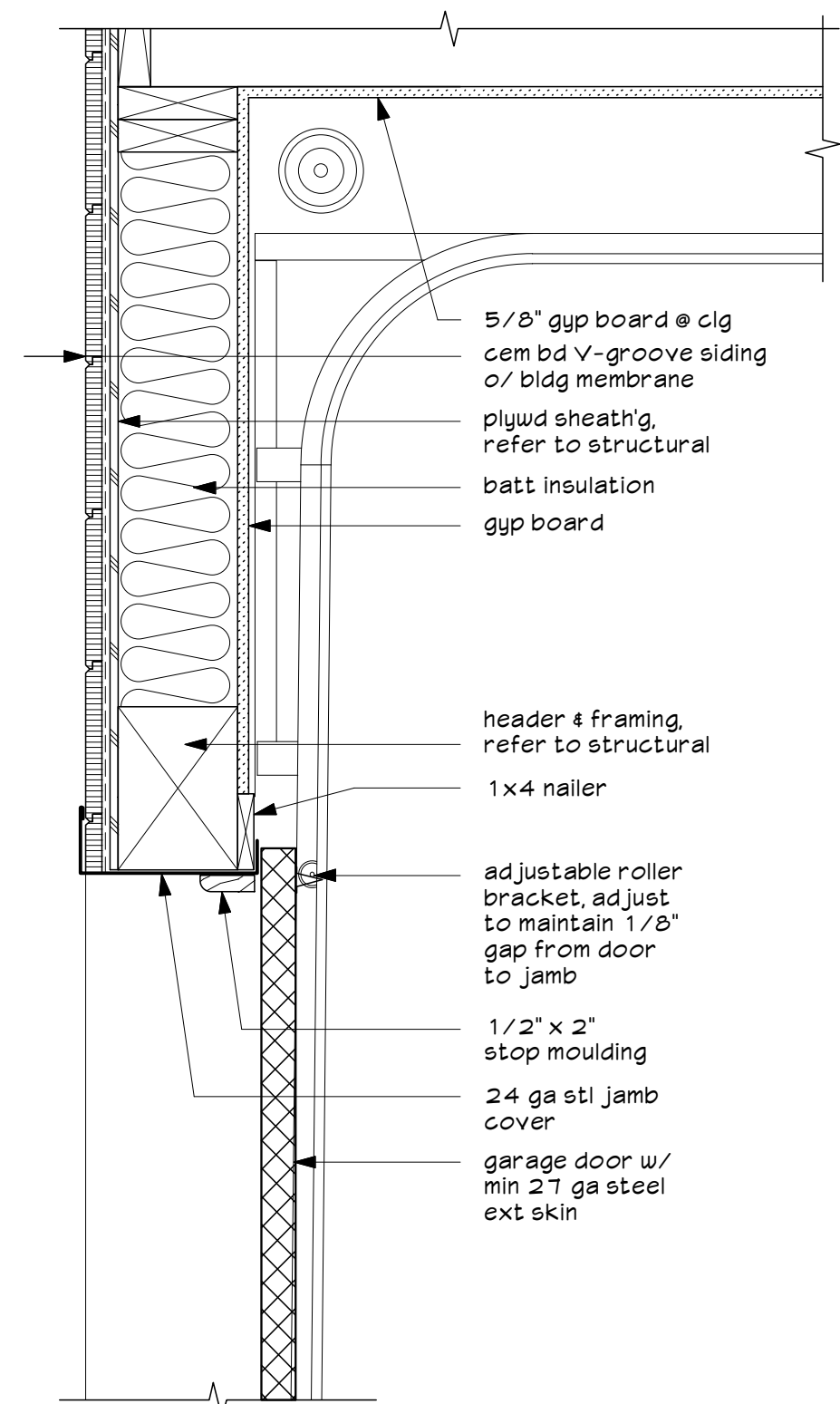
23 WALL BASE @ DECK
3"



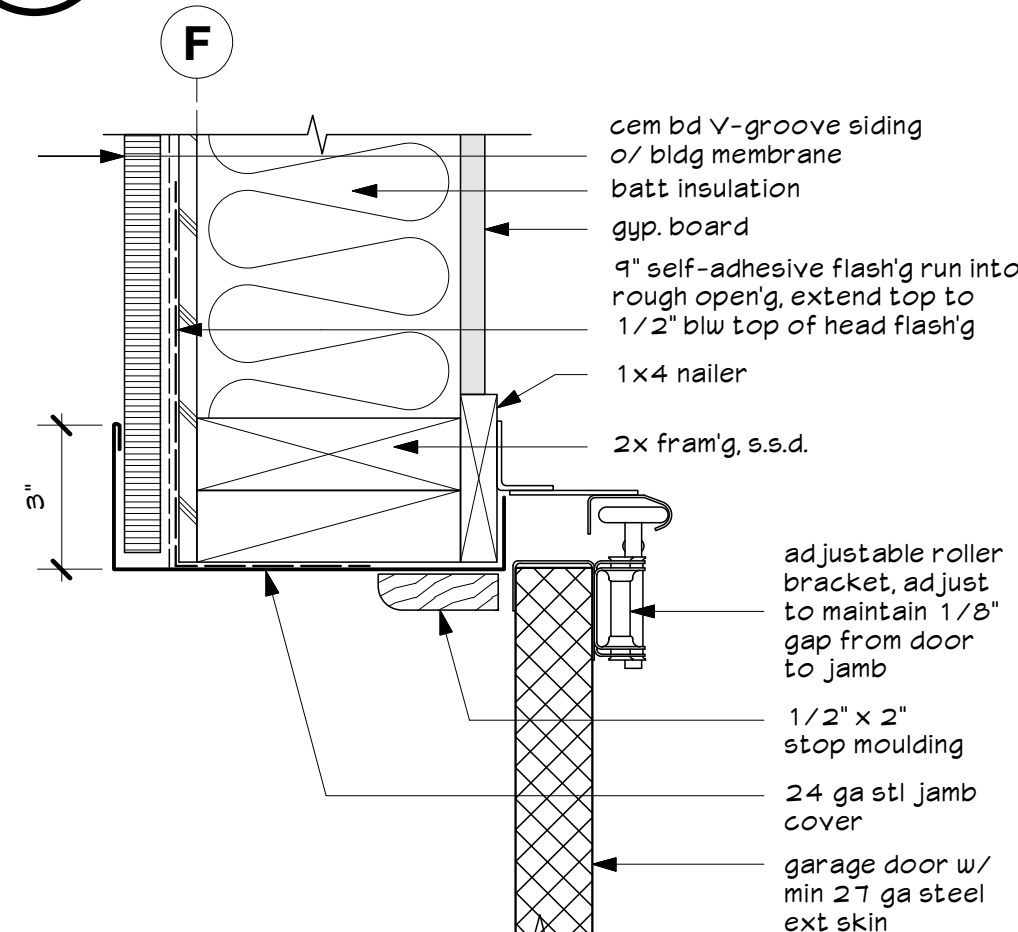
13 TYP EXTERIOR WALL
1 1/2"



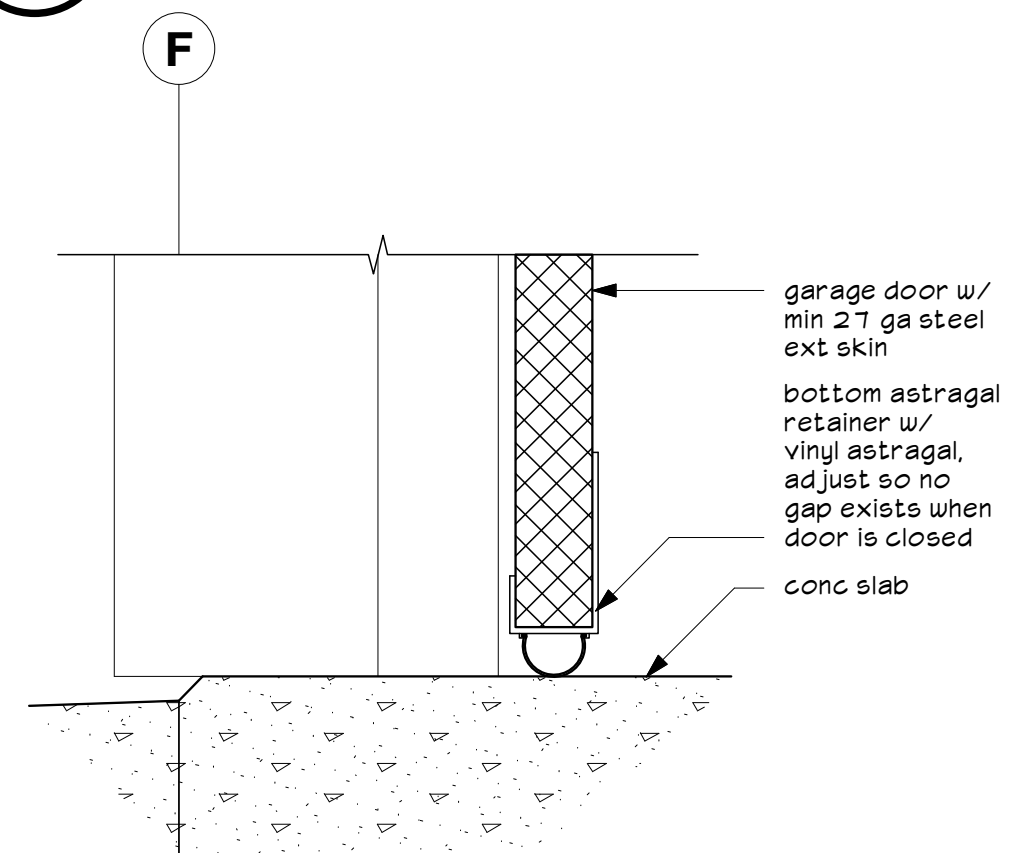
14 WALL BASE @ CONC
3"



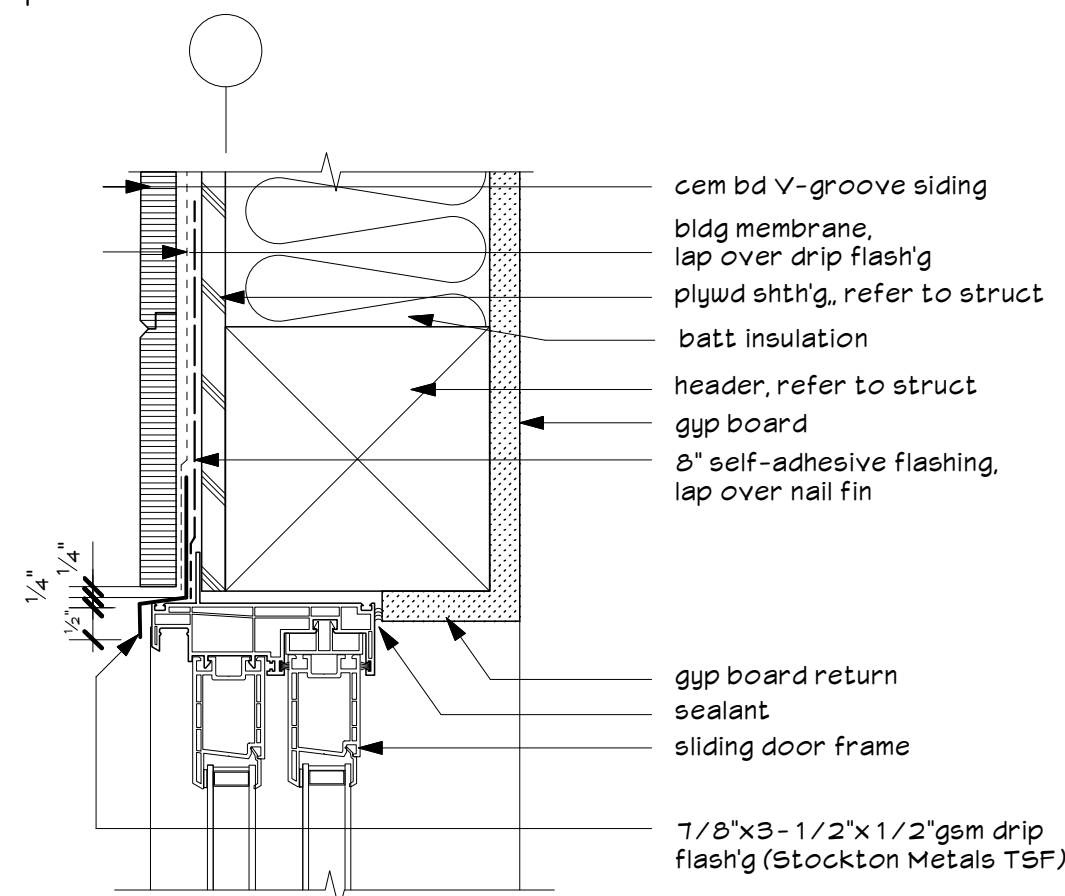
52 GARAGE DOOR HEAD
1 1/2"



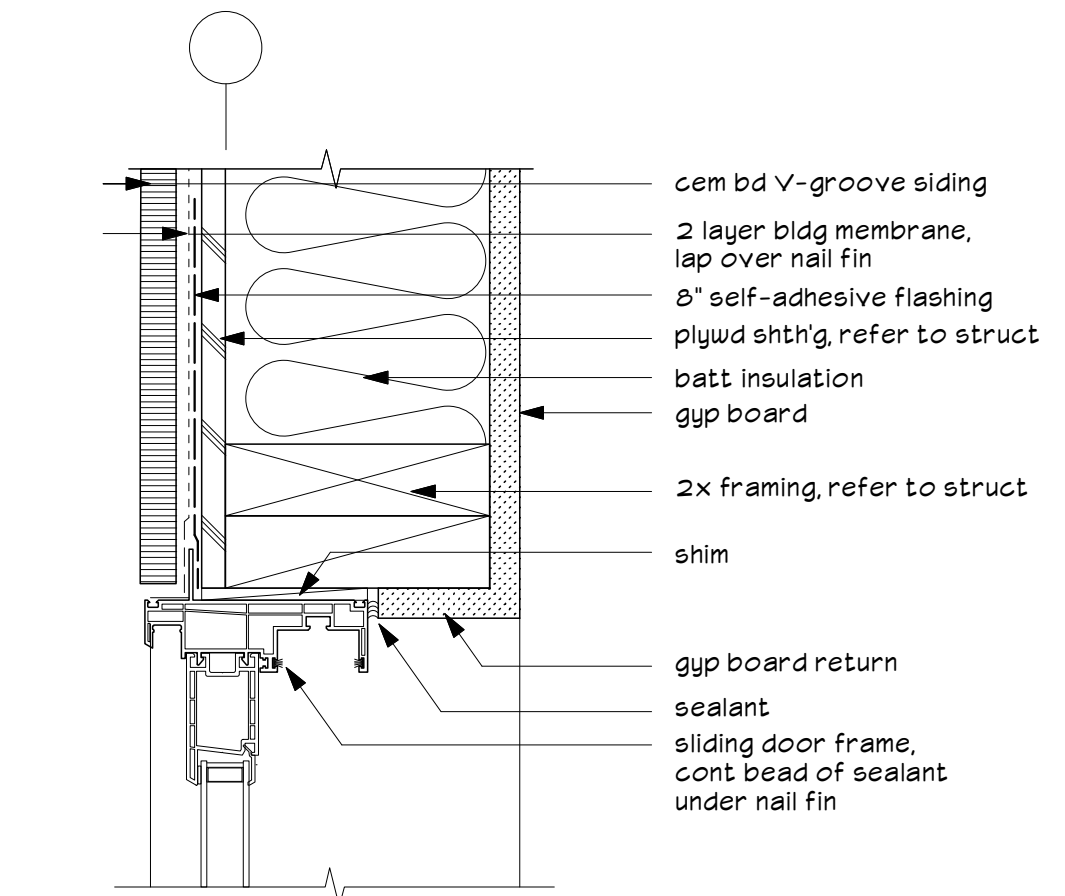
53 GARAGE DOOR JAMB
3"



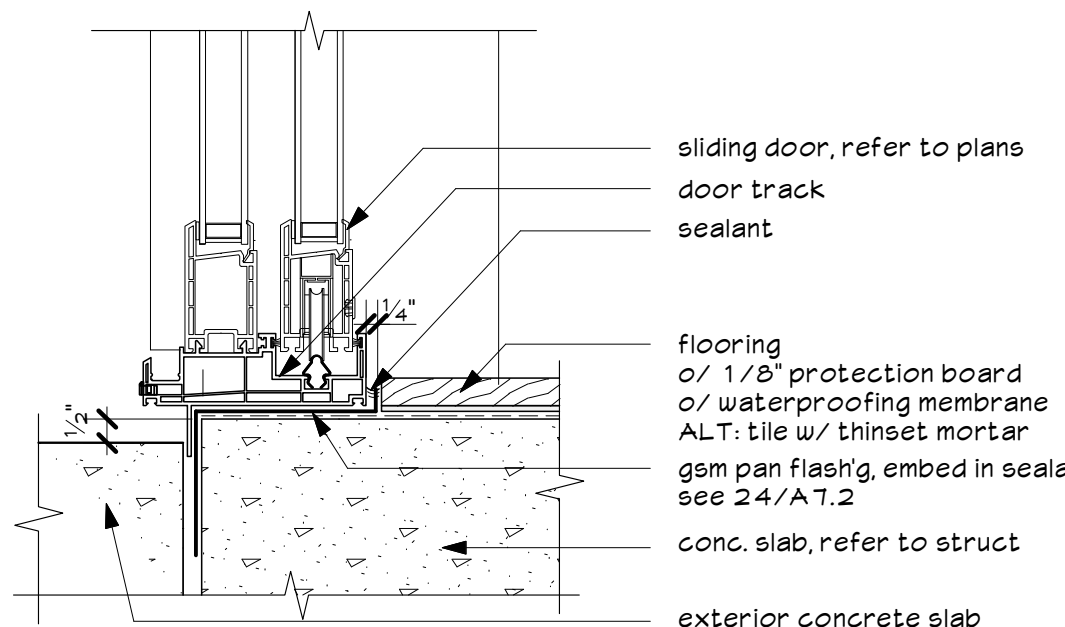
54 GARAGE DOOR SILL
3"



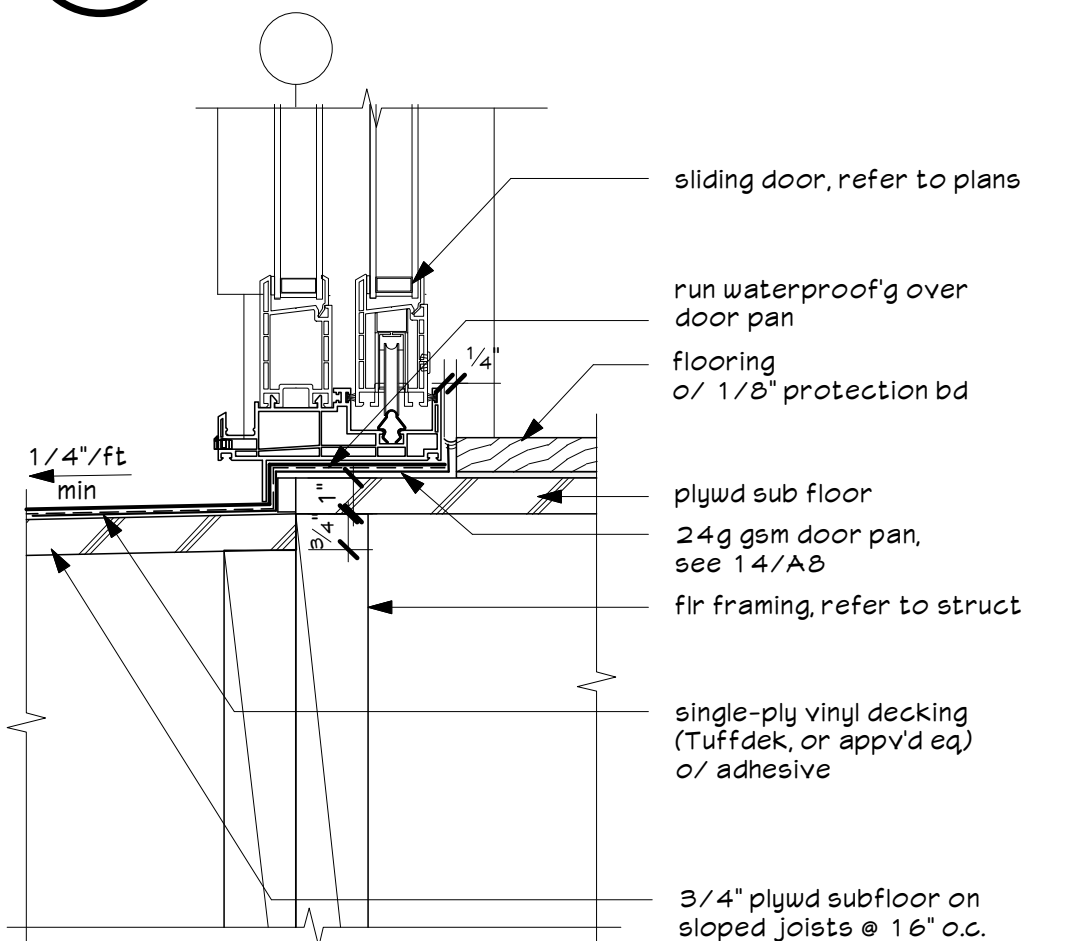
41 SGD HEAD
3"



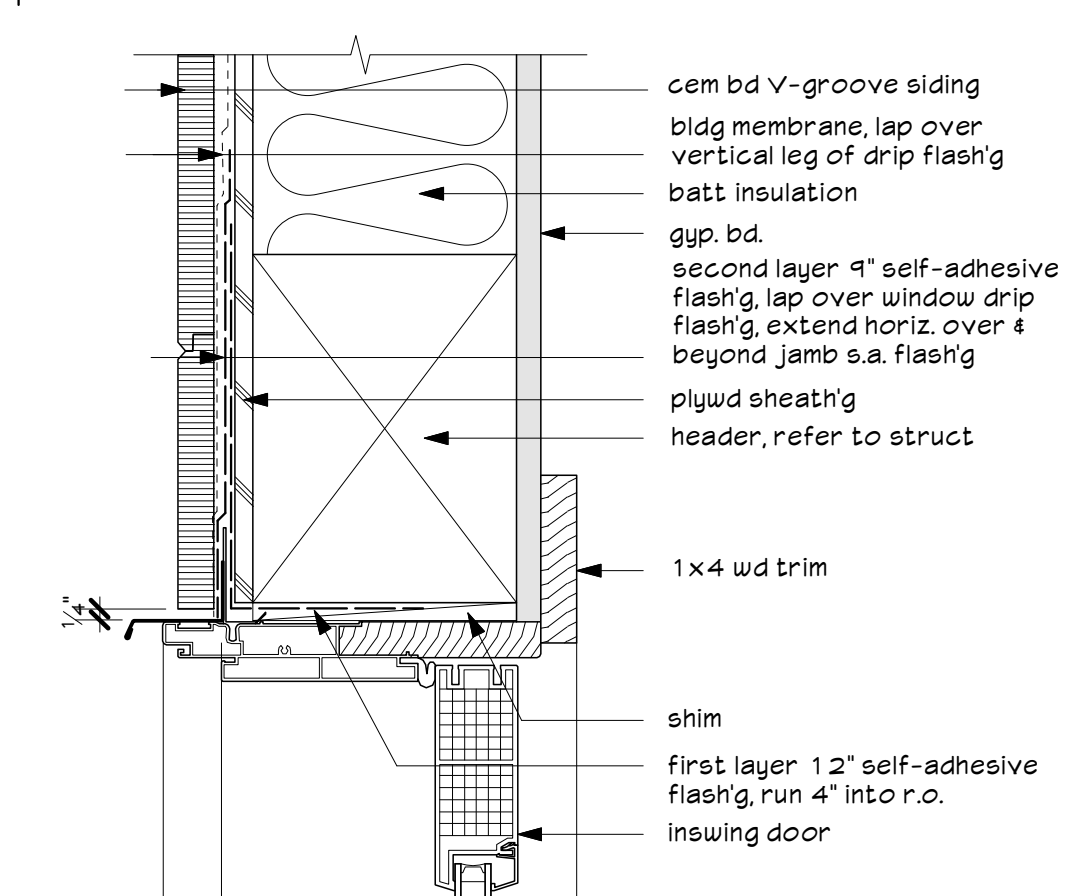
42 SGD JAMB
3"



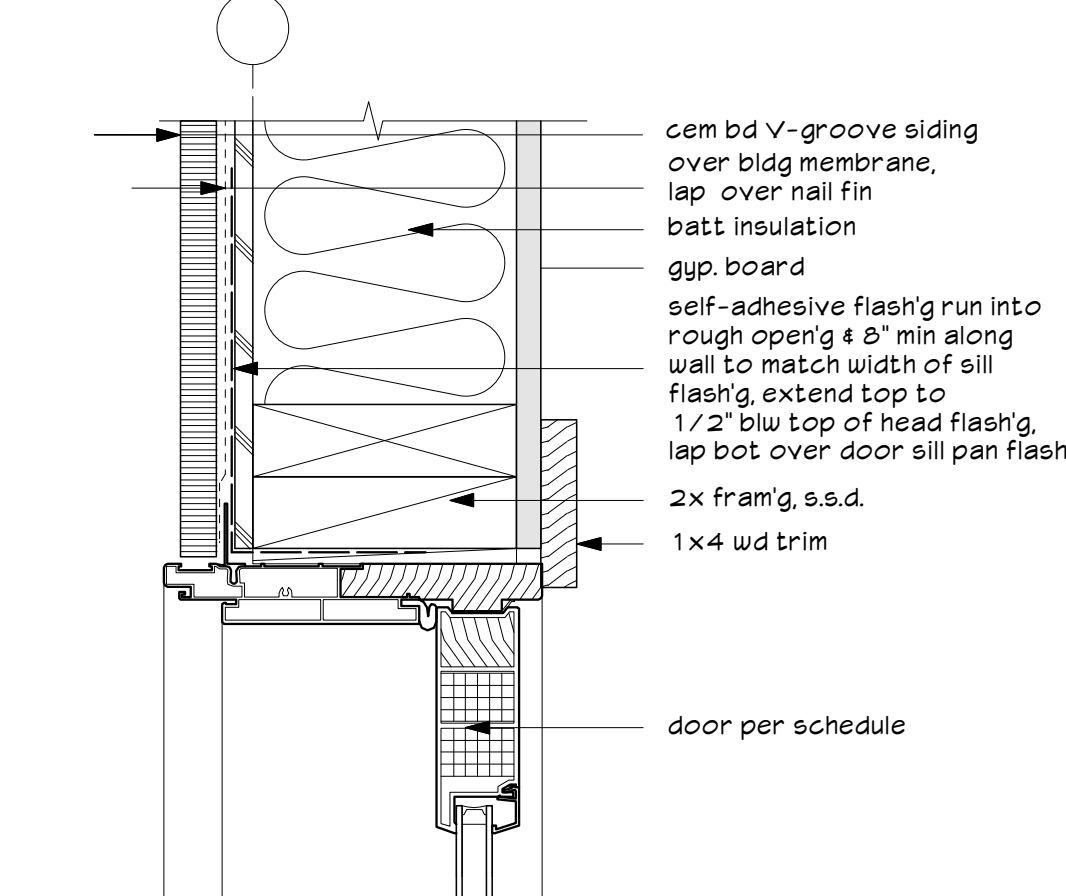
43 SGD SILL @ CONC FLR
3"



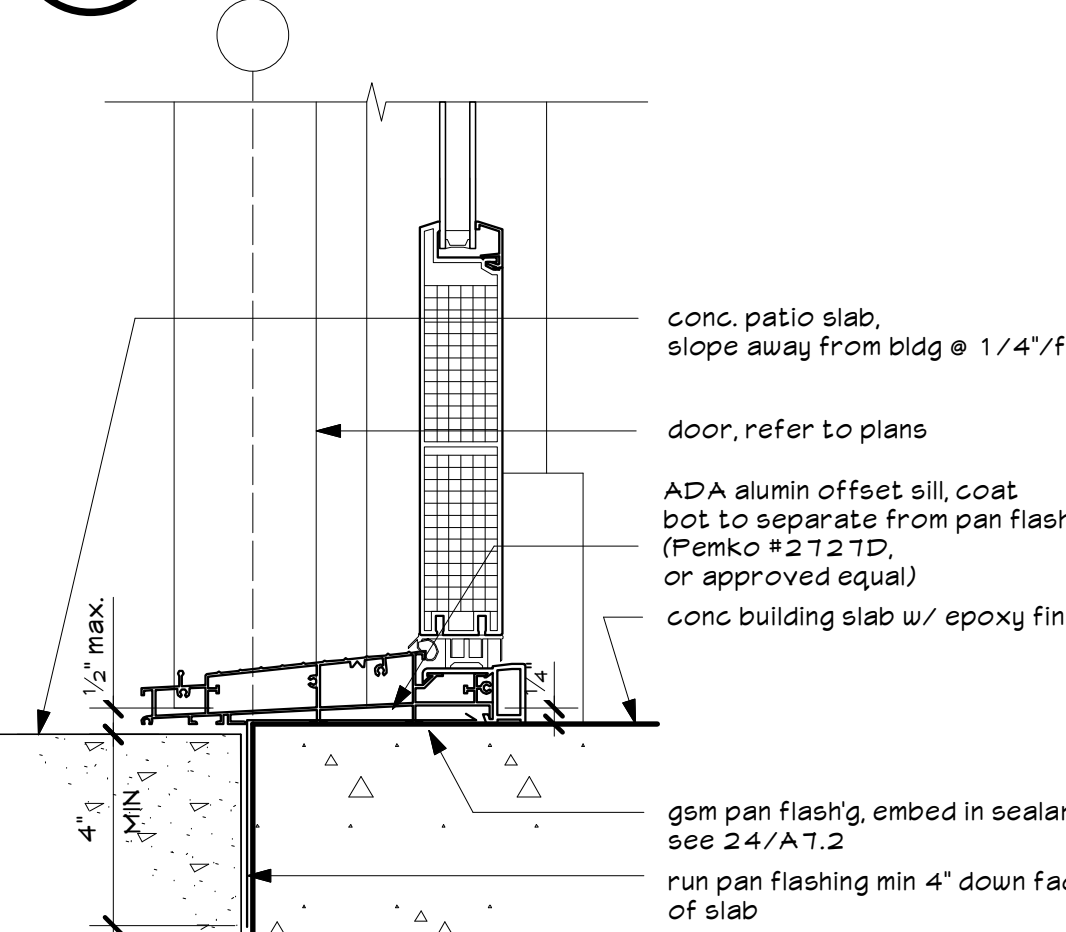
44 SGD SILL @ FRAMED FLR
3"



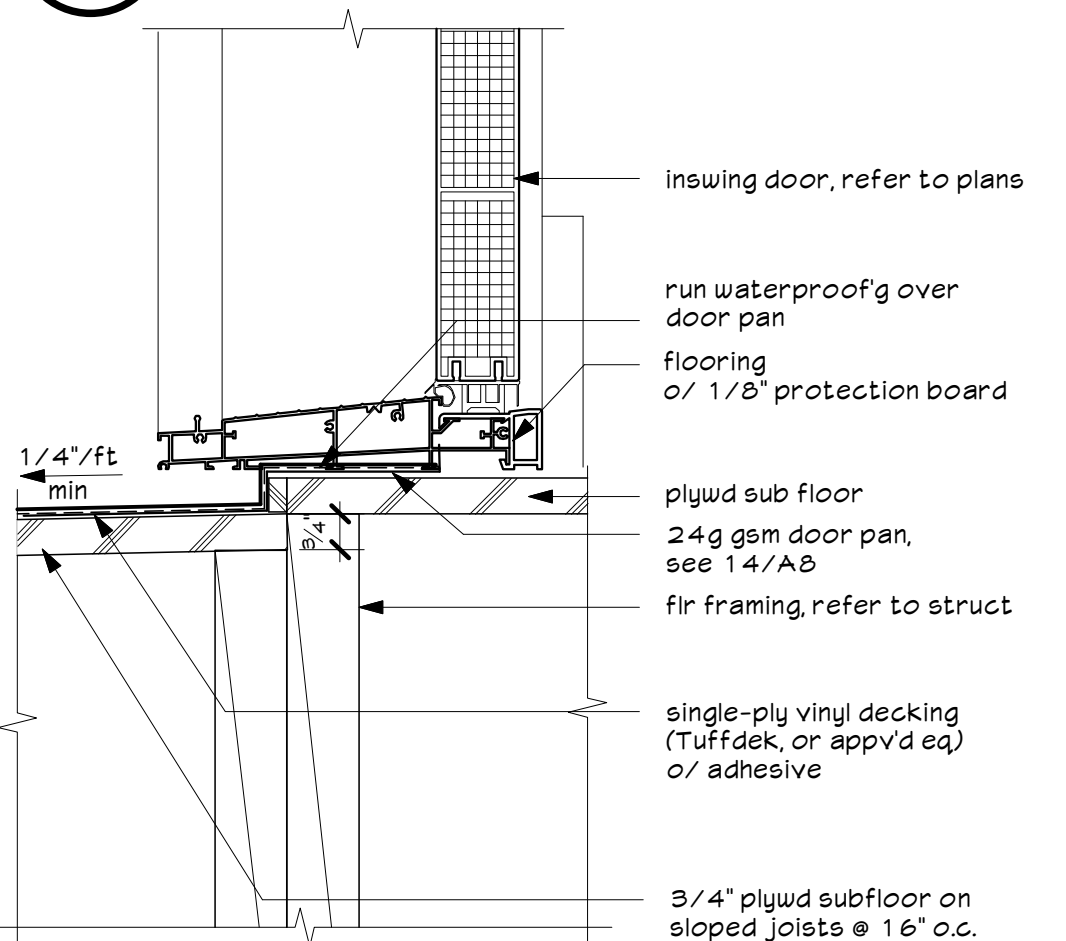
31 DOOR HEAD INSWING
3"



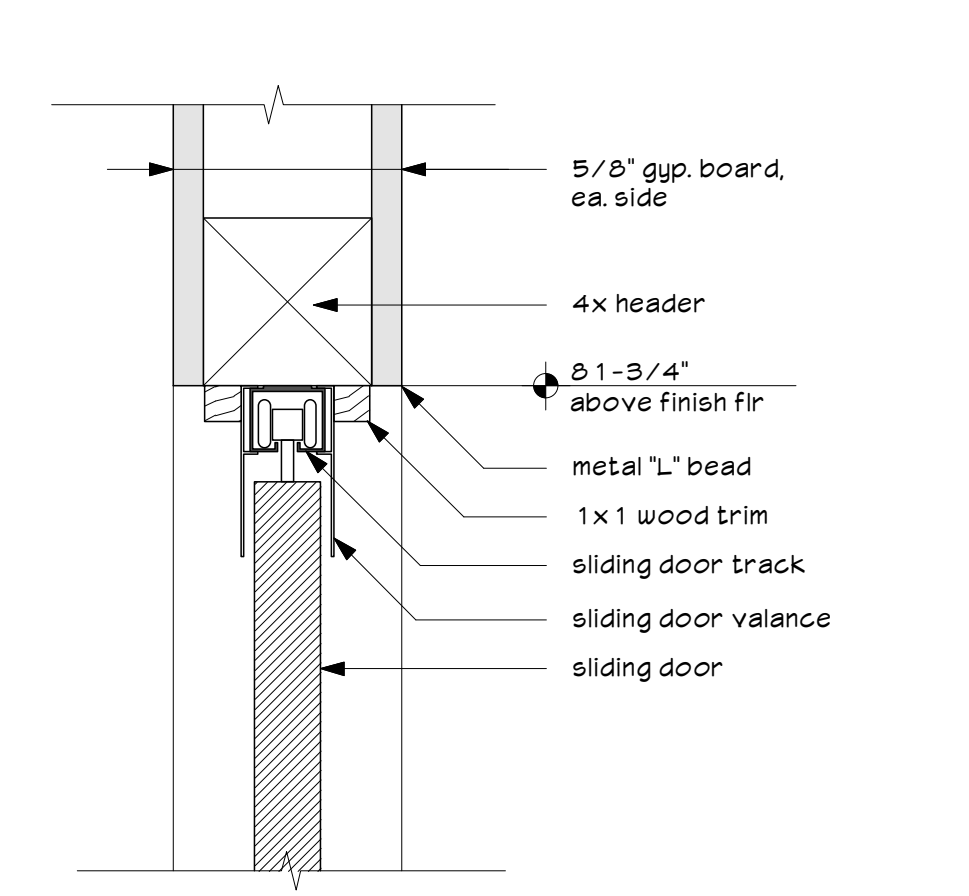
32 DOOR JAMB INSWING
3"



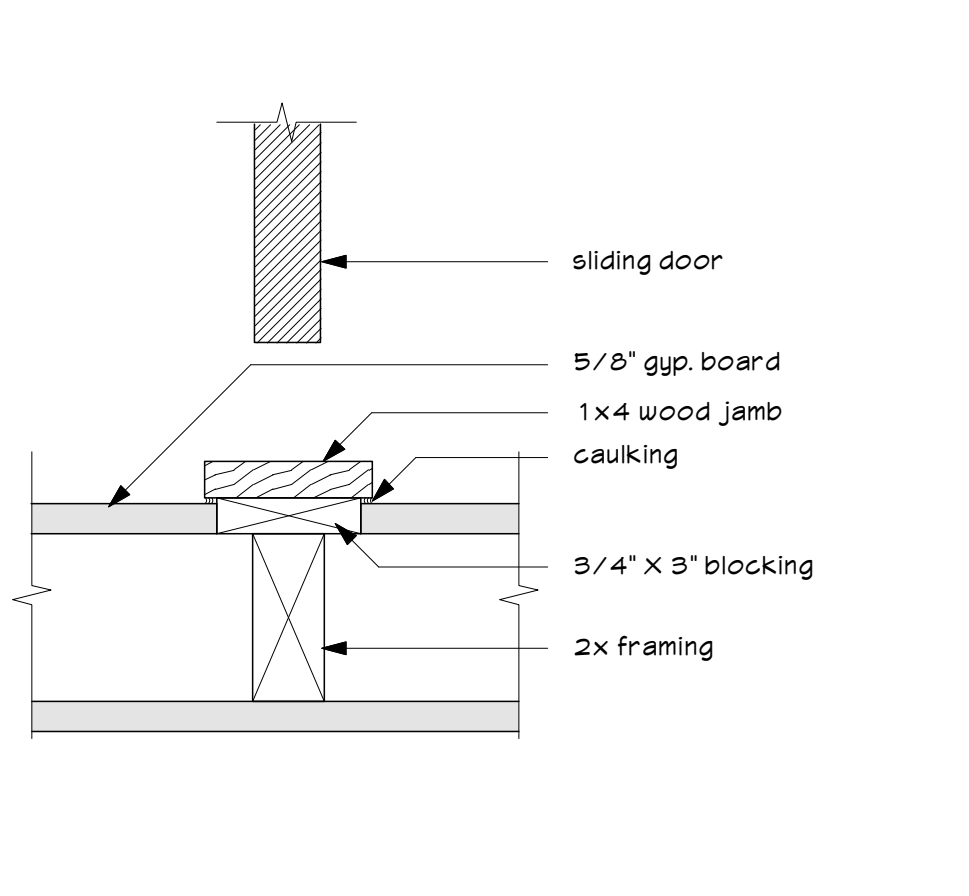
33 DOOR SILL @ CONC FLR
3"



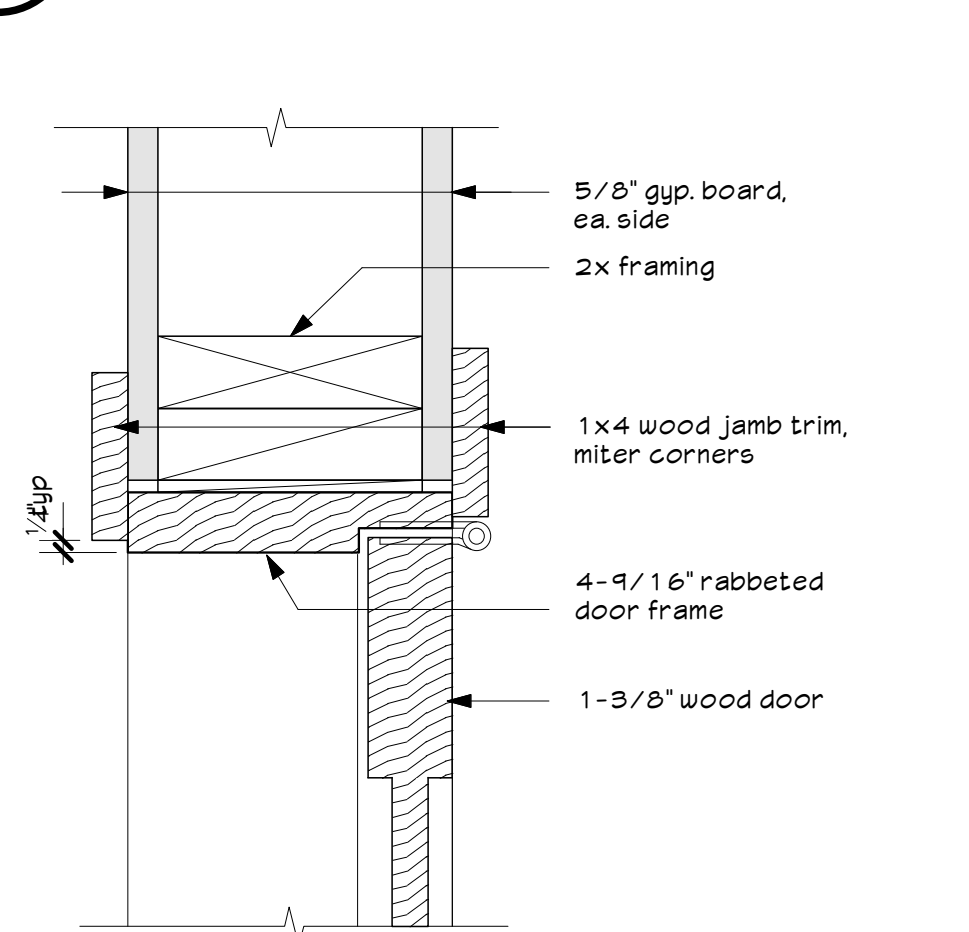
34 DOOR SILL @ FRAMED FLR
3"



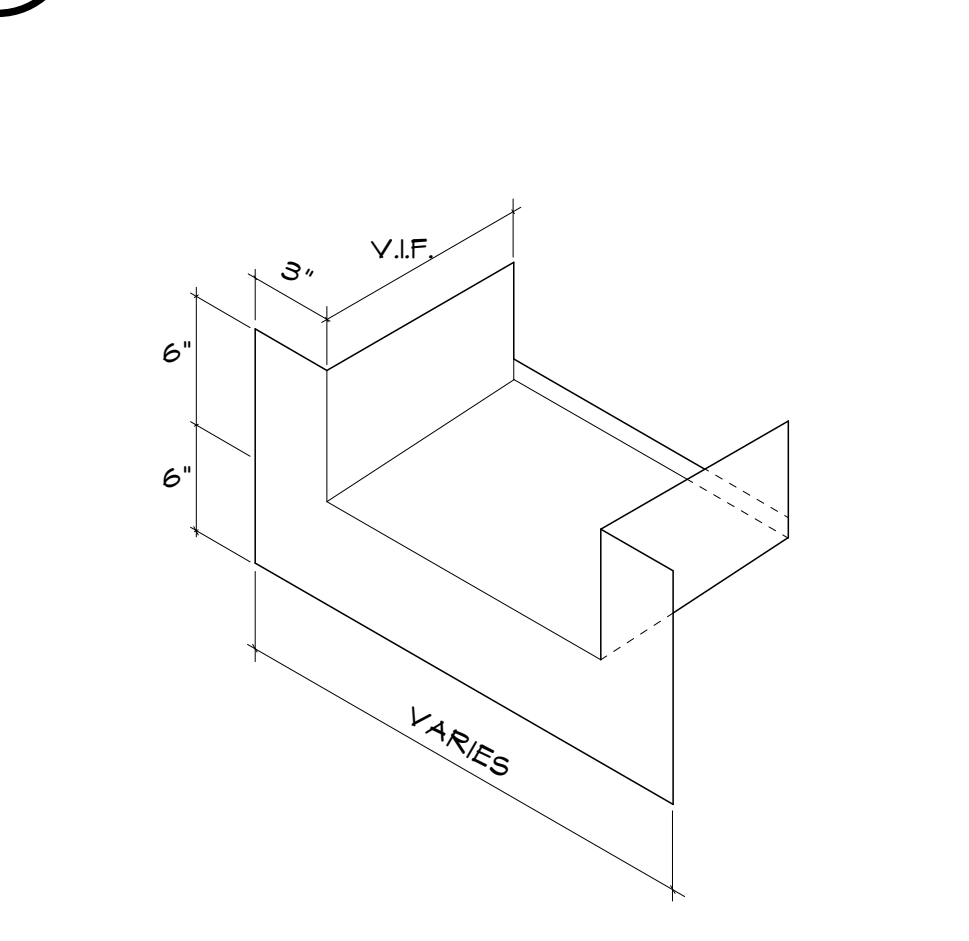
21 POCKET DOOR HEAD
3"



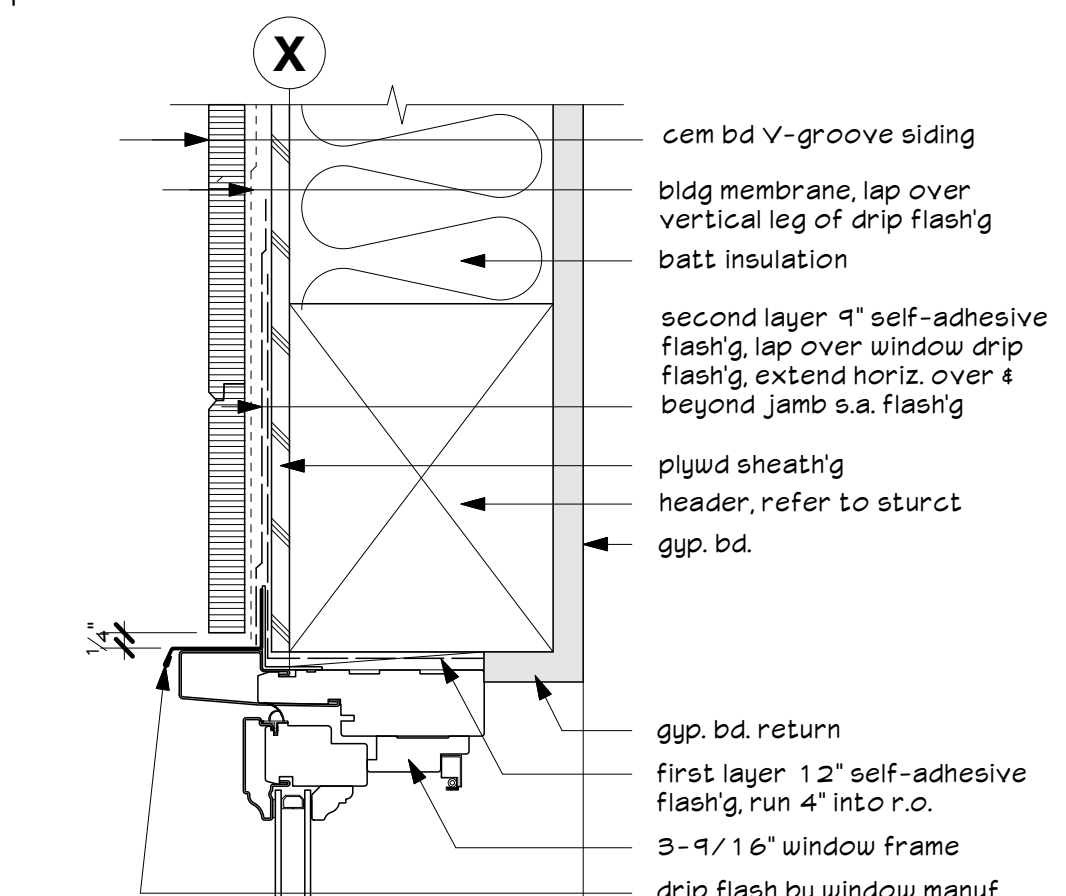
22 POCKET DOOR JAMB
3"



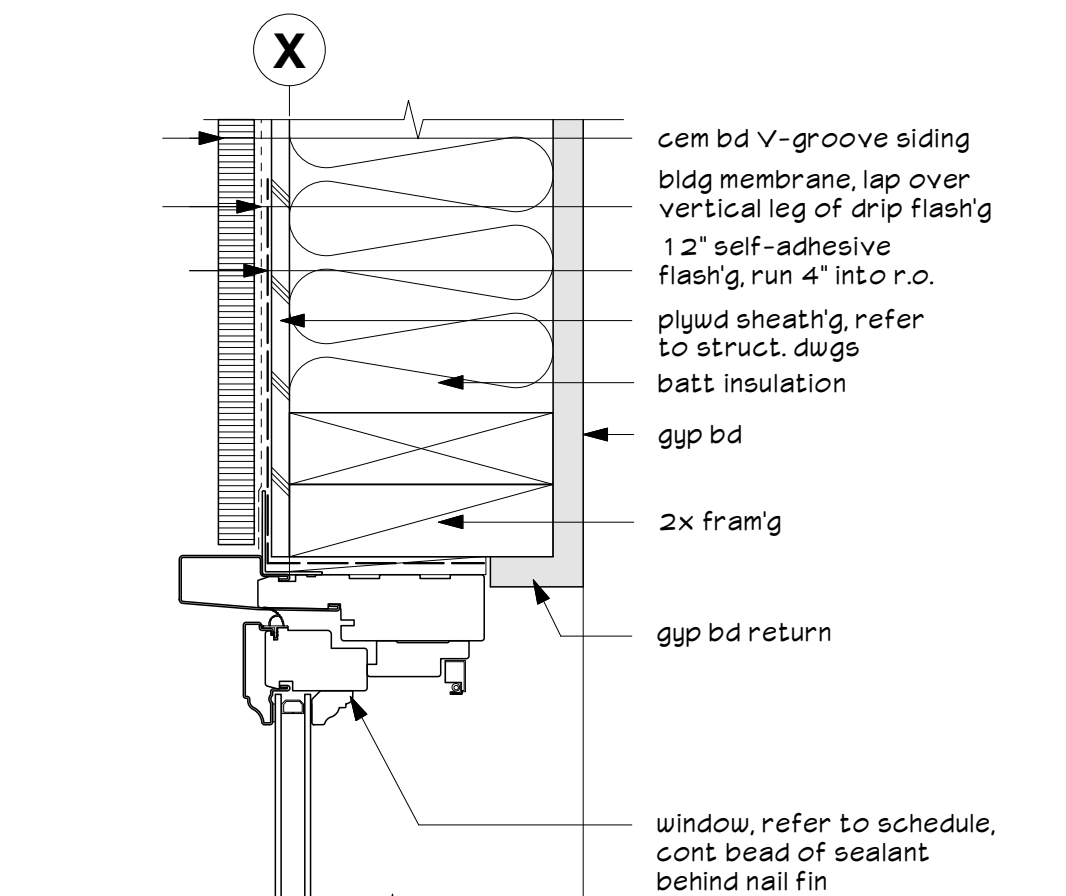
23 INT DOOR JAMB HEAD SIM.
3"



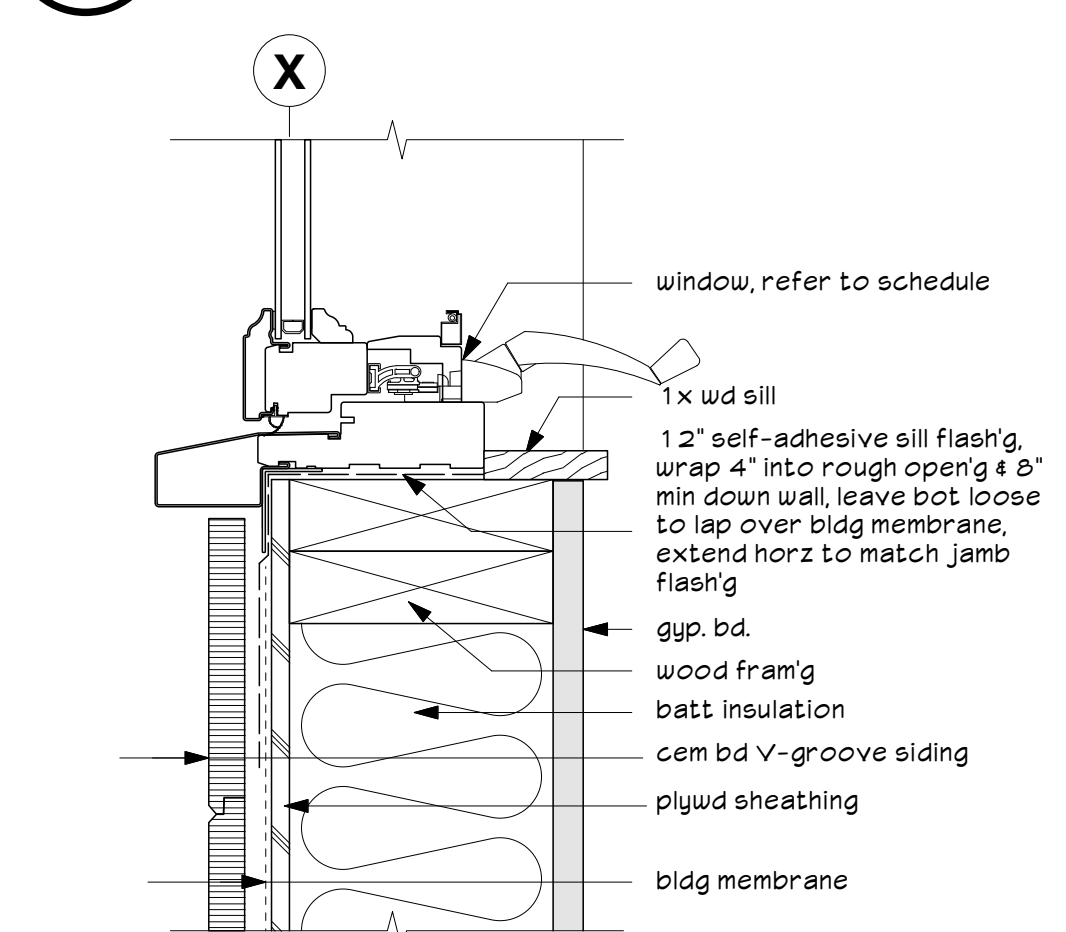
24 GSM DOOR PAN
N.T.S.



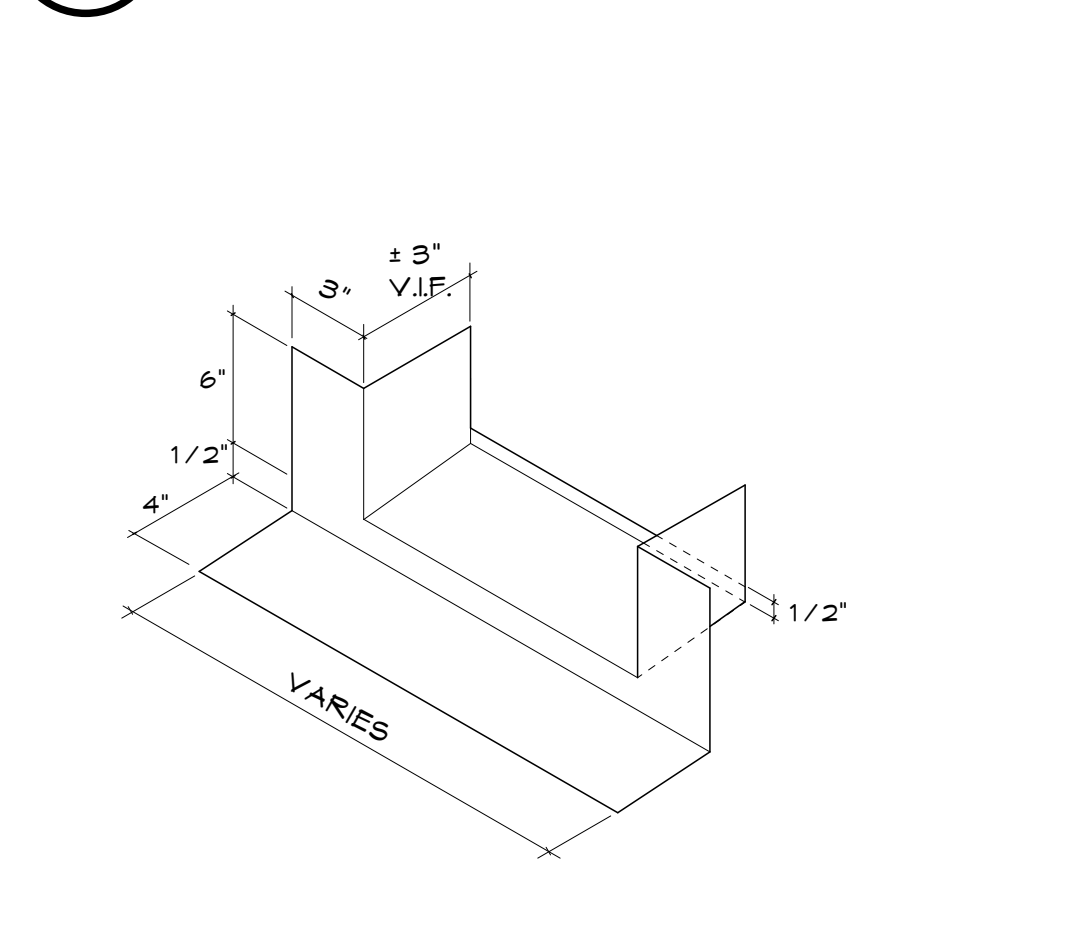
11 WINDOW HEAD
3"



12 WINDOW JAMB
3"



13 WINDOW SILL
3"



14 GSM DOOR PAN
N.T.S.

GENERAL NOTES

- 1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
2. All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
3. All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
4. Refer to the Architectural plans for the following:
(a) Dimensions
(b) Size and location of all interior and exterior wall locations.
(c) Size and location of all floor and wall openings
(d) Size and location of all drains, slopes, depressions, steps, etc.
(e) Specification of all finishes & waterproofing
(f) All other non-structural elements
5. Refer to the mechanical, electrical and plumbing plans for the following:
(a) Size and location of all equipment
(b) Pipe runs, sleeves, hangers and branches
(c) All other mechanical, electrical or plumbing related elements
6. DO NOT scale structural plans. Contractor shall use all written dimensions on Architectural plans.
7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate shoring and/or bracing as required.
8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
12. It is the Contractor's responsibility to ensure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
13. These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

FOUNDATIONS

- 1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per geologic/geotechnical report (or "soils report") by Earth Systems Pacific Inc., Project No.SL-16139-SA, dated January 22, 2010. This report and all recommendations contained therein are to be considered a part of these plans.
3. It is the Contractor's responsibility to obtain a copy of the soils report from the Owner. A copy of the soils report shall be on the job site during the course of construction.
4. Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the EOR and/or soils engineer immediately.
5. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed per the recommendations of the project soils engineer.
6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
7. Foundations shall be poured in neat excavations.
8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
9. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
10. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
11. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
12. The sides and bottoms of dry excavations must be moistened to optimum moisture content or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
13. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

CONCRETE

- 1. All concrete shall have:
(a) an ultimate compressive strength (fc) of 3,000 psi at 28 days (UNO).
(b) a maximum slump of 5" at point of placement.
(c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all (d) a normal dry-weight density (UNO).
2. Special inspection is NOT required as the foundations have been designed with fc = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. As a minimum, special inspection is always required on:
(a) structural slabs, flat plates
(b) walls, columns, beams
(c) piles, caissons
(d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application
When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require the special inspection requirements (Section 1704.1 and 1704.4). Noting in these plans waives the Building Department's right to require special inspection at any point and on any material.
3. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the contractor, such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1705.3. When testing of concrete is required, four (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days; two (2) at 28 days; one (1) shall be held in reserve. Where 4x6 cylinders are used, (5) test cylinders shall be taken, with (3) cylinders tested at 28 days. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of the Building Department. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
5. All concrete work shall conform with the Governing Building Code, Chapter 19.
6. All cement shall be Portland Cement Type I or II and shall conform to ASTM C 150.
7. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
(a) Footings: 1-1/2"
(b) All other work: 3/4"
8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
(a) Permanently exposed to earth: 3"
i. Cast against earth: 3"
ii. Cast against forms: 2"
(b) Not exposed to earth or weather
i. Slabs, walls, joists: 3/4"
ii. Beams, girders, columns: 1-1/2"
9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
11. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet.
12. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformability with design intent.
15. Remove formwork in accordance with the following schedule:
(a) Forms at slab edge: 1 day
(b) Side forms at footings: 2 days
(c) All other vertical surfaces: 7 days
(d) Beams, columns, girders: 15 days
(e) Elevated slabs: 28 days
Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
16. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing.
17. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on reinforcing and/or forms.
18. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement.
19. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
20. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
21. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.

REINFORCEMENT

- 1. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
2. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All weld wire fabric (WWF) shall conform to ASTM A185.
3. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection.
4. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
5. Fabrication, placement and installation of reinforcing steel shall conform to:
(a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice
(b) the Governing Building Code.
6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
7. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice.
8. Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules minimum (UNO). All splices are to be staggered.

ROUGH CARPENTRY

- 1. Refer to latest edition of the Governing Building Code, Table 2304.10.1. for all minimum nailing requirements.
2. Refer to individual sections for applicable material specifications.
3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
4. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
5. All walls are to have continuous double 2x top plates spliced as followings unless specifically noted otherwise on the plans and details.
6. Wall Studs:
(a) Unless specifically noted on the plan and details, use the following guidelines for wall framing:
i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
iii. Request specifically engineered wall details for walls greater than 16'-0" tall.
7. Blocking:
(a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked into studs at mid-height of partitions or walls over 8' high.
(b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
(c) Refer to shearwall section for additional blocking requirements.
8. Noting:
(a) is not permitted of any structural member without prior approval
(b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
(c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
(d) Successive notches in the same member shall be spaced a min of 18" apart.
9. Boring:
(a) is not permitted of any structural member without prior approval
(b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
(c) Non-bearing partition walls, may be drilled not greater than 60% of stud depth.
(d) Successive holes in the same member shall be spaced a minimum of 18" apart.
10. Bearing:
(a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 & smaller.
(b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & larger, UNO on plans.
(c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
11. Posts:
(a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
(b) Provide posts under all beams, girders or double joists equal to the width of the supported member.
(c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
(d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".
(e) Headers framing into continuous posts without trimmer studs shall be supported in posts.
(f) Posts with HUC hangers unless noted otherwise on the plans.
(g) Posts when isolated, shall be seated in Simpson post or column bases, unless noted otherwise on the plans.
12. Roof Framing:
(a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
(b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
(c) Provide full depth solid 2x blkrg or cross-bridging between the joists at 8' oc max.
(d) Provide all cricket framing required to achieve positive drainage per Arch.
(e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.
(f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
(g) Provide Simpson "PISCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
13. Floor Framing:
(a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
(b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
(c) Provide full depth solid 2x blkrg or cross-bridging between the joists at 8' oc max. For floors framed with 1 joists, refer to the mfg's spec's for blkrg requirements.
(d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with 1 joists)
(e) Install plywood sheathing with the face grain across supports, end supports staggered, and the edges of sheets centered over supports. If T&G plywood is used, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
(f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
14. Shear Walls:
(a) Refer to plans for all shearwall locations, length type and nailing.
(b) Refer to Shearwall Schedule on title sheet for additional information.
(c) Shear wall lengths specified on plans are minimum required.
(d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
(e) Where 3x framing is required per the shear wall schedule, stagger edge nailing.
(f) Oriented Strand Board (OSB) may be used in lieu of plywood.

TIMBER / LUMBER

- 1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details):
(a) 2x studs, blocking, plates: Stud
(b) 2x joists #2 or better
(c) 4x4, 4x6, or 6x6 beams or posts #2 or better
(d) 4x8, 6x8, or larger beams or posts #1 or better
It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.
4. Maximum moisture content for all structural members shall not exceed 19%.
5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.
6. Anchor Bolts:
(a) shall be installed at all exterior walls and all interior shear and/or bearing walls.
(b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls.
(c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls.
(d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses).
(e) shall conform to ASTM F1554, Grade 36.
(f) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
7. Bolts:
(a) shall conform to ASTM A307, UNO specifically on plans and details.
(b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia.
(c) when installed against wood surfaces, shall have standard washers under the heads and nuts.
(d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
8. Powder Actuated Shot Pins:
(a) shall be installed at all interior non-bearing, non-shearwalls.
(b) shall be 0.145x3" with 1.5" diameter steel washers.
(c) shall not be spaced greater than 32" o.c.

ENGINEERED LUMBER

- 1. Glu-laminated Beams (GLB):
(a) shall have the following properties:

Use	EWIS Con Symbol	Species / Grades	Flexural Stress, Fb (psi)	Modulus of Elasticity, E (ksi)	Horiz. Shear Stress, Fv (psi)	Compression	
						Fc para. (psi)	Fc perp. (psi)
Simple Span Bm	24F-V4	DF	+2,400-1,850	1,800	265	1,650	650
Continuous or Cantilever Bm	24F-V8	DF	+/- 2,400	1,800	265	1,650	650
Columns	2	DF / L2	+/- 1,800	1,600	265	1,650	650

(b) shall not be notched, cut or drilled without prior approval from the Engineer
(c) shall have exterior glue and weather-treatment prior to installation
(d) shall be fabricated by an approved manufacturer & in accordance with ANSI A19.1
(e) shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan
2. Laminated Veneer Lumber (LVL):
(a) shall be 1-3/4" minimum thickness with the following minimum properties:
i. E = 2000 ksi
ii. Fb = 2600 psi
iii. Fv = 285 psi
iv. Fc (parallel) = 2500 psi
v. Fc (perp.) = 750 psi
vi. Ft (parallel) = 1500 psi
vii. Specific Gravity = 0.50
(b) shall be fabricated by an approved manufacturer
(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
(d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
(e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
(f) shall not be cut, notched or drilled without specific written approval of the EOR.
3. Laminated Strand Lumber (LSL):
(a) shall be 1-1/4" minimum thickness with the following minimum properties:
i. E = 1500 ksi
ii. Fb = 2325 psi
iii. Fv = 310 psi
iv. Fc (parallel) = 2000 psi
v. Fc (perp.) = 800 psi
vi. Ft (parallel) = 1570 psi
vii. Specific Gravity = 0.50
(b) shall be fabricated by an approved manufacturer
(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
(d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
(e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
(f) shall not be cut, notched or drilled without specific written approval of the EOR.
4. Parallel Strand Lumber (PSL):
(a) shall be 2-1/2" minimum thickness with the following minimum properties:
i. E = 2200 ksi
ii. Fb = 2900 psi
iii. Fv = 290 psi
iv. Fc (parallel) = 2900 psi
v. Fc (perp.) = 750 psi
vi. Ft (parallel) = 2025 psi
vii. Specific Gravity = 0.50
(b) shall be fabricated by an approved manufacturer
(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
(d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
i. Narrow Face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
ii. Wide Face: 16d @ 24" oc, and 10d & 8d @ 6" oc
iii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
(e) shall not be cut, notched or drilled without specific written approval of the EOR.
5. Plywood Joists:
(a) shall be fabricated by an approved manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
(b) shall be installed in accordance with applicable code approvals and mfg's specs.
(c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
(d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
(e) shall not be cut, notched or drilled without specific written approval of the EOR.

FASTENERS

- 1. Nails:
(a) shall be with "common" nails unless noted otherwise.
(b) shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to the edge or end of a member, except for sheathing.
(c) shall be installed in pre-drilled lead holes if necessary to avoid splitting.
(d) shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood.
i. When used in exterior applications, nails shall have coating types and weights in accordance with the treated wood or bolt manufacturer's Recs. A Min. of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted.
(e) All nailing shall conform to the Governing Building Code, Table 2304.10.1.
2. Lag screws:
(a) shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to facilitate installation and prevent damage to the screws.
(b) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
3. Bolts:
(a) shall conform to ASTM A307, UNO specifically on plans and details.
(b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia.
(c) when installed against wood surfaces, shall have standard washers under the heads and nuts.
(d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
4. Anchor Bolts:
(a) shall be installed at all exterior walls and all interior shear and/or bearing walls.
(b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls.
(c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls.
(d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses).
(e) shall conform to ASTM F1554, Grade 36.
(f) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
(g) shall not be spaced greater than 72" oc Refer to shearwall schedule for specific anchor bolt spacing requirements.
(h) shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.), and a min. of two bolts per piece of sill plate is required.
(i) shall be secured in place prior to foundation inspection.
5. Powder Actuated Shot Pins:
(a) shall be installed at all interior non-bearing, non-shearwalls.
(b) shall be 0.145x3" with 1.5" diameter steel washers.
(c) shall not be spaced greater than 32" o.c.

STRUCTURAL STEEL

- 1. All structural steel and connections shall be fabricated and erected in accordance with AISC specifications, Seismic Provisions Supplements No. 1 and 2, and Code of Standard Practice as amended to date.
2. Steel fabrication shop drawings shall be submitted for review by the Architect and Engineer prior to fabrication.
3. Special Inspection: Continuous special inspection of structural welding is required by an inspector pre-qualified by the Building Department. The following exceptions are permitted for welds not in Special Moment-Resisting Frames:
(a) Welding performed in an approved fabricator's shop in accordance with latest edition of the Governing Building Code, Section 1704.2.
(b) The inspector need not be continuously present during welding of the following items, provided the materials, welding procedures, and welders qualifications are verified prior to the start of work; Periodic inspections are made of work in progress; and visual inspection of all completed welds is made prior to shipment:
i. Single-pass fillet welds not exceeding 5/16"
ii. Floor and roof steel deck welding
iii. Welded studs (for nailers, diaphragms or composite deck systems)
iv. Welded light gauge cold-formed framing members (studs, joists, etc.)
v. Welding of stairs and railing systems
4. Testing Procedures: All complete joint penetration welds (aka full penetration, FP, or CJP) groove or butt welded joints and splices in Special Moment-Resisting Frames shall be tested 100 percent in accordance with AISC Seismic Part I, Section 16 by either ultrasonic testing ("UT") or radiography (x-ray). The following exceptions are permitted:
(a) Ultrasonic or radiographic testing is not required for all complete joint penetration welds on material less than 5/16" thick; continuous visual inspection is required.
(b) At the discretion of the Building Official, the ultrasonic or radiographic testing rate for an individual welder may be reduced to 25% provided the reject rate is no more than 5% for all welds tested for that individual welder.
(c) At the discretion of the Building Official, the ultrasonic or radiographic testing may be performed in the shop of an approved fabricator by a qualified inspector of their employ.
(d) It is the responsibility of the Contractor to verify all the testing requirements of the local Building Department as the requirements vary with each governing agency. The testing procedures outlined above apply only to those complete joint penetration welds specified in Special Moment-Resisting Frames only; Ordinary Moment-Resisting Frames are exempt.
5. Materials:
(a) Wideflange (W) sections shall conform to ASTM A992.
(b) Hollow Steel Sections (HSS) shall conform to ASTM A500 Gr. B.
(c) Pipe sections shall be welded seamless pipe conforming to ASTM A53 Gr. B.
i. STD indicates Standard Wall
ii. EXT indicates Extra Strong
iii. DBL indicates Double Extra Strong
(d) All other material (plate, bars, etc.) shall conform to ASTM A36, UNO specifically.
(e) All plate material specified in steel moment frame connections shall conform to ASTM A572 Gr. 50.
6. Bolts:
(a) All bolts shall be ASTM A307 Gr. A, UNO specifically on the structural plans.
(b) High strength bolts complying with ASTM A325 and A490, when specified, shall require special inspection in accordance with the Governing Building Code, Section 1705.2.6.
(c) Threaded rod, when specified, shall conform with ASTM A307 unless specifically noted otherwise on the structural plans.
(d) Bolt holes shall be drilled 1/32" to 1/16" larger than the specified bolt diameter.
7. Welding:
(a) All welding shall be performed using SMAW, GMAW or FCAW processes.
(b) All welded connections to be in accordance with the latest edition of the AWS D1.1.
(c) All welding shall be performed by certified welders.
(d) All welding shall be performed with E70XX electrodes with a minimum CVN toughness of 20 ft-lb at -20F.
(e) Weld lengths specified on the plans are the net effective length required. Where fillet weld symbol is given without indication of size, use the minimum size welds as specified in section 1-1/2" of the AISC Manual of Steel Construction 15th Ed.
(f) No field welding shall be permitted, UNO specifically on the plans or details.
8. No holes other than those specifically detailed shall be allowed through structural steel members. Burning or torching of holes is not permitted under any circumstances.
9. All structural steel shall be painted one shop coat and touched-up in the field with red lead (or approved zinc chromate primer) as necessary.
10. Any steel member interfacing with wood framing shall have 1/2" diameter studs welded at 24" oc for attachment of wood nailers. Thru-bolting of nailers shall not be permitted unless specifically noted on the plans or details.
11. Provide hot dip galvanizing or 3" min. concrete cover around all structural steel below grade.
12. The filler metal for all welding shall have a notch toughness of net less than 20 ft-lbs at 0 degrees F, as measured by a standard Charpy V-Notch test, ASTM E-23, in accordance with the applicable filler metal specification referenced in AWE D1.1 and Seismic Supplement AWS D1.8.

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San Luis Obispo, CA 93401
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Table with 2 columns: Description, Date. Row 1: Plan Check Revisions, 06 Oct. 2023.

Revision:
Prof. Engr.: Nick Vincent Phone Ext.: 150
Proj. Mngr.: I. Shoebright Phone Ext.: 116
Date: 16 Dec. 2022 Scale: NTS
A&V Job No.: 22941

STRUCTURAL SPECIFICATIONS

S-1.2

STATEMENT OF SPECIAL INSPECTIONS, 2019 CBC

- This Statement of Special Inspection is submitted in fulfillment of the requirements of the Governing Building Code, section 1704 and 1705.
- Special Inspections and Testings will be performed in accordance with the approved plans and specifications, this statement and the Governing Building Code, Section 1704, 1705, 1707, and 1708.
- The schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.
- Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with the Governing Building Code Section 1704.2.4.
- A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:
 - Required special inspections.
 - Correction of discrepancies noted in inspections.
- The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner will retain and directly pay for the Special Inspections as required in the Governing Building Code, Section 1704.2.
- 1704.4 Contractor responsibility. Each contractor responsible for the construction of a main wind- or seismic force-resisting system, designated seismic system or a wind- or seismic force-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner or the owner's authorized agent prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

SCHEDULE OF TESTING AGENCIES & SPECIAL INSPECTORS

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspection on this project.

Responsibility	Firm	Address, Telephone, Email
1. Special Inspection (Except for Geotechnical)		
2. Materials Testing		
3. Geotechnical Inspection		
*		

* Additional Inspections may be required at the discretion of the Building Official.

SEISMIC REQUIREMENTS (Section 1705.12)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.12:
 Light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheets (ASCE 7, Table 12.2-1, Line A.15)
 The extent of the main seismic-force-resisting system is defined in more detail in the construction documents.

WIND REQUIREMENTS (Section 1705.11)

Description of main wind-force-resisting system and designated seismic systems subject to special inspections per Section 1705.11:
 Not Applicable
 The extent of the main wind-force-resisting system is defined in more detail in the construction documents.

SCHEDULE OF SPECIAL INSPECTIONS

Column Header Notation Used in Table:

- C Indicates continuous inspection is required.
- P Indicates periodic inspections are required. The notes and/or contract documents should clarify.

Box Entry Notation Used in Table:

- X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections.
 - Denotes a one-time activity or one whose frequency is defined in some other manner.
- Additional details regarding inspections are provided in the project specifications or notes on the drawings.

Verification & Inspection	C	P	Notes
1704.2.5 - Inspect fabricator's fabrication and quality control procedures.	--	--	
1705.2 - Steel			
1. Material verification of high-strength bolts, nuts, and washers		X	
a. Identification markings to conform to ASTM standards specified in the approved construction documents		X	
b. Manufacturer's certificate of compliance required		X	
2. Inspection of high-strength bolting:			
a. Bearing-type connections		X	
b. Slip-critical connections	X		
3. Material verification of structural steel:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents	--	--	
b. Manufacturer's mill test reports	--	--	
4. Material verification of weld filler materials:			
a. Identification markings to conform to AWS designation listed in the WPS	--	--	
b. Manufacturer's certificate of compliance required	--	--	
5. Inspection of Welding:			
a. Structural Steel:			
4) Single-pass fillet welds < 5/16"		X	
9. Welding of stairs and railing systems		X	
1705.6 - Soils			
1. Verify materials below shallow footings are adequate to achieve the desired bearing capacity		X	
2. Verify excavations are extended to proper depth and have reached proper material		X	
3. Perform classification and testing of compacted fill materials		X	
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X		
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly		X	
1705.12.2 - Seismic Resistance - Structural Wood			
2. Inspect nailing, bolting, anchoring, and other fastening of elements of the main seismic force-resisting system, including wood shear walls, wood diaphragms, collectors (drag struts), braces, shear panels, and hold-downs	X		Inspection of shear walls and diaphragms with fasteners spaced greater than 4" oc is not required
1705.8 - Cast-in-Place Deep Foundations			
1. Inspect drilling operations and maintain complete and accurate records for each element	X		
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	X		
3. For concrete elements, perform tests and additional inspections in accordance with Section 1705.3	--	--	



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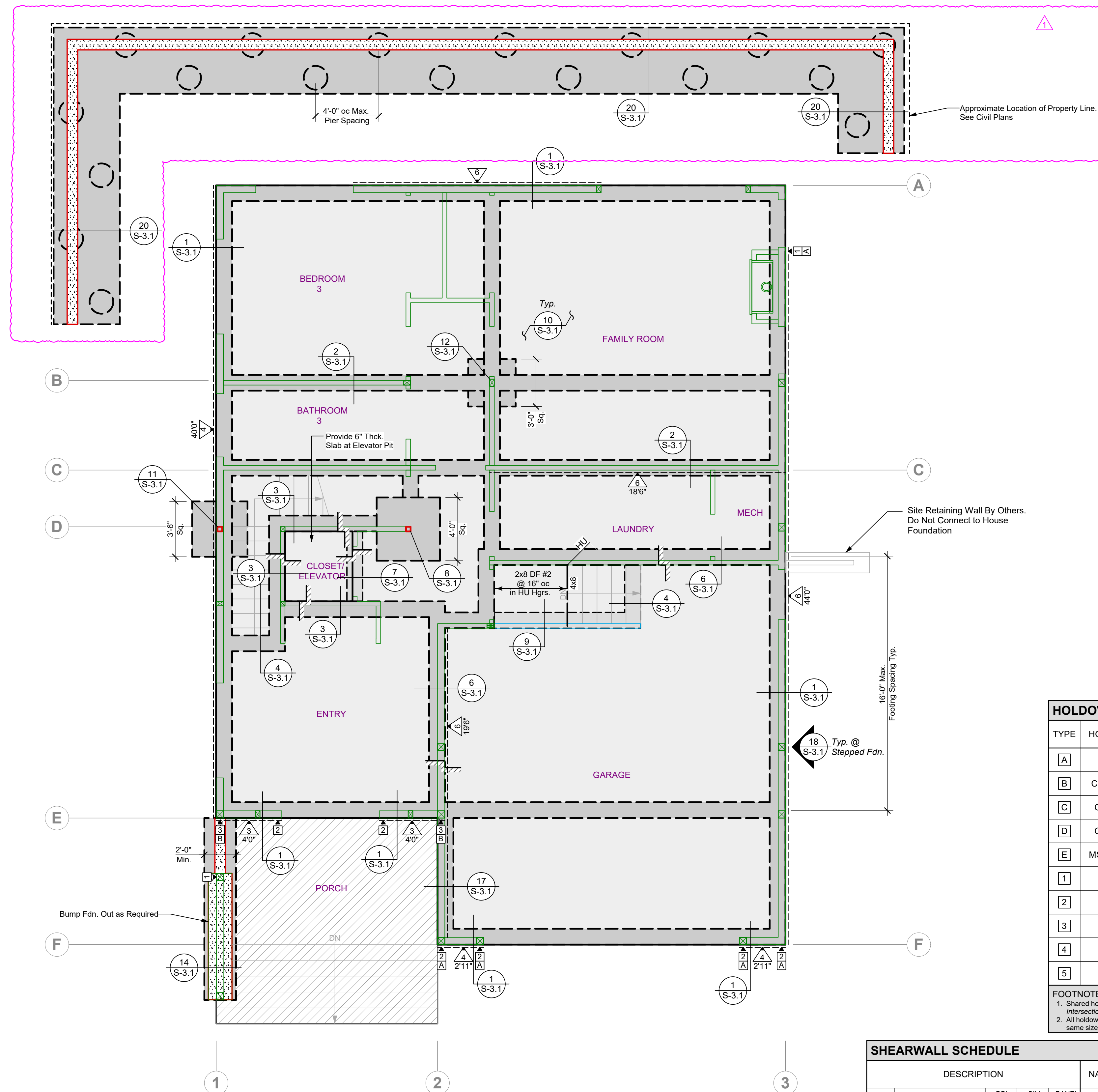
Revision:

△	Plan Check Revisions	06 Oct. 2023
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 Date: 16 Dec. 2022 Scale: NTS
 A&V Job No.: 22941

SPECIAL INSPECTIONS

S-1.3



HOLDOWN SCHEDULE				
TYPE	HOLDOWN ^{1,2}	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	CS14	(2) 2x	N/A	5/S-3.2
B	CMSTC16	(2) 2x	N/A	5/S-3.2
C	CMST14	4x	N/A	Not Used
D	CMST12	4x	N/A	Not Used
E	MSTC66B3	(2) 2x	N/A	Not Used
1	HDU4	(2) 2x	SSTB24 / 21" Min.	5/S-3.1
2	HDU8	4x	SSTB28L / 25" Min.	5/S-3.1
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	5/S-3.1
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	Not Used
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	Not Used

FOOTNOTES:
 1. Shared holdowns to be installed per detail 10/S-1.1, Typical Shearwall Intersections. (UNO)
 2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post. (UNO)

SHEARWALL SCHEDULE											
NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING ¹	TRANSFERS ²					
						SIZE	SPC'G	5/8" ³ AB	SDS ⁴ Screw	SDWS ⁵ Screw	A35, LTP4, 6,7,8 or LTP5
1	15/32" CDX Plywood	N	2x	2x	10d 6"	48"	10"	13"	17"	13"	5"
2	15/32" CDX Plywood	N	2x	3x	10d 4"	38"	7"	9"	12"	9"	3"
3	15/32" CDX Plywood	N	2x	3x	10d 3"	29"	6" ¹⁰	7" ¹⁰	9"	7"	-
4	15/32" CDX Plywood	N	2x	3x	10d 2"	23"	4" ¹⁰	5" ¹⁰	7"	5"	-
5	15/32" CDX Plywood	Y	3x	3x	10d 4"	24"	4" ¹⁰	4" ¹⁰	6"	-	-
6	15/32" CDX Plywood	Y	3x	3x	10d 3"	18"	3" ^{10,11}	3" ^{10,11}	5"	-	-
7	15/32" CDX Plywood	Y	3x	3x	10d 2"	14"	2" ^{10,11}	2" ^{10,11}	4"	-	-

FOOTNOTES:
 1. All nails to be COMMONS. DO NOT use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
 2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
 3. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. All walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. (Governing Building Code, Section 2303.3.2) [AF&PA SDPWS 4.3.6.4.3]
 4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
 5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2233]
 6. See details for permitted transfer clip types and locations.
 7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
 8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
 9. 16d common nails through the sill plate to rim member or blocking.
 10. Install screws into 3-1/2" wide continuous member, staggered 1'-1/2" apart.
 11. Install screws into Glulam or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative. Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report
 b) Utility trenches have been properly backfilled and compacted, and
 c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

Foundation per Details
 15" Wide x 33" Min. Embedment Below Lowest Adjacent Grade & 12" Min. into Approved Soil w/ (2) #5 Top & Bot. (UNO)
 4" Slab-on-Grade w/ #4 @ 18" oc, per Details
 Concrete Retaining Wall per Details
 Flatwork By Others
 Pad Foundation, Size per Plan w/ 3" Embedment & #5 @ 12" oc EW, (3) Min.
 Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.
 Wood Framed Wall Above (See S-2.2)

See General Notes & Specifications for additional requirements and material specifications.
 All dimensions per Architectural plans
 Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

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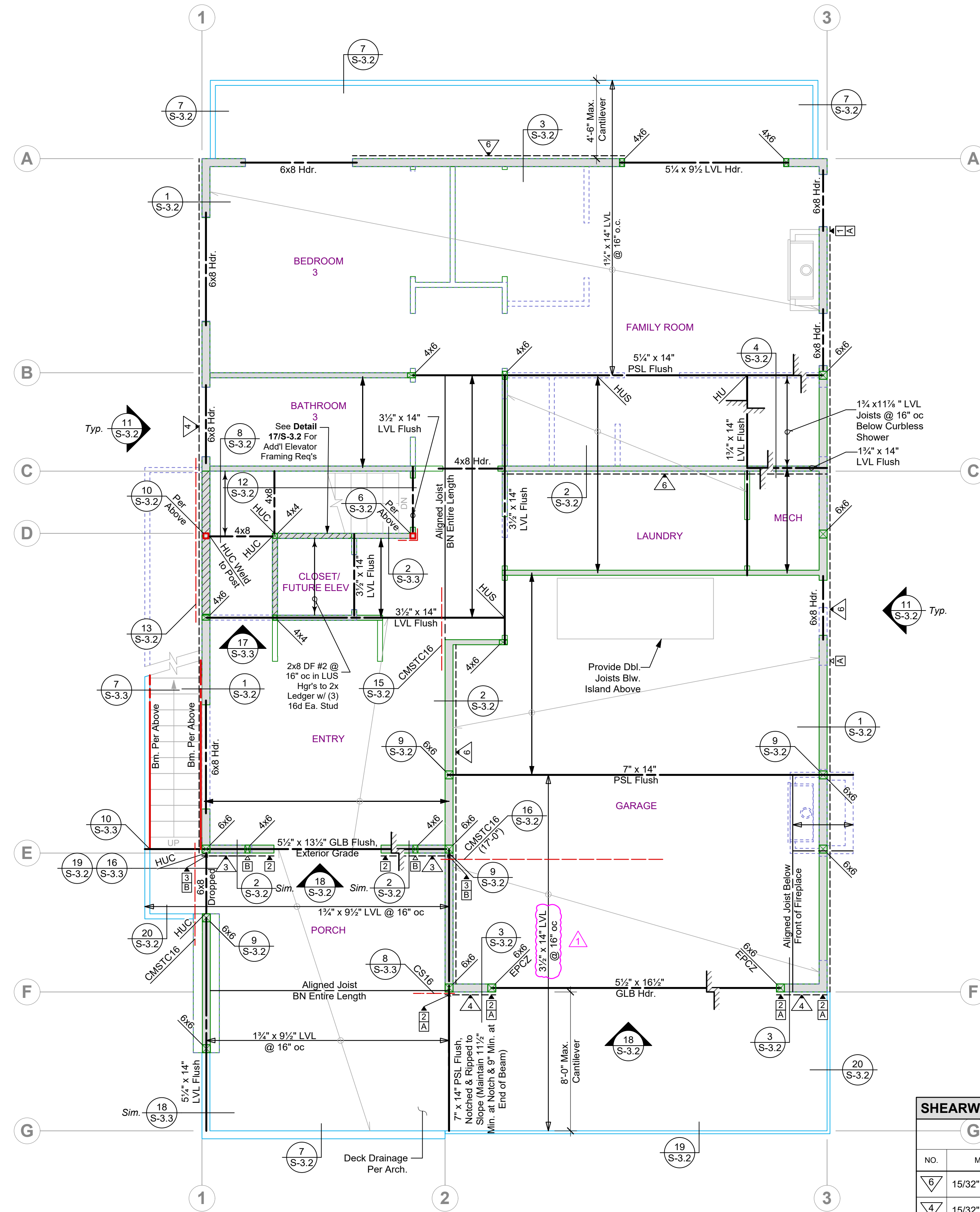
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Proj. Engr.: Nick Vincent Phone Ext.: 150
 Proj. Mngr.: I. Shoebridge Phone Ext.: 116
 Date: 16 Dec. 2022 Scale: 1/4"=1'-0"
 A&V Job No.: 22941



WALL SCHEDULE

Stud wall locations per Architecturals.

- Non-Struc. Wood-Framed Wall, Thk. per Arch.
 - 2x6 D.F. Stud @ 16" oc, Min.
- Struc. Wood-Framed Wall, Thk. per Arch.
 - 2x6 D.F. Stud @ 16" oc, Min.
- (N) Struc. Balloon-Framed Wall, Thk. per Arch.
 - 2x6 D.F. Stud @ 16" oc, Min.
- Low Walls Ht. & Thk. per Arch.
 - 2x6 D.F. Stud @ 16" oc, Min.

All Walls to have Continuous Double Top Plates, All Splices to be per Detail 7/S-1.1

Walls above (shown for clarity)

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Typical built up beams shall be per Detail 9/S-3.3

(N) Floor Joists -- 14" TJI 210 @ 24" oc in Simpson ITS Hangers, Typ. (UNO)

(N) LVLV Deck Joists -- Per Call Out in Simpson U Hangers. (UNO)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

HOLDOWN SCHEDULE

TYPE	HOLDOWN ^{1,2}	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	CS14	(2) 2x	N/A	5/S-3.2
B	CMSTC16	(2) 2x	N/A	5/S-3.2
C	CMST14	4x	N/A	Not Used
D	CMST12	4x	N/A	Not Used
E	MSTC66B3	(2) 2x	N/A	Not Used
1	HDU4	(2) 2x	SSTB24 / 21" Min.	5/S-3.1
2	HDU8	4x	SSTB28L / 25" Min.	5/S-3.1
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	5/S-3.1
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	Not Used
5	HDU19	6x6 or 4x8	PAB10 x 36" / 30" Min.	Not Used

FOOTNOTES:

- Shared holdowns to be installed per detail 10/S-1.1, Typical Shearwall Intersections. (UNO)
- All holdowns shown shall be continued down to the foundation with the same size holdowns and post. (UNO)

SHEARWALL SCHEDULE

NO.	DESCRIPTION	NAILING ¹			TRANSFERS ²							
		DBL SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC ³	5/8" ³ AB Screw	SDWS ⁴ Screw	A35, LTP4, 6,7,8 or LTP5	RBC	16d ⁹	
6	15/32" CDX Plywood	N	2x	2x	10d	6"	48"	10"	13"	17"	13"	5"
7	15/32" CDX Plywood	N	2x	3x	10d	4"	38"	7"	9"	12"	9"	3"
8	15/32" CDX Plywood	N	2x	3x	10d	3"	29"	6" ¹⁰	7" ¹⁰	9"	7"	-
9	15/32" CDX Plywood	N	2x	3x	10d	2"	23"	4" ¹⁰	5" ¹⁰	7"	5"	-
10	15/32" CDX Plywood	Y	3x	3x	10d	4"	24"	4" ¹⁰	4" ¹⁰	6"	-	-
11	15/32" CDX Plywood	Y	3x	3x	10d	3"	18"	3" ^{10,11}	3" ^{10,11}	5"	-	-
12	15/32" CDX Plywood	Y	3x	3x	10d	2"	14"	2" ^{10,11}	2" ^{10,11}	4"	-	-

FOOTNOTES:

- All nails to be COMMONS. DO NOT use box type nails. All "field" nailing to be 12" oc, UNO Penetration shall be 1-1/2" Min. in framing.
- All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
- All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. (Governing Building Code, Section 2303.3.2) [A&V SDRWS 4.2 & 4.3]
- Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
- Simpson SDWS 0.22x5" Screws through 2x sill, or SDWS 0.22x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
- See details for permitted transfer clip types and locations.
- Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
- Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
- 16d common nails through the sill plate to rim member or blocking.
- Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
- Install screws into Glulam or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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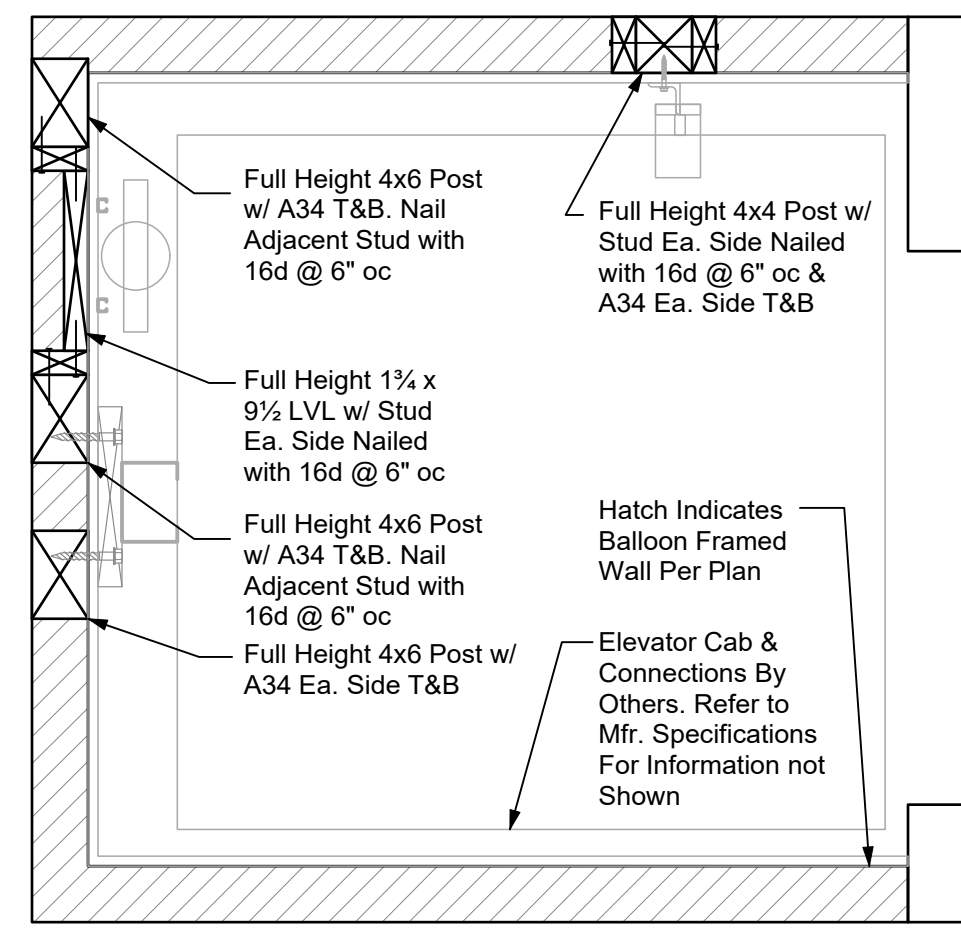
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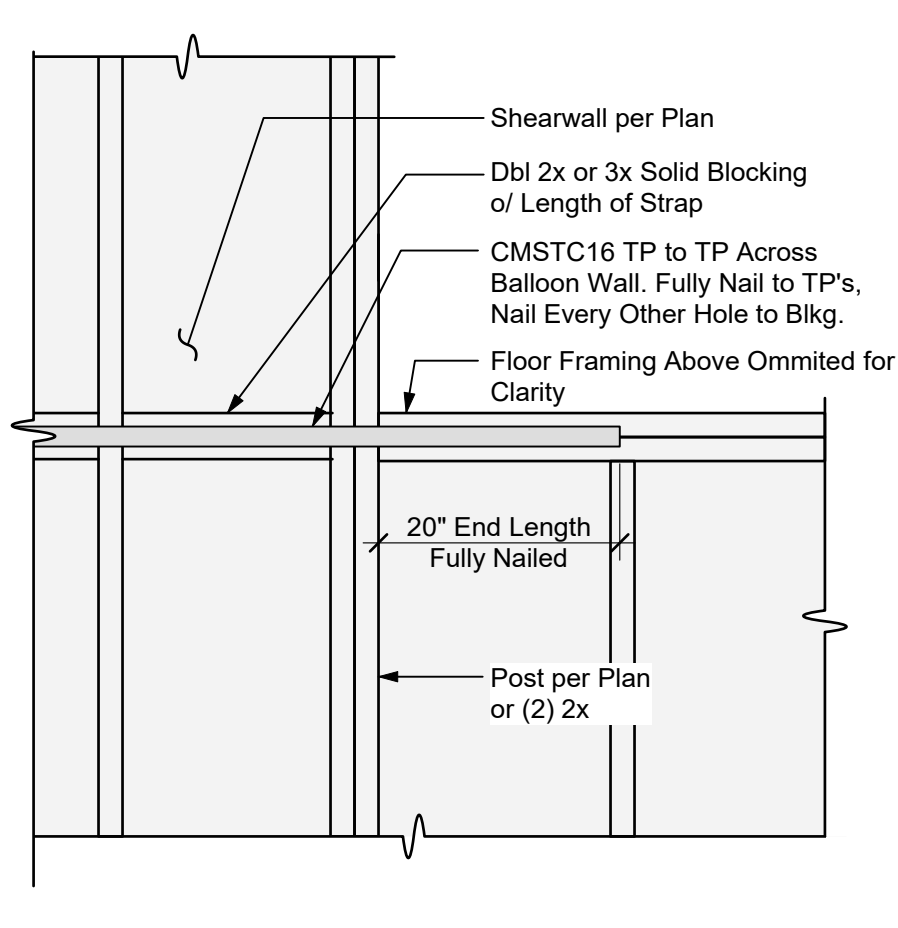
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FLOOR FRAMING PLAN

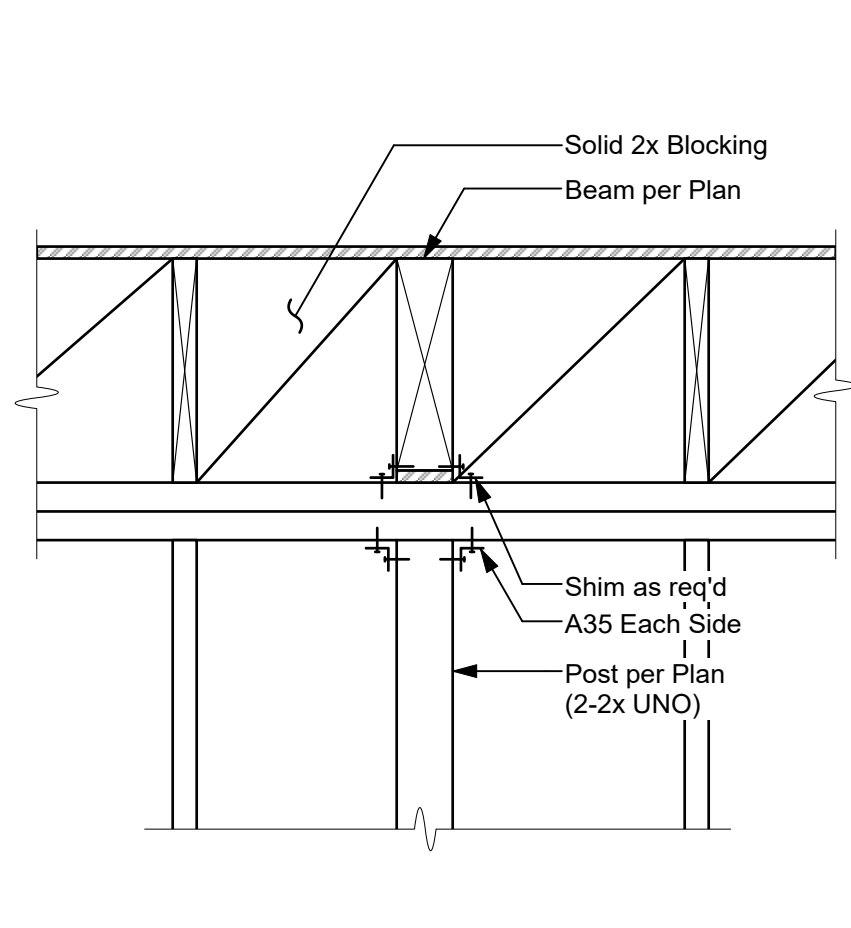
S-2.2



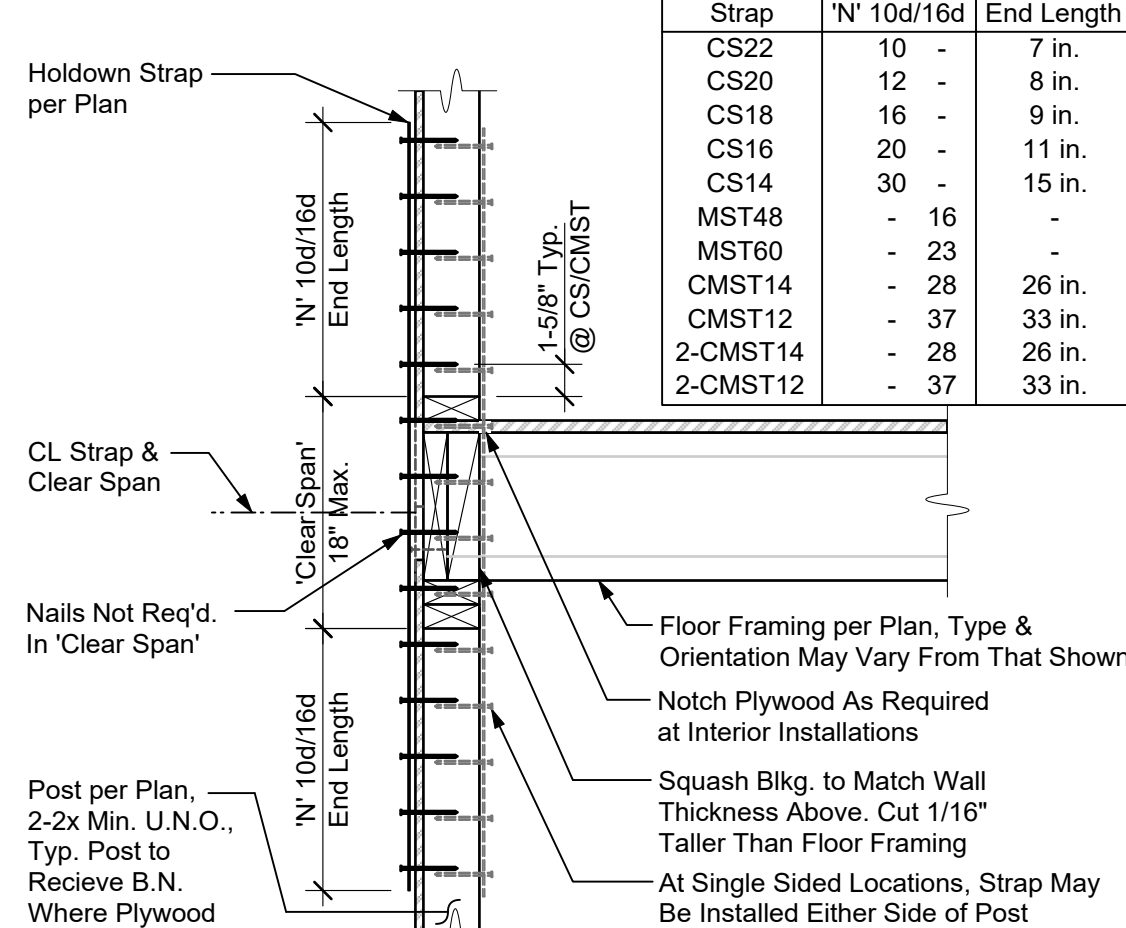
17 ELEVATOR SUPPORT DETAIL



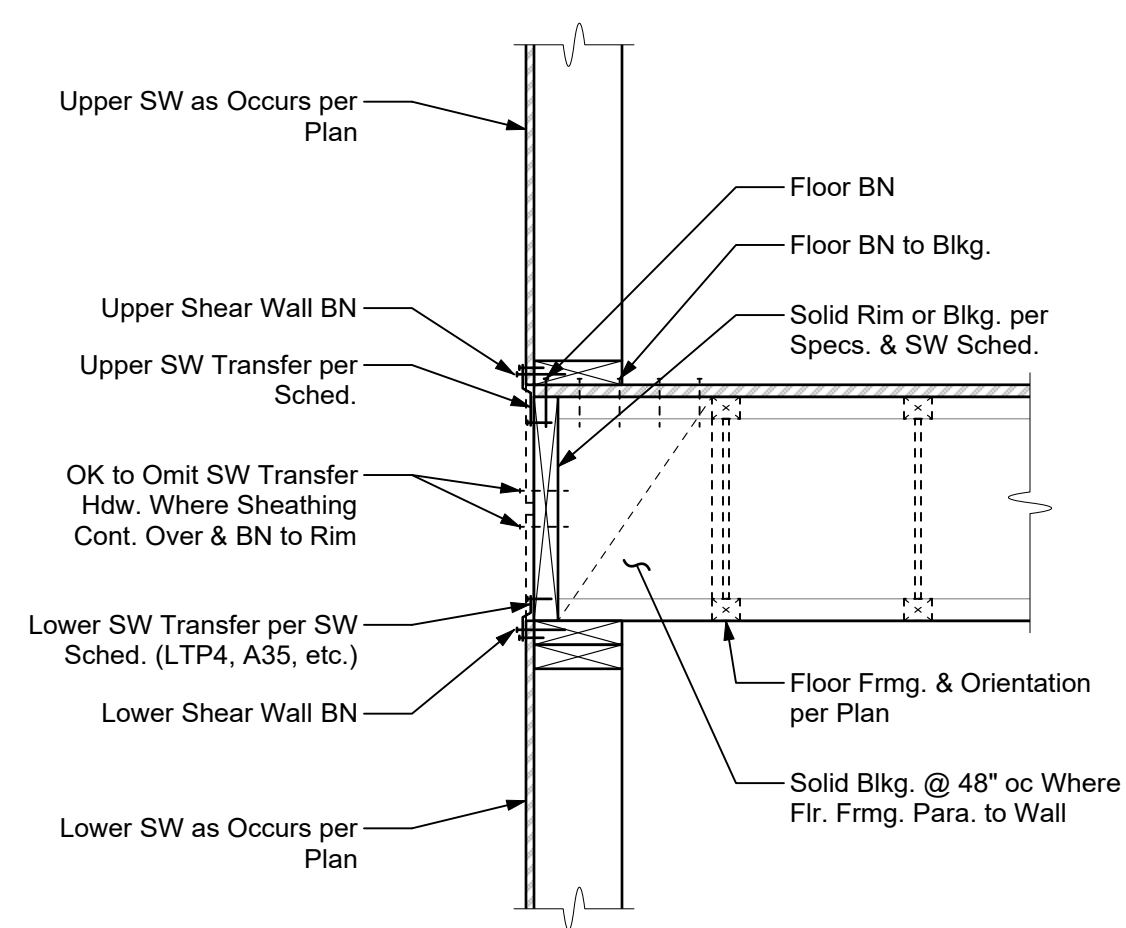
13 SHEARWALL TO BALLOON FRAMED WALL



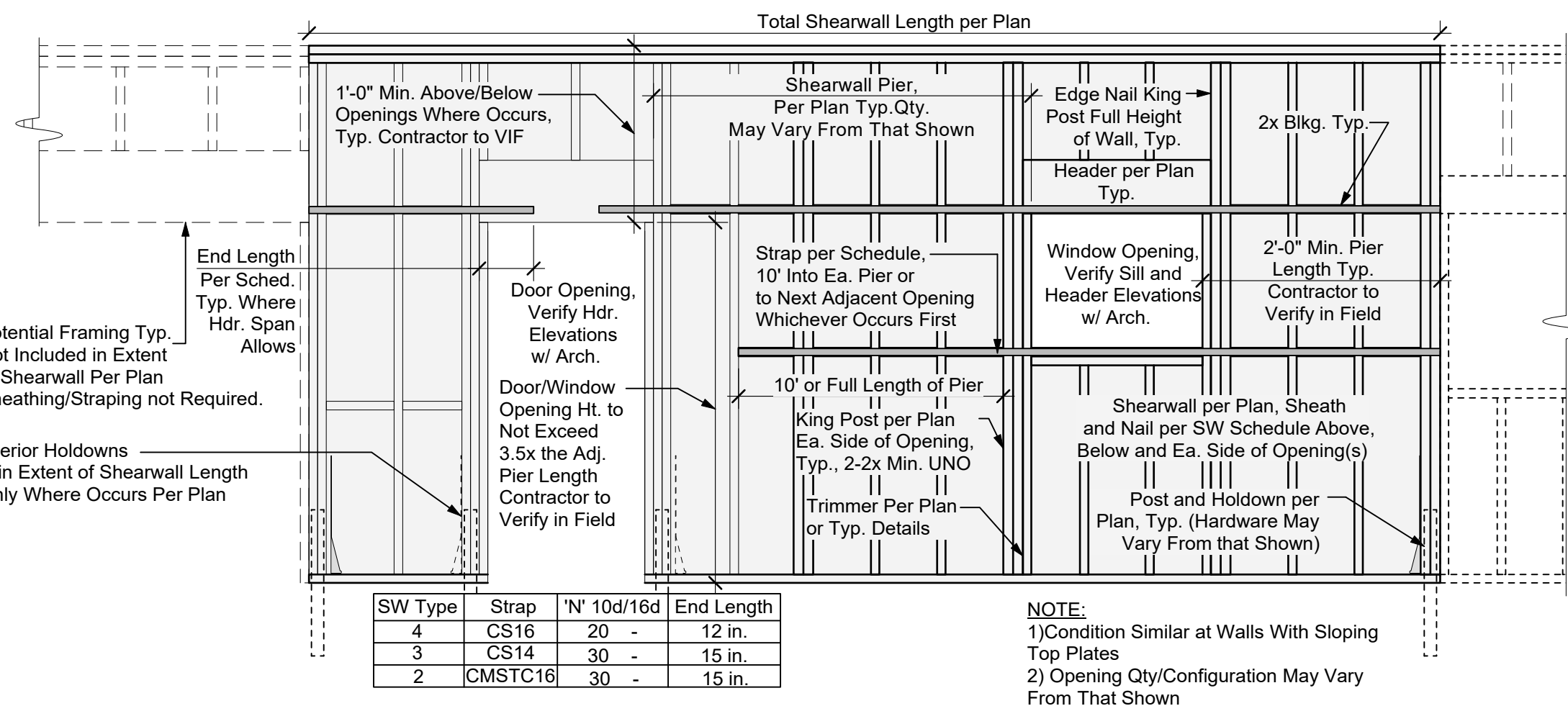
9 BEAM SUPPORT AT WALL



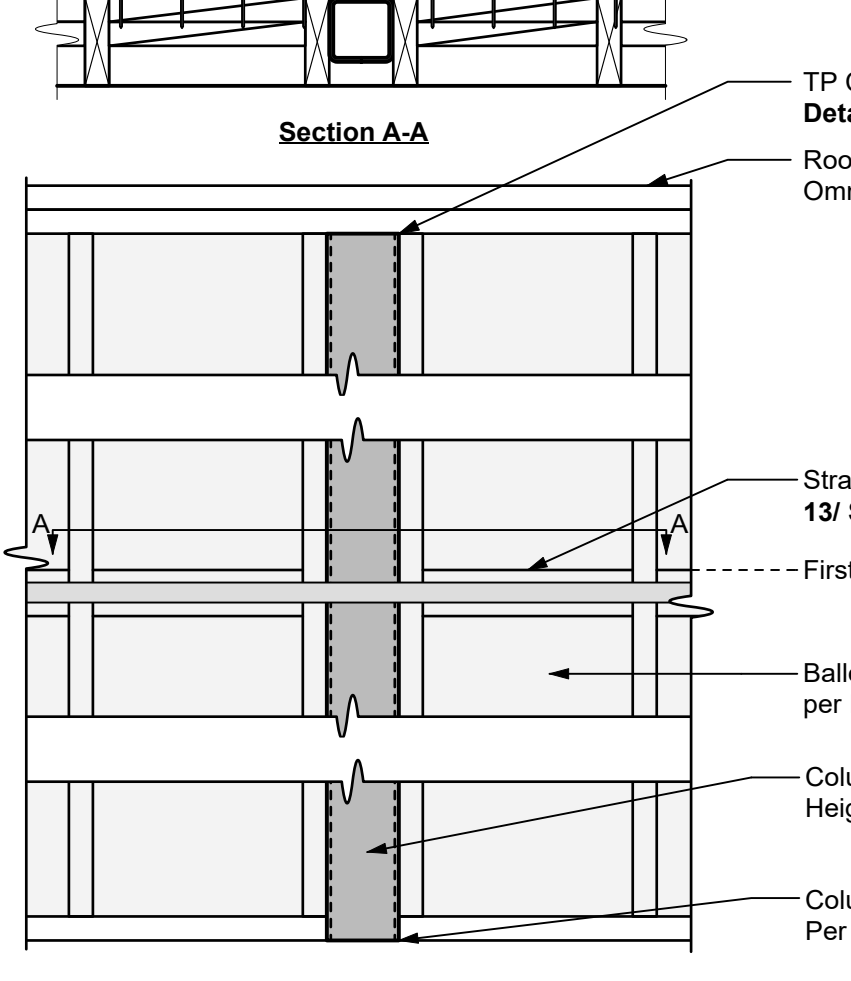
5 FLOOR-TO-FLOOR HOLDDOWN



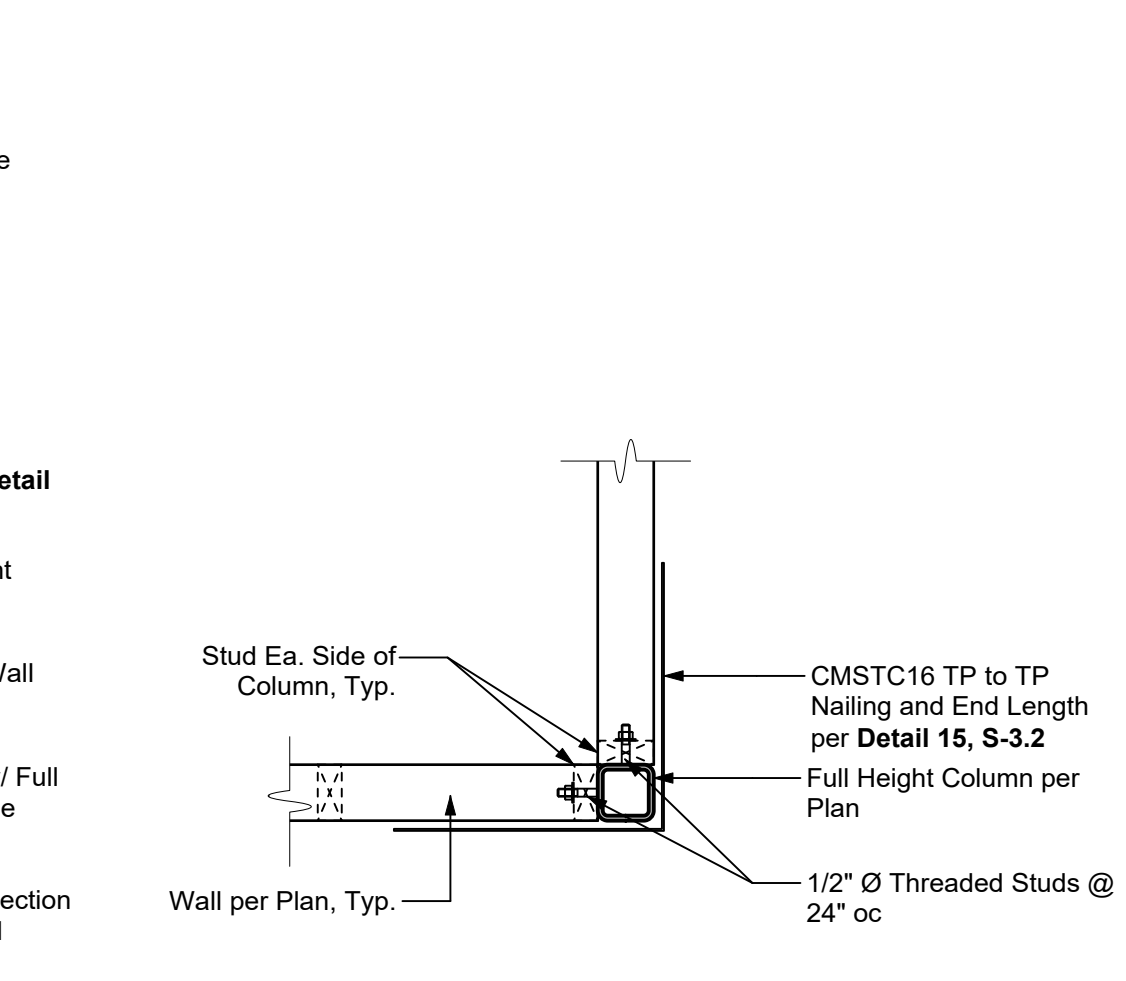
1 SHEAR TRANSFER: FLOOR AT EXT. WALL



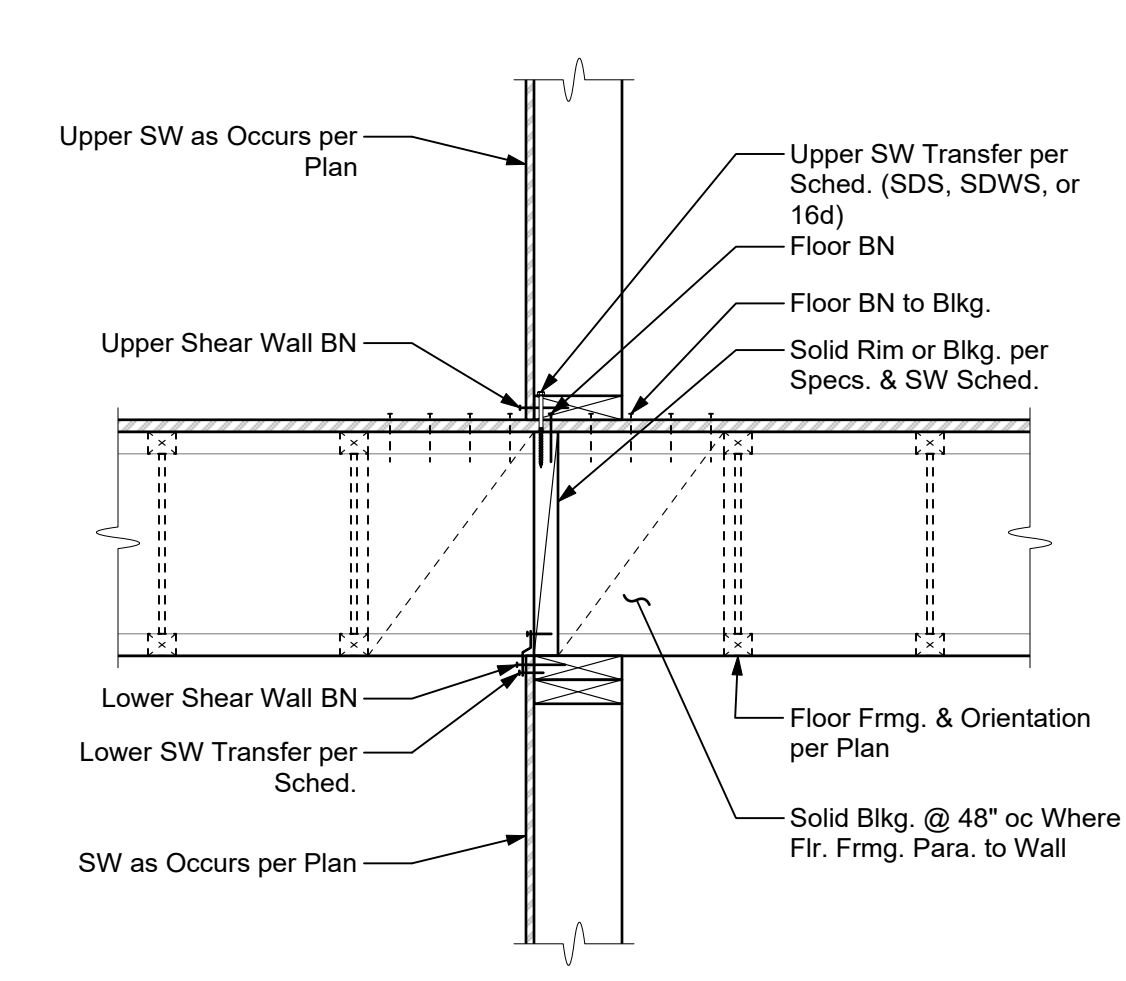
18 TYPICAL OPENINGS IN SHEARWALLS



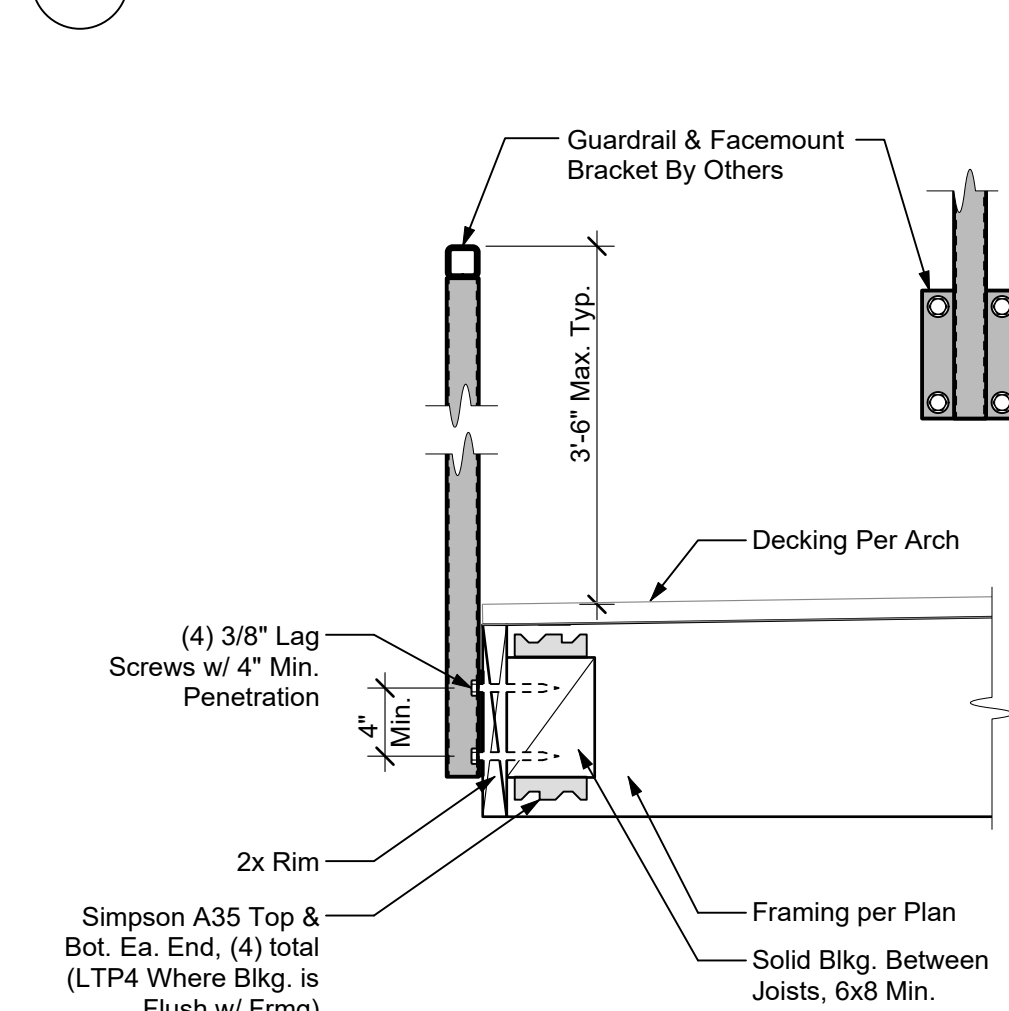
10 STEEL COLUMN IN BALLOON WALL



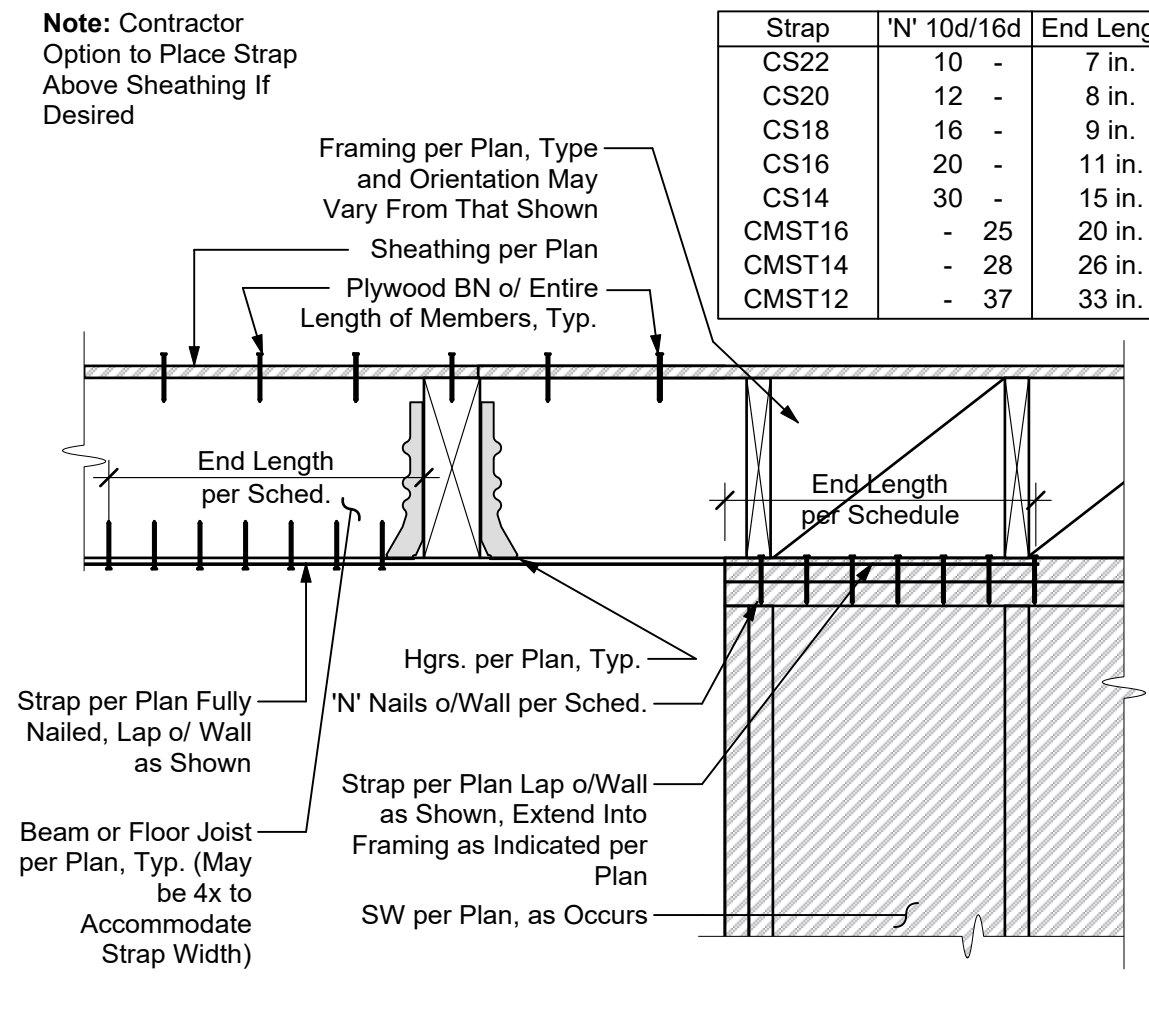
6 STEEL COLUMN BRACE AT TOP PLATES



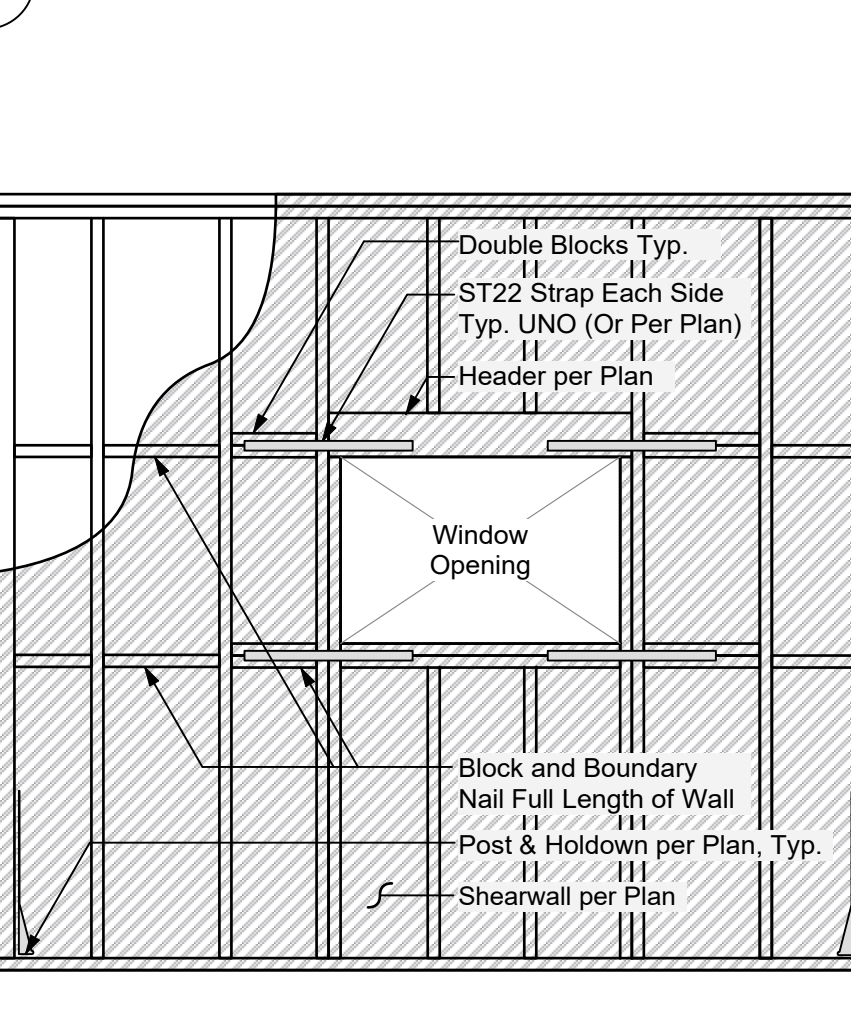
2 SHEAR TRANSFER: FLOOR AT INT. WALL



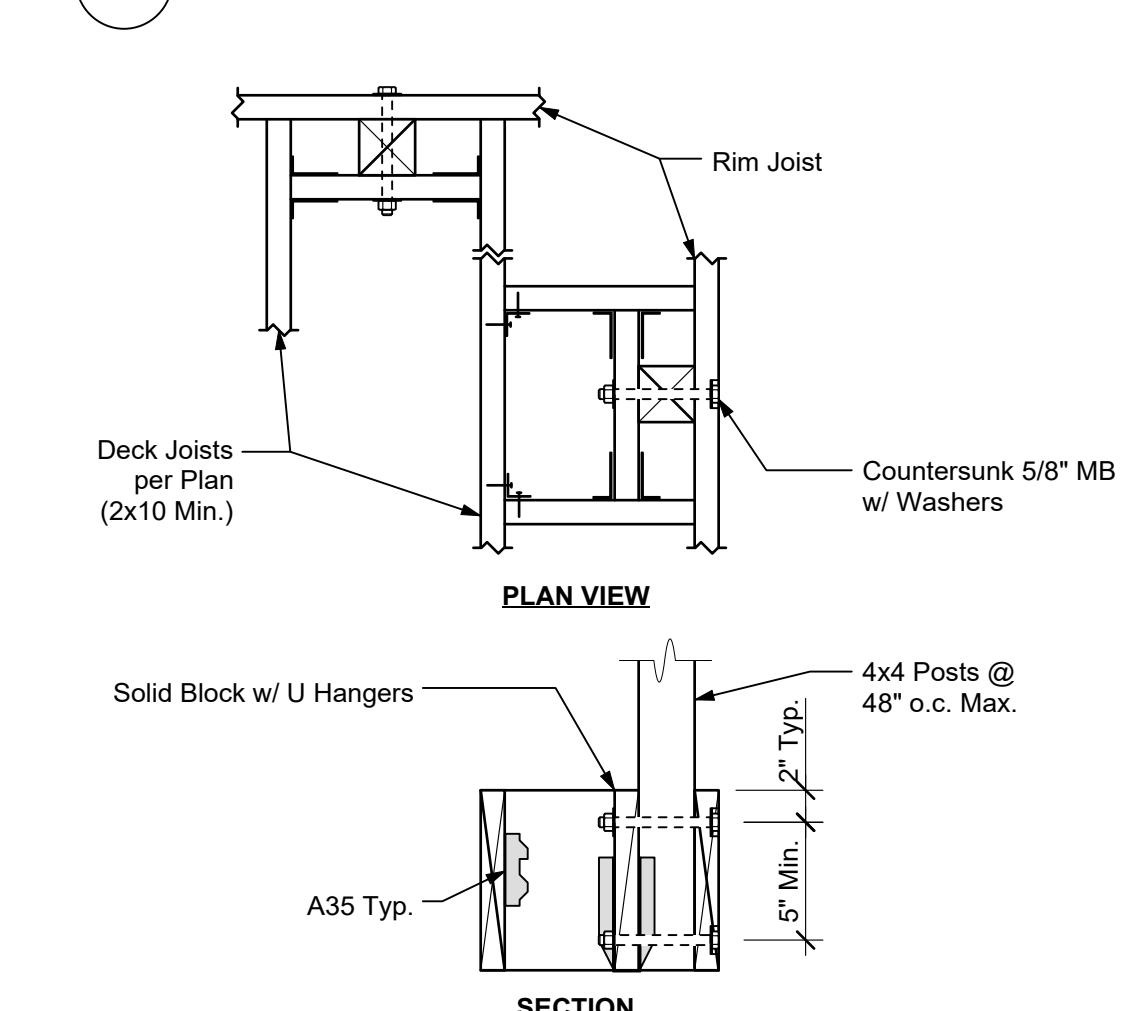
19 GLASS GUARDRAIL CONNECTION



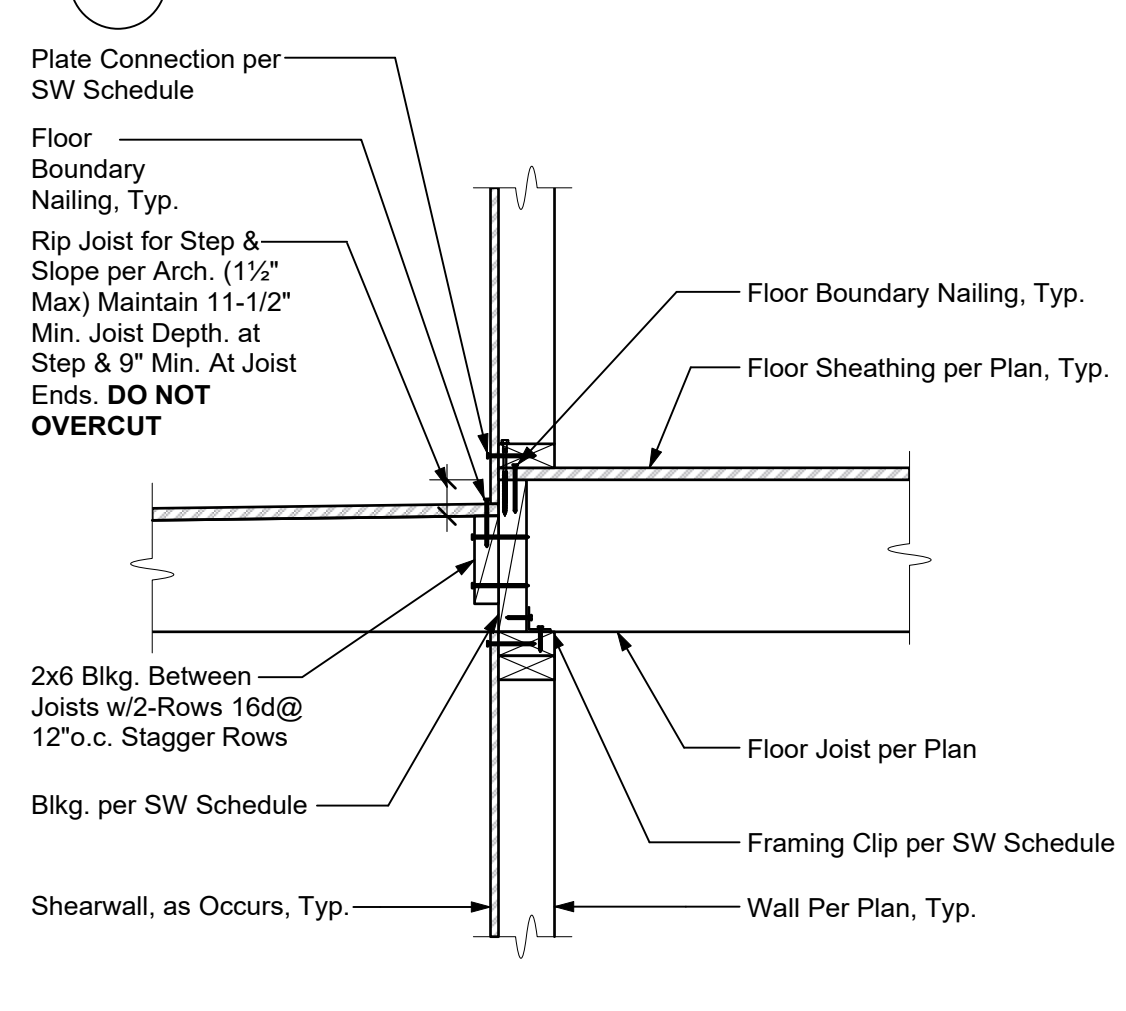
15 DRAG STRAP TO BEAM



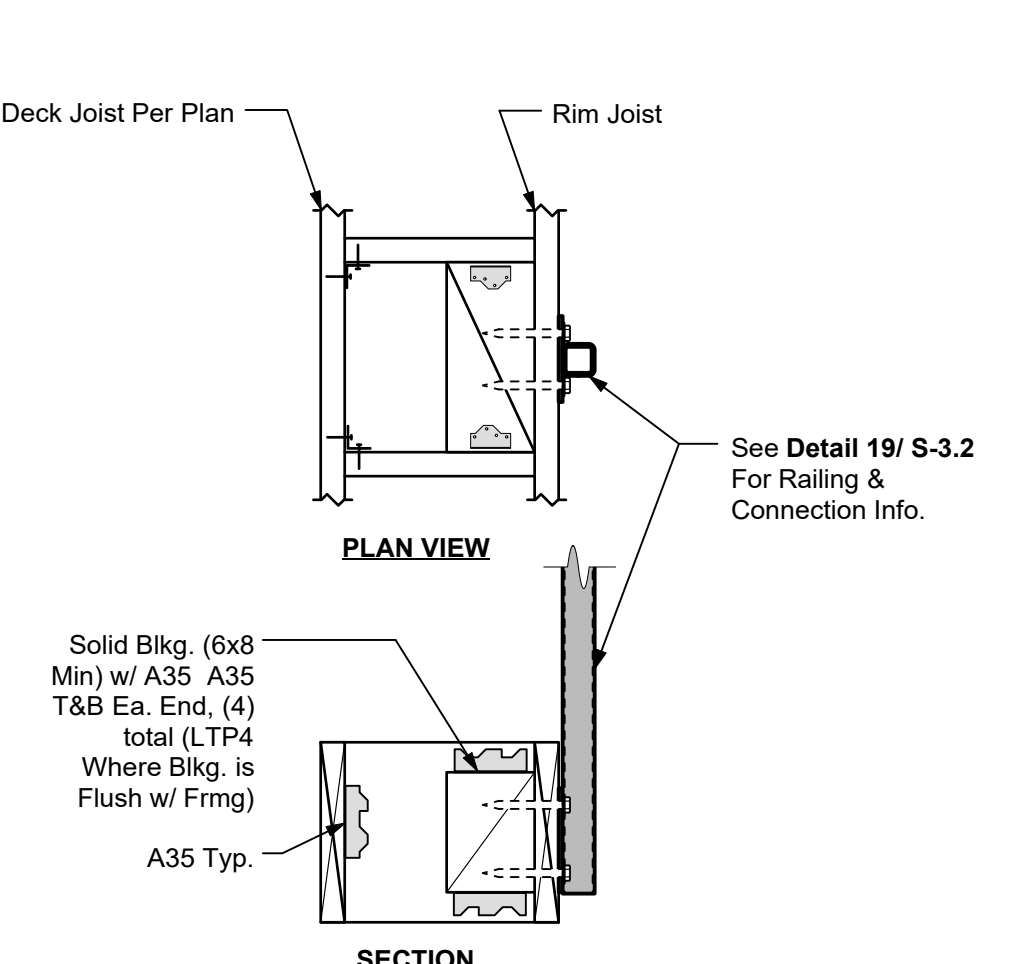
11 WINDOW IN SHEARWALL



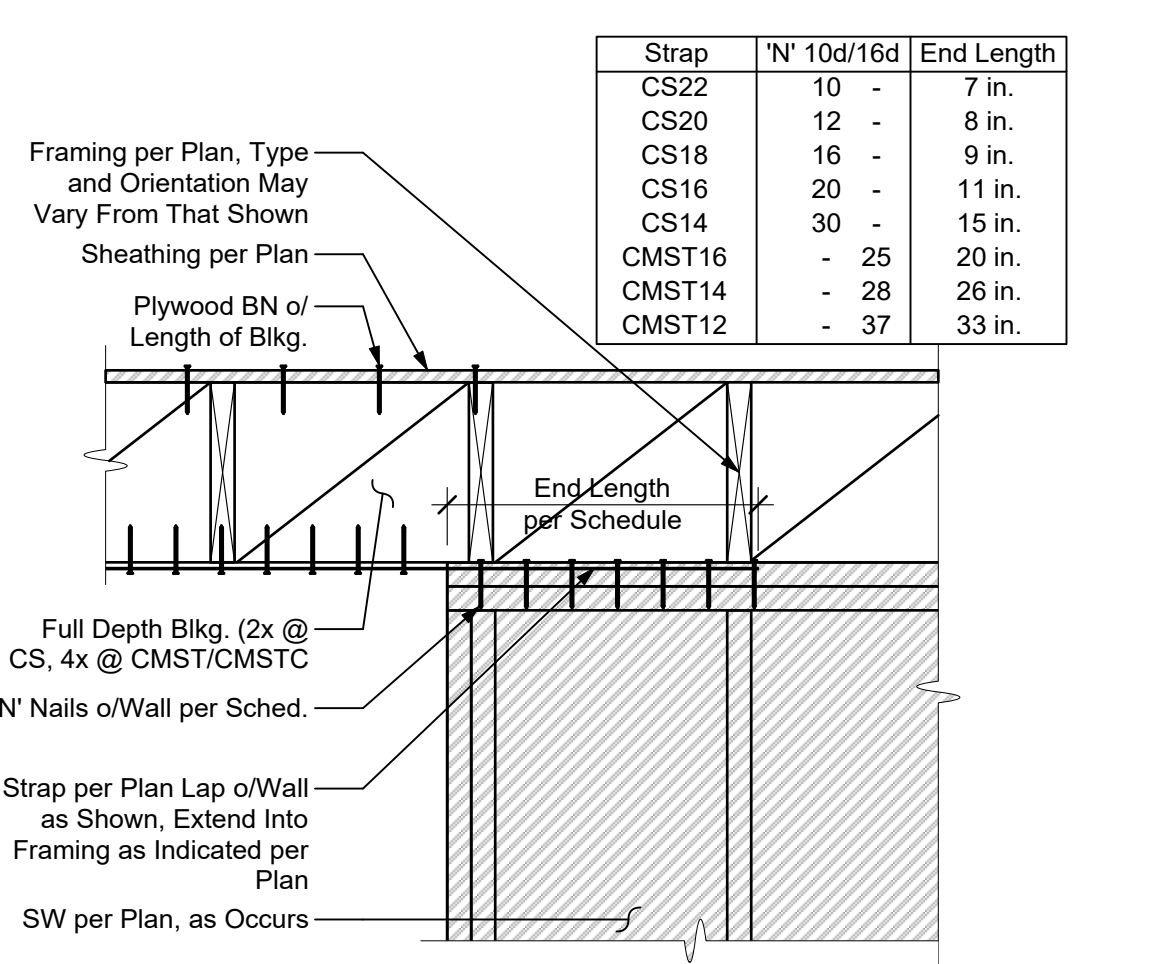
7 RAILING CONNECTION



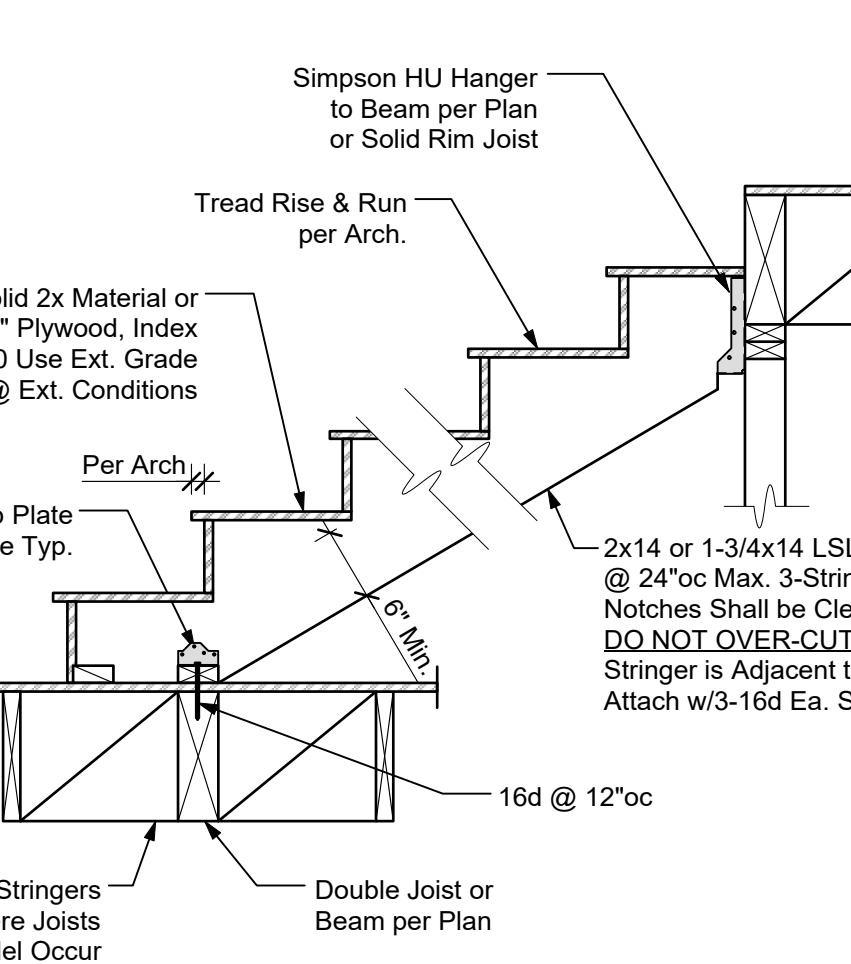
3 FLOOR FRAMING AT CANTILEVERED DECK



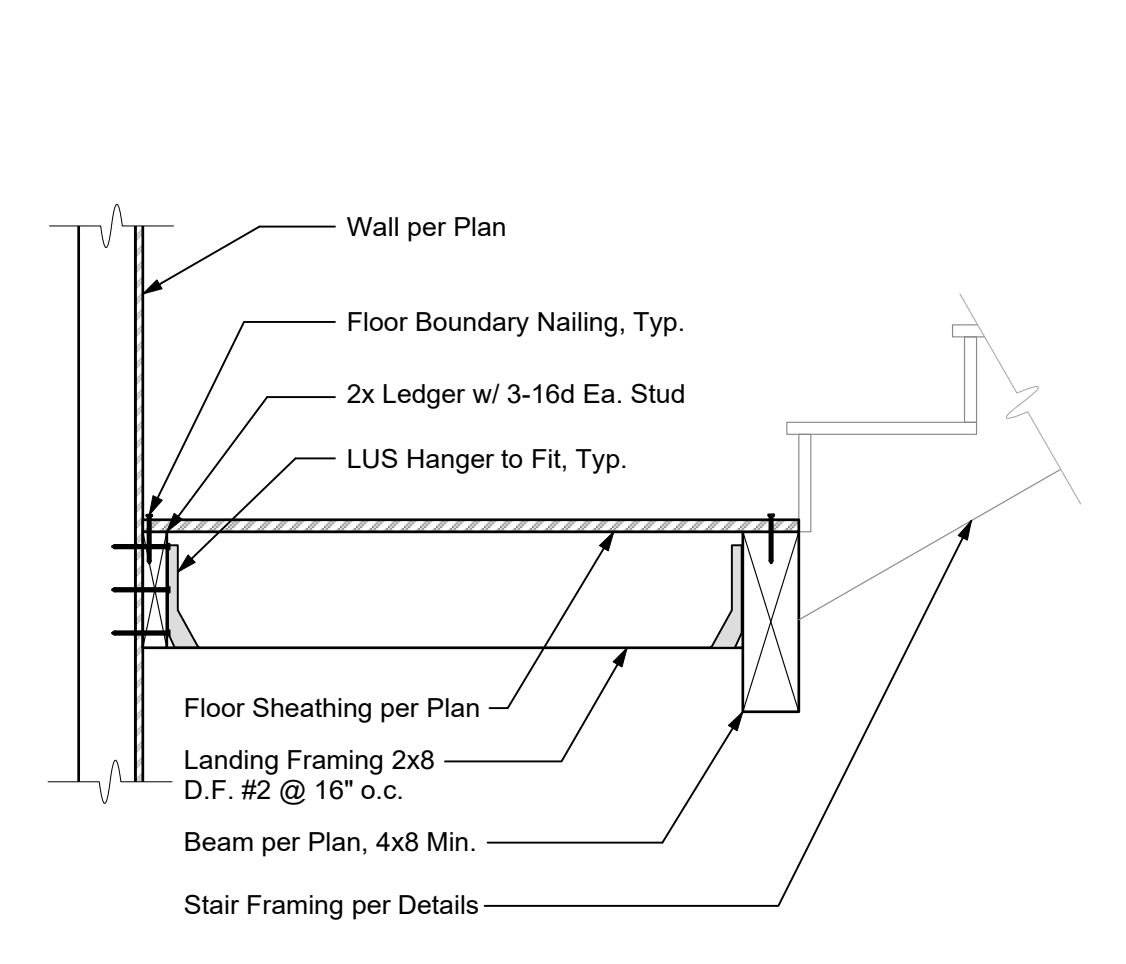
20 RAILING CONNECTION



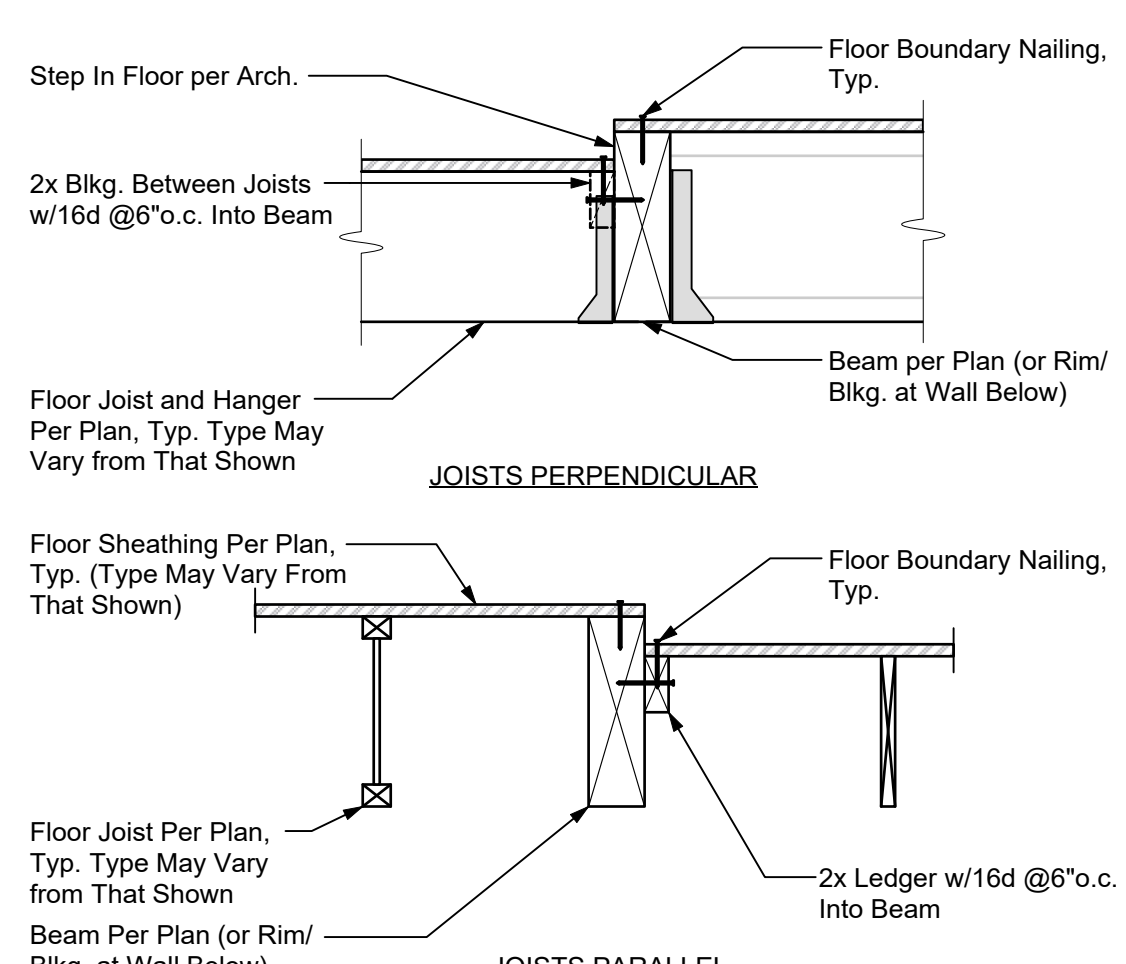
16 DRAG STRAP TO WALL



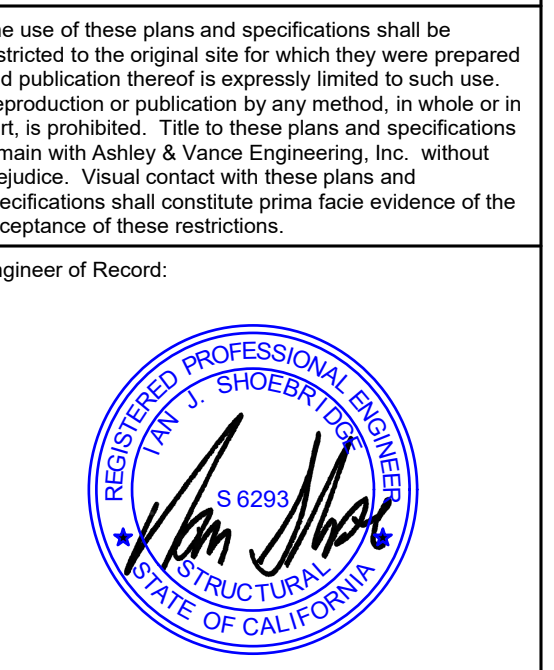
12 TYP. WOOD STAIR



8 STAIR LANDING FRAMING



4 RECESSED FRAMING



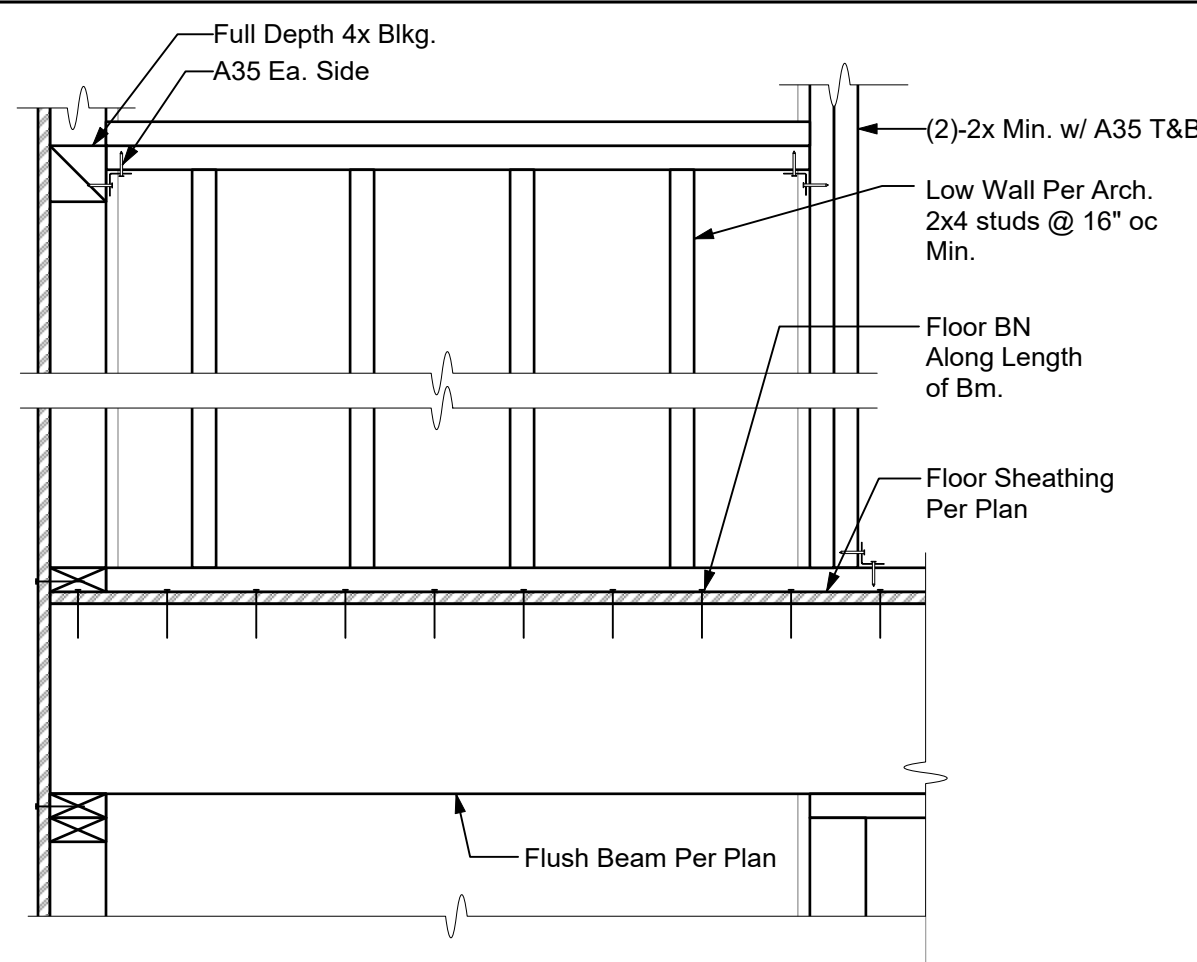
Stanley Residence
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Cayucos, CA 93430

Revision:

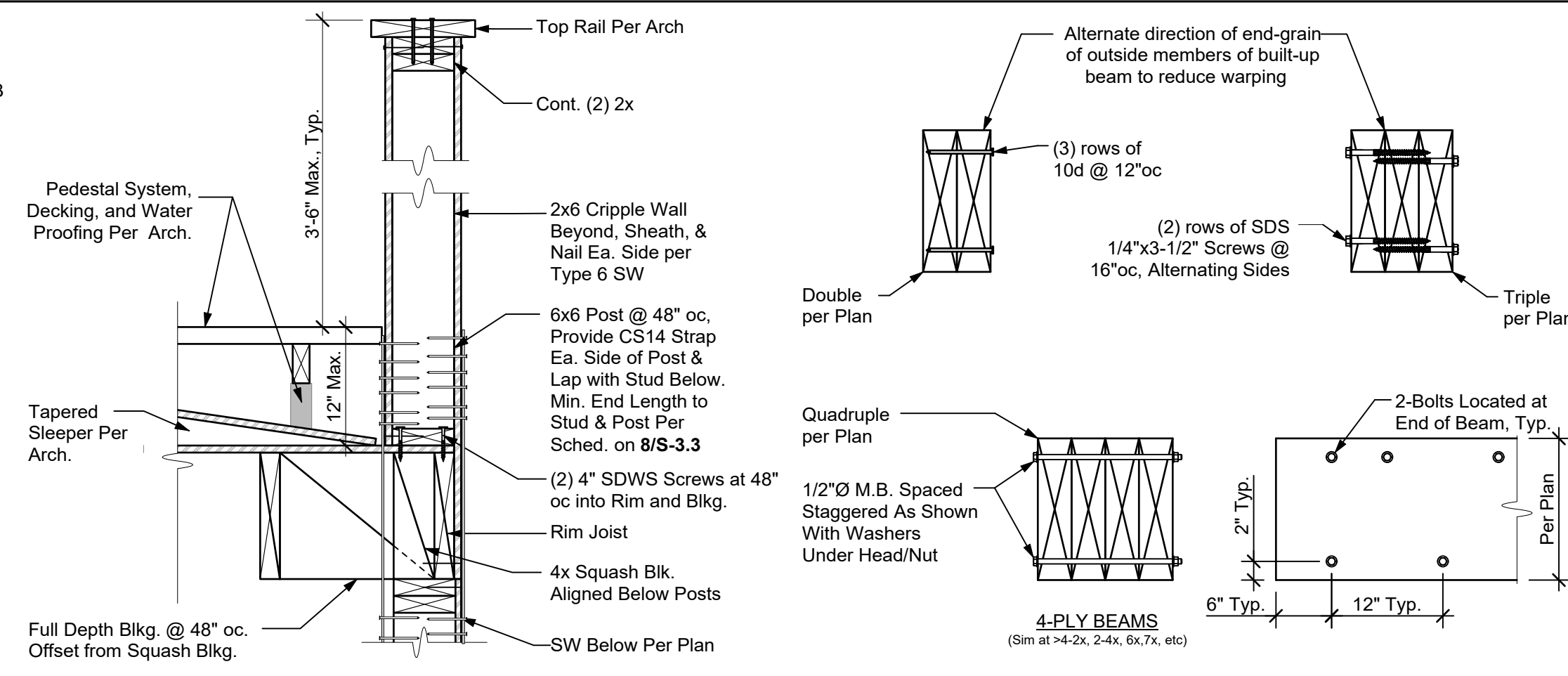
Rev.	Description	Date
1	Plan Check Revisions	06 Oct. 2023

Proj. Engr.: Nick Vincent Phone Ext.: 150
Proj. Mgr.: I. Shoebridge Phone Ext.: 116
Date: 16 Dec. 2022 Scale: NTS
A&V Job No.: 22941

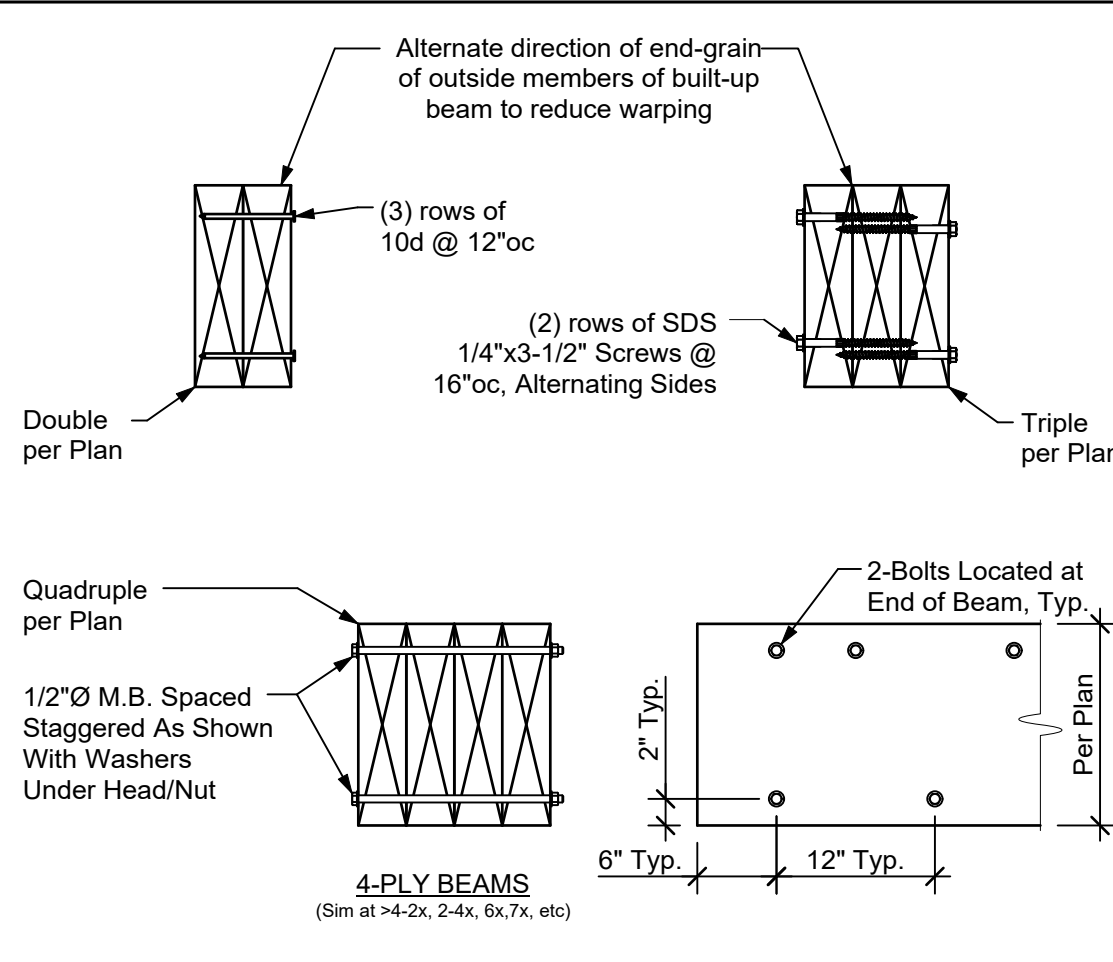
STRUCTURAL DETAILS
S-3.2



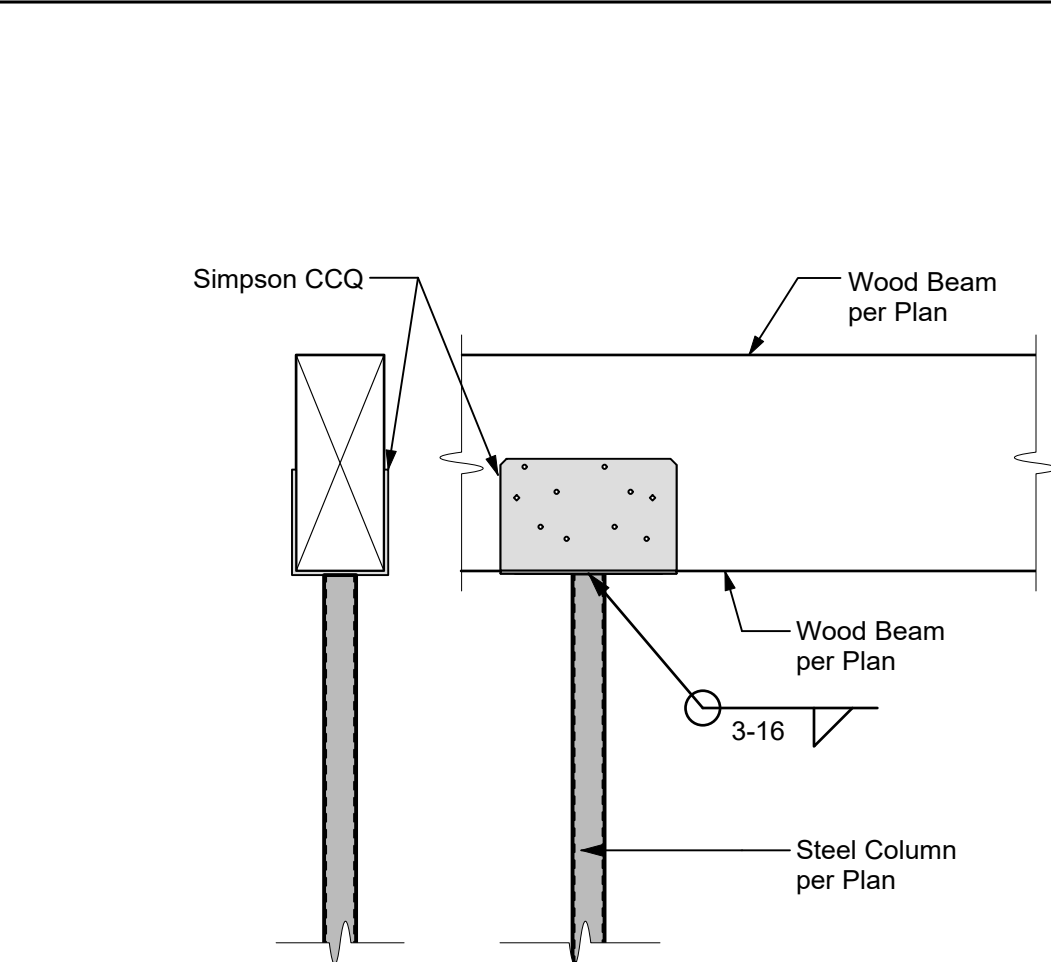
17 LOW WALL/RAILING CONNECTION



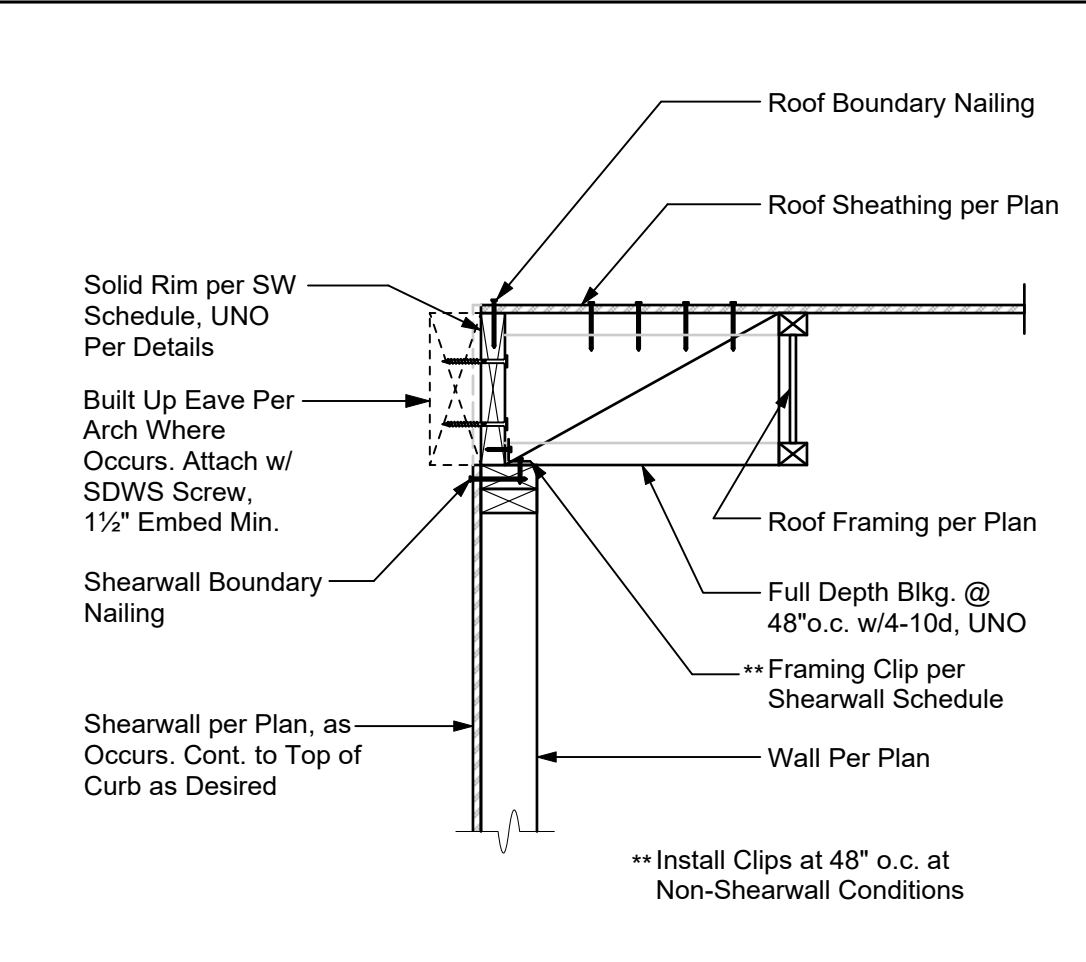
13 DECK WALL TO RAIL RIM JOIST



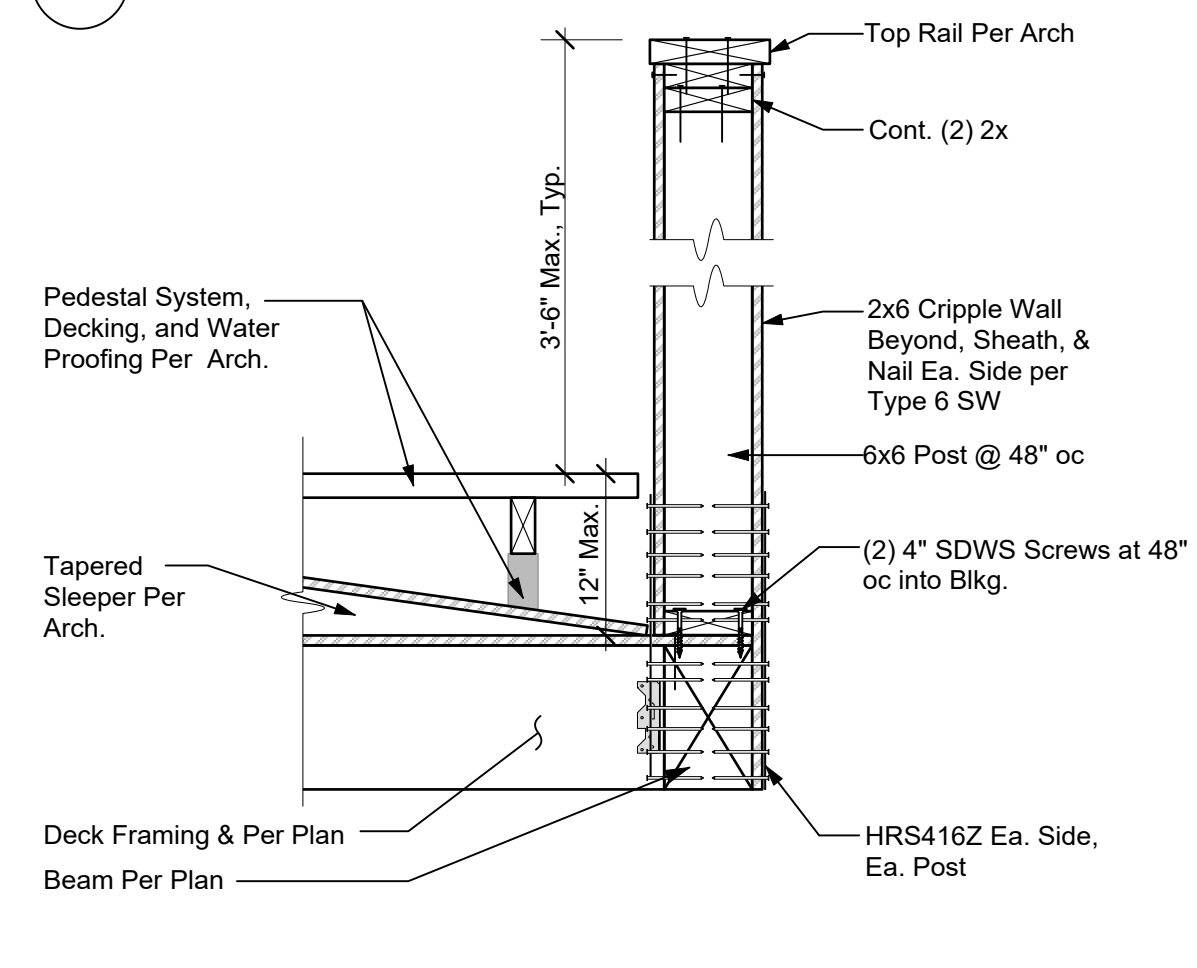
9 TYPICAL BUILT-UP BEAMS



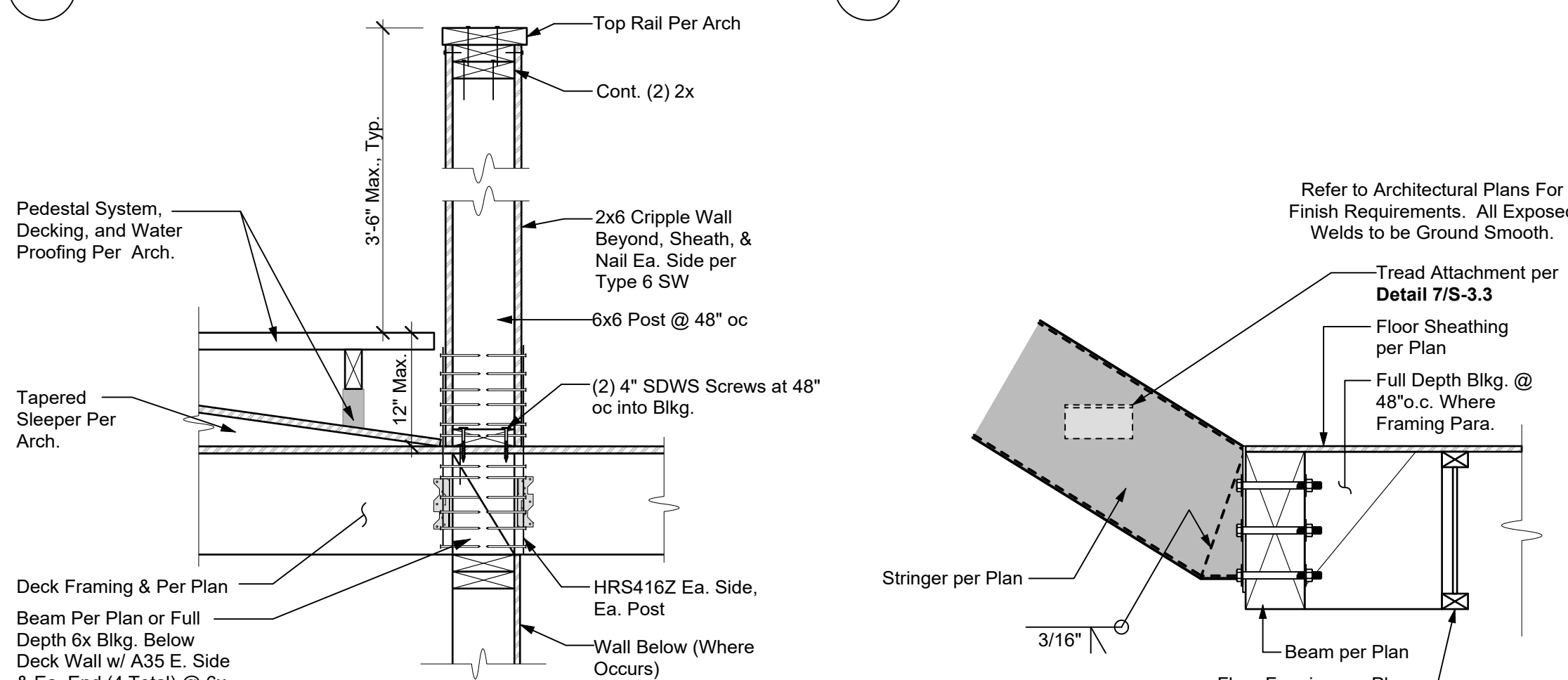
5 WOOD BEAM TO STEEL COLUMN



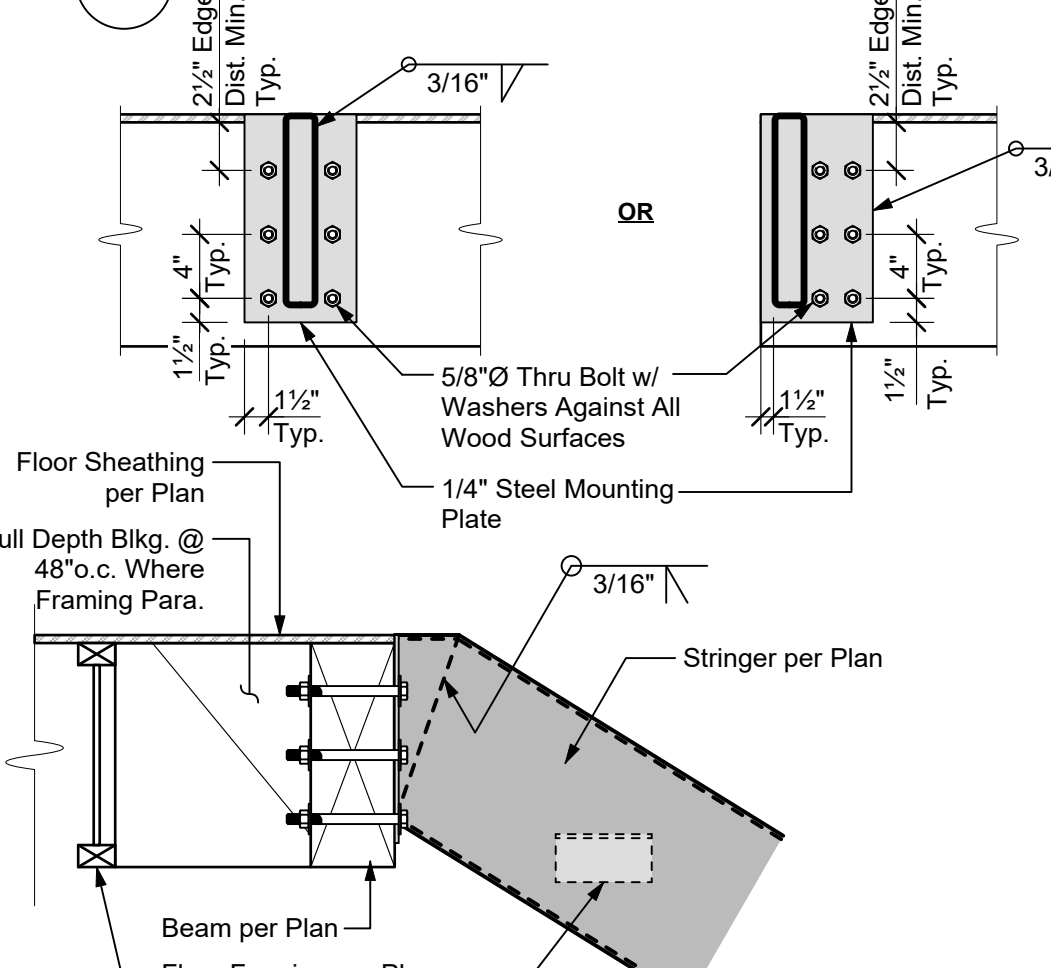
1 ROOF FRAMING AT EXTERIOR WALL



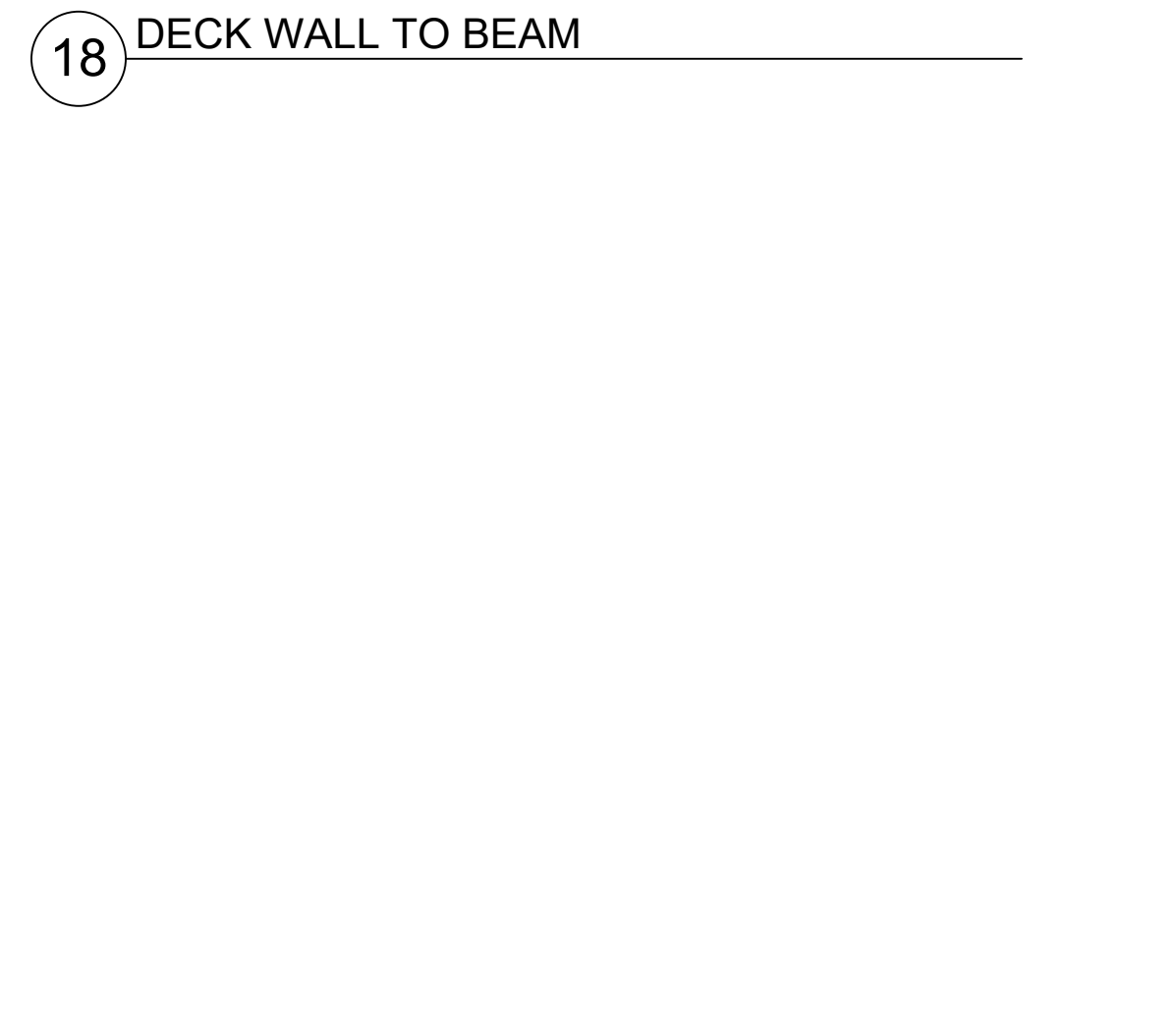
18 DECK WALL TO BEAM



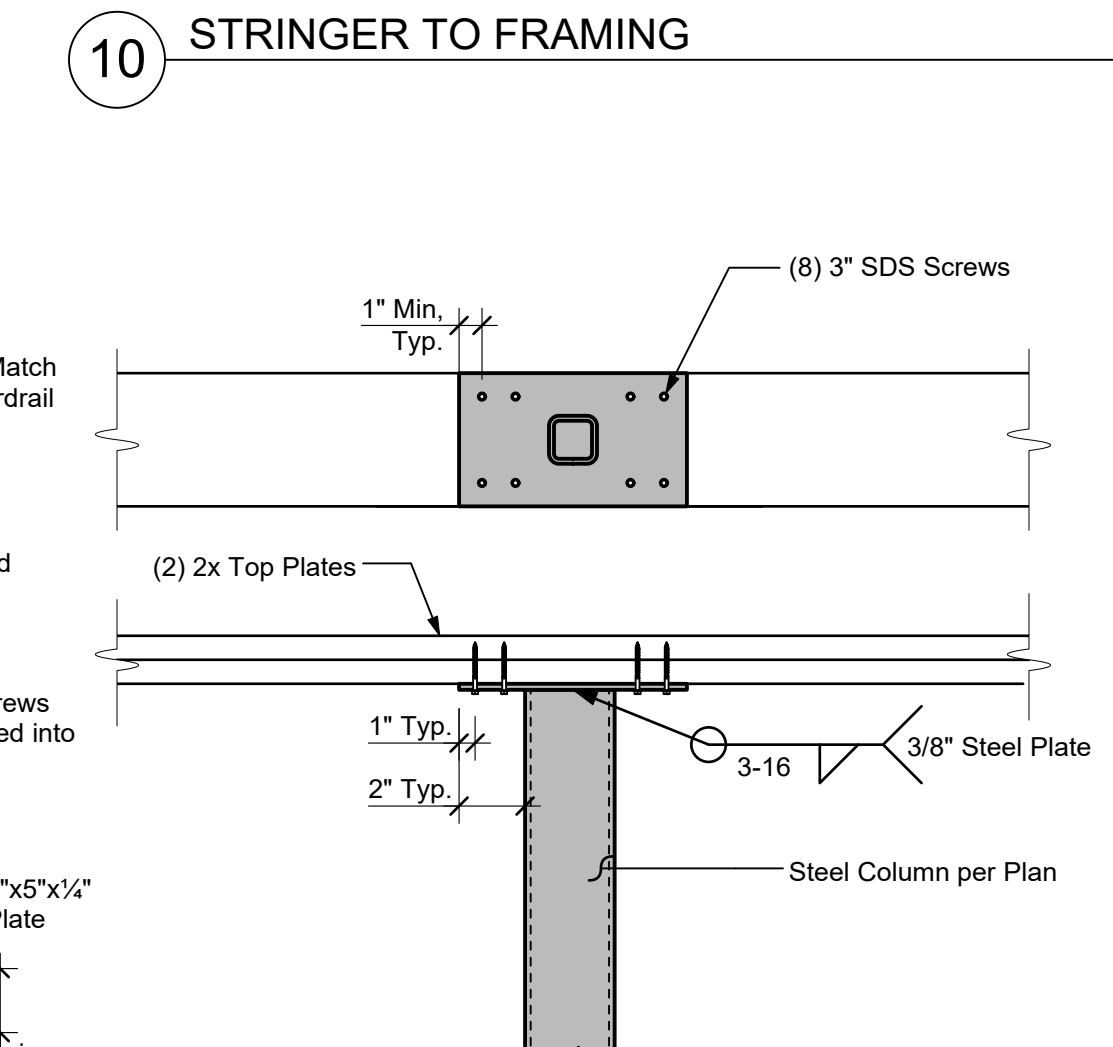
10 STRINGER TO FRAMING



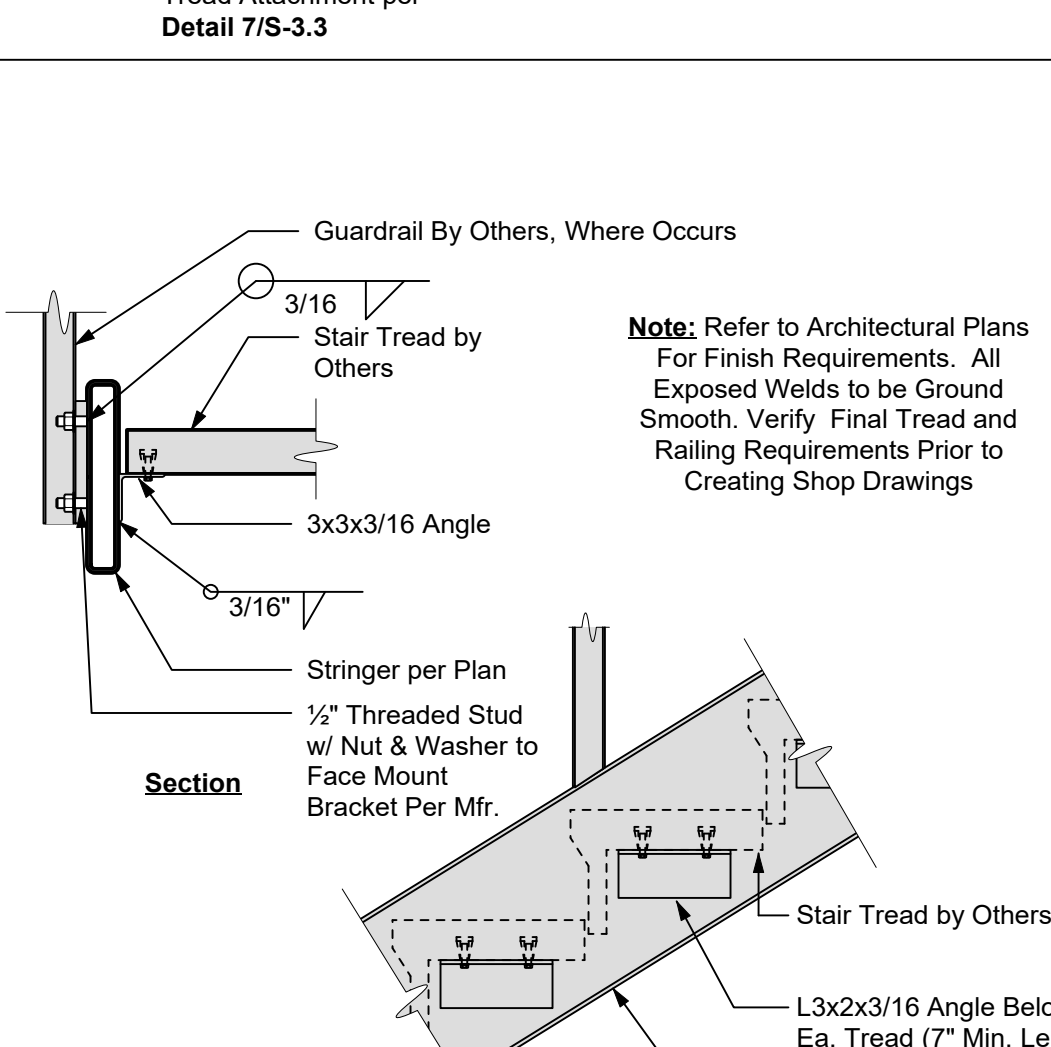
2 LEDGER AT STAIR WALL



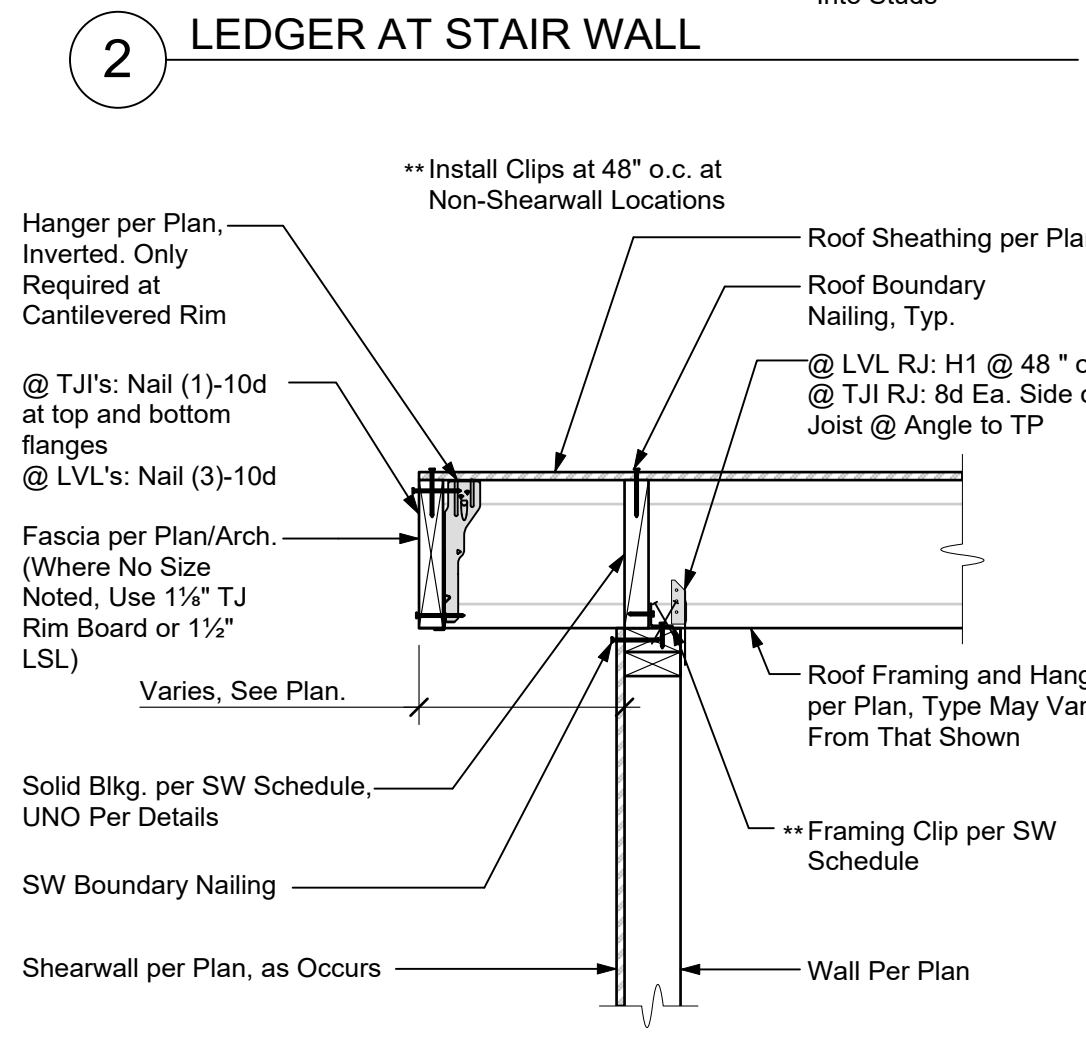
14 DECK WALL TO ROOF



11 STEEL COLUMN TO TOP PLATES



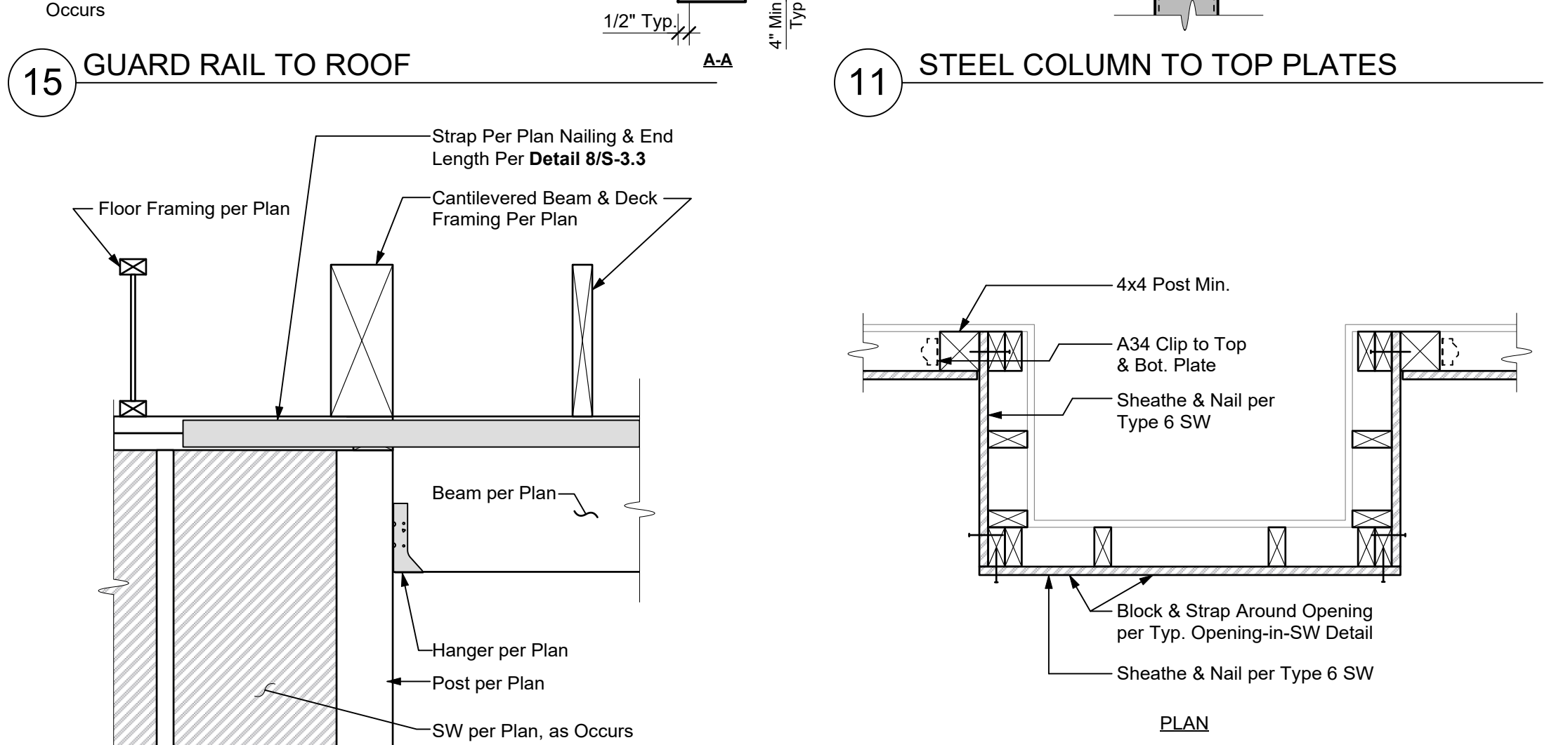
7 STRINGER DETAILS



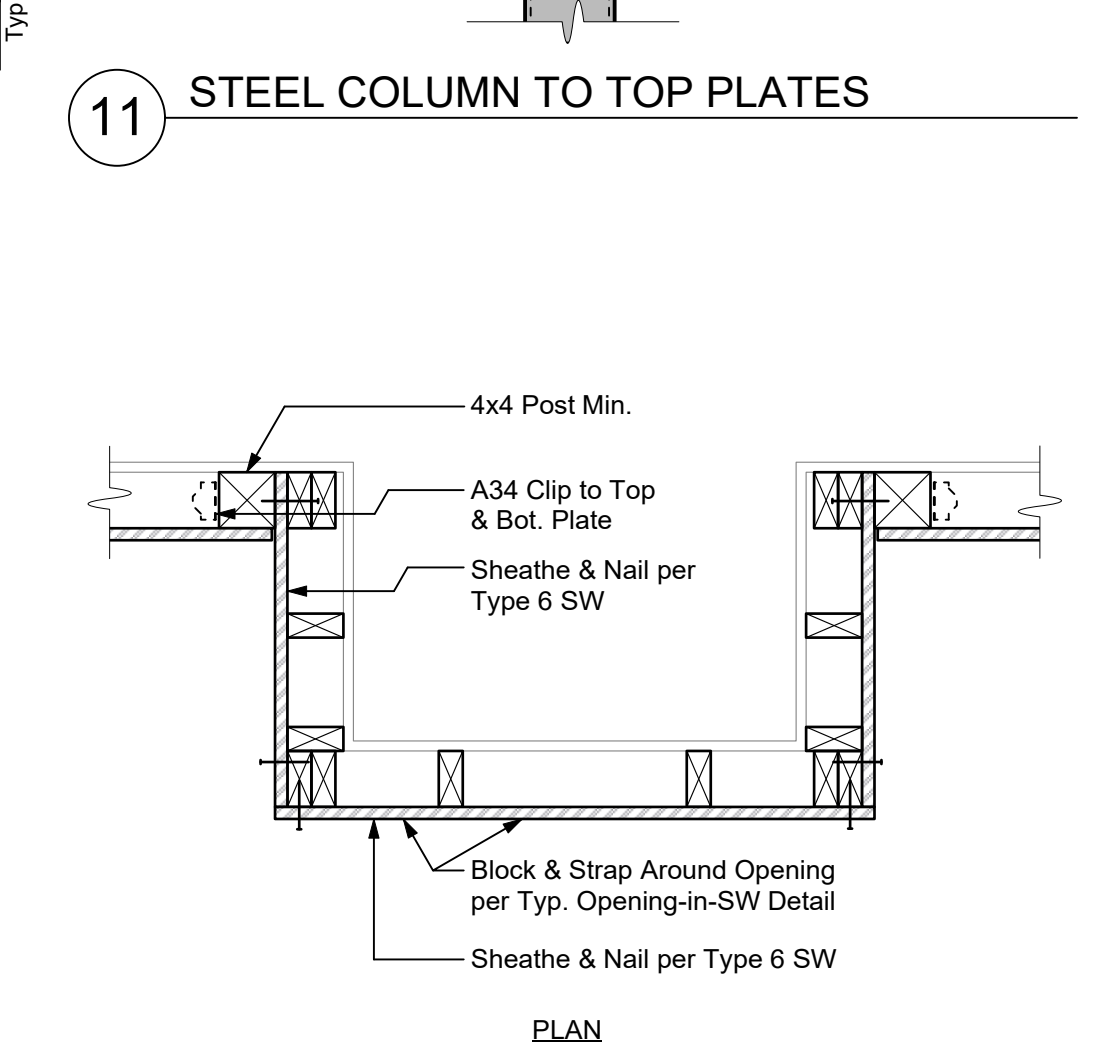
3 ROOF FRAMING AT CANTILEVER



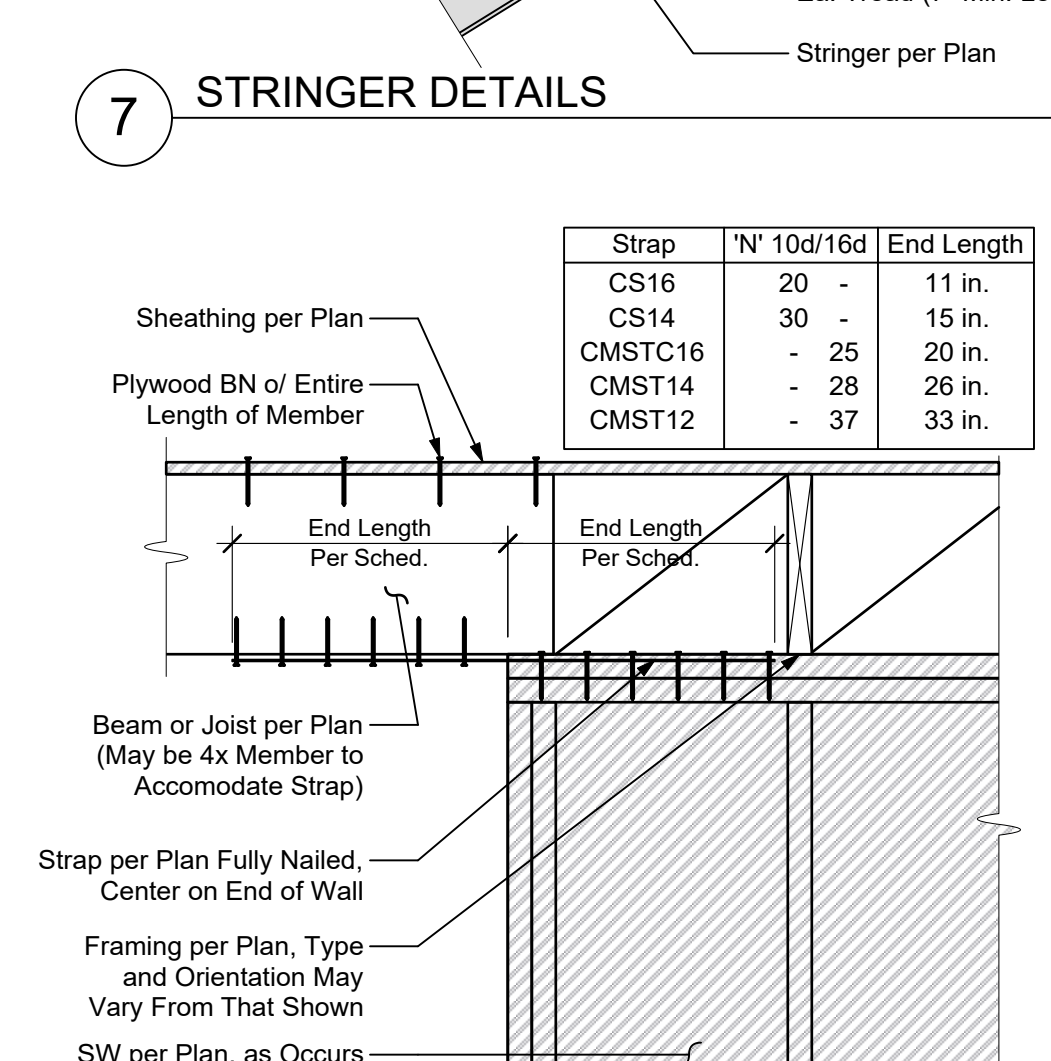
19 NOT USED



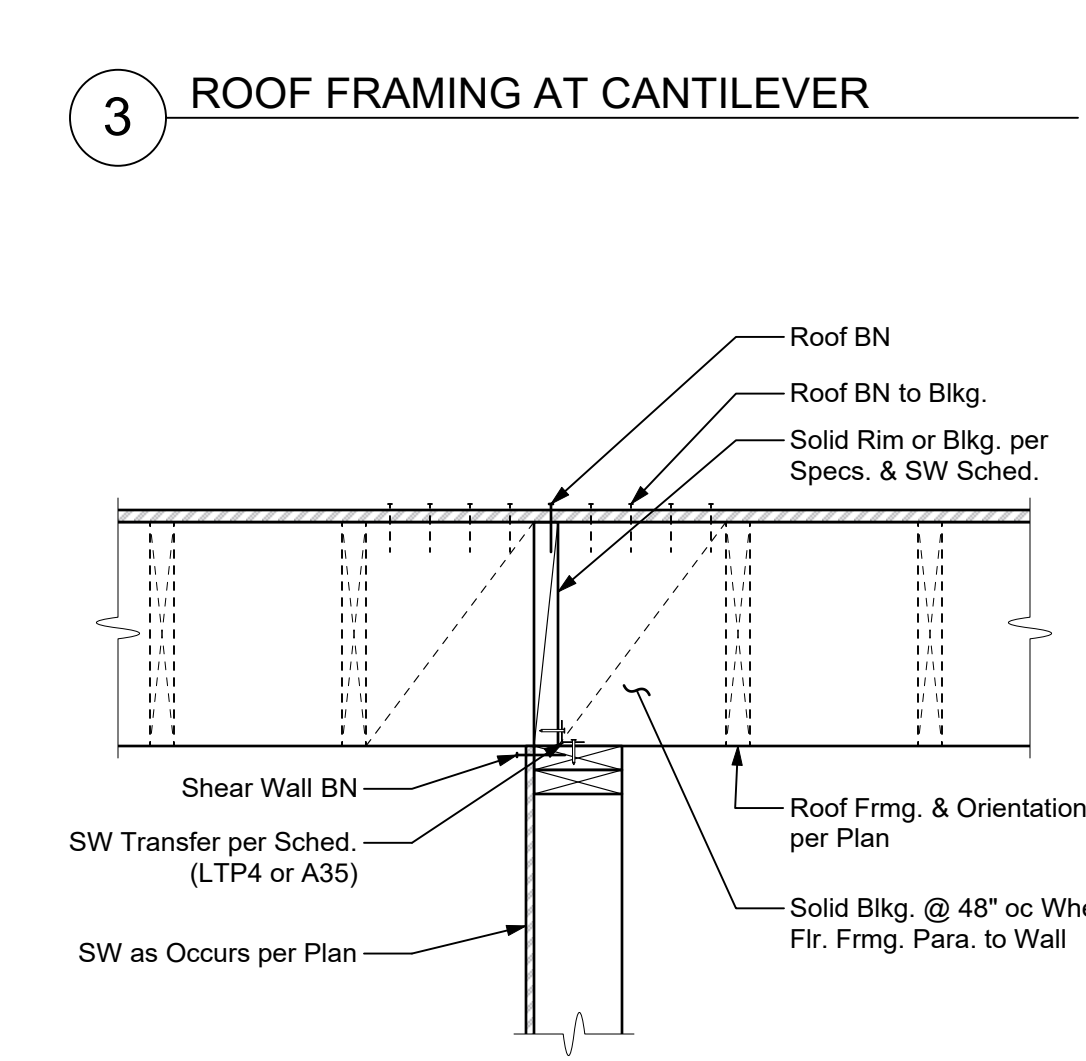
15 GUARD RAIL TO ROOF



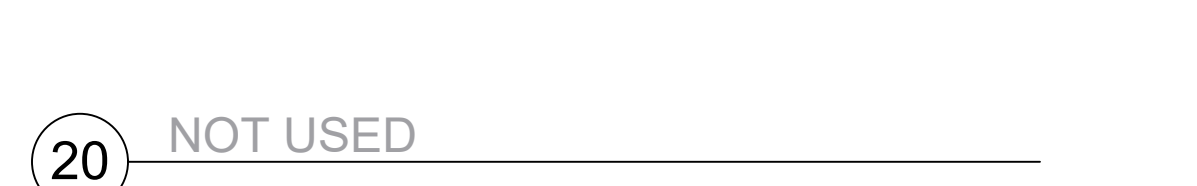
12 TYP. CHIMNEY POP-OUT



8 DRAG STRAP TO WALL



4 SHEAR TRANSFER: ROOF AT INT. WALL



20 NOT USED



16 STRAP AT DROP BEAM

Ashley & Vance
ENGINEERING, INC.
1229 Camel Street
San Luis Obispo, CA 93401
(805) 945-0010
www.ashleyvance.com

CIVIL • STRUCTURAL

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Engineer of Record:

Stanley Residence
3525 Gilbert Ave.
Cayucos, CA 93430

Revision:

▲	Plan Check Revisions	06 Oct. 2023
▲		
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Proj. Engr.: Nick Vincent Phone Ext.: 150
Proj. Mgr.: I. Shoebidge Phone Ext.: 116
Date: 16 Dec. 2022 Scale: NTS
A&V Job No.: 22941

STRUCTURAL
DETAILS

S-3.3

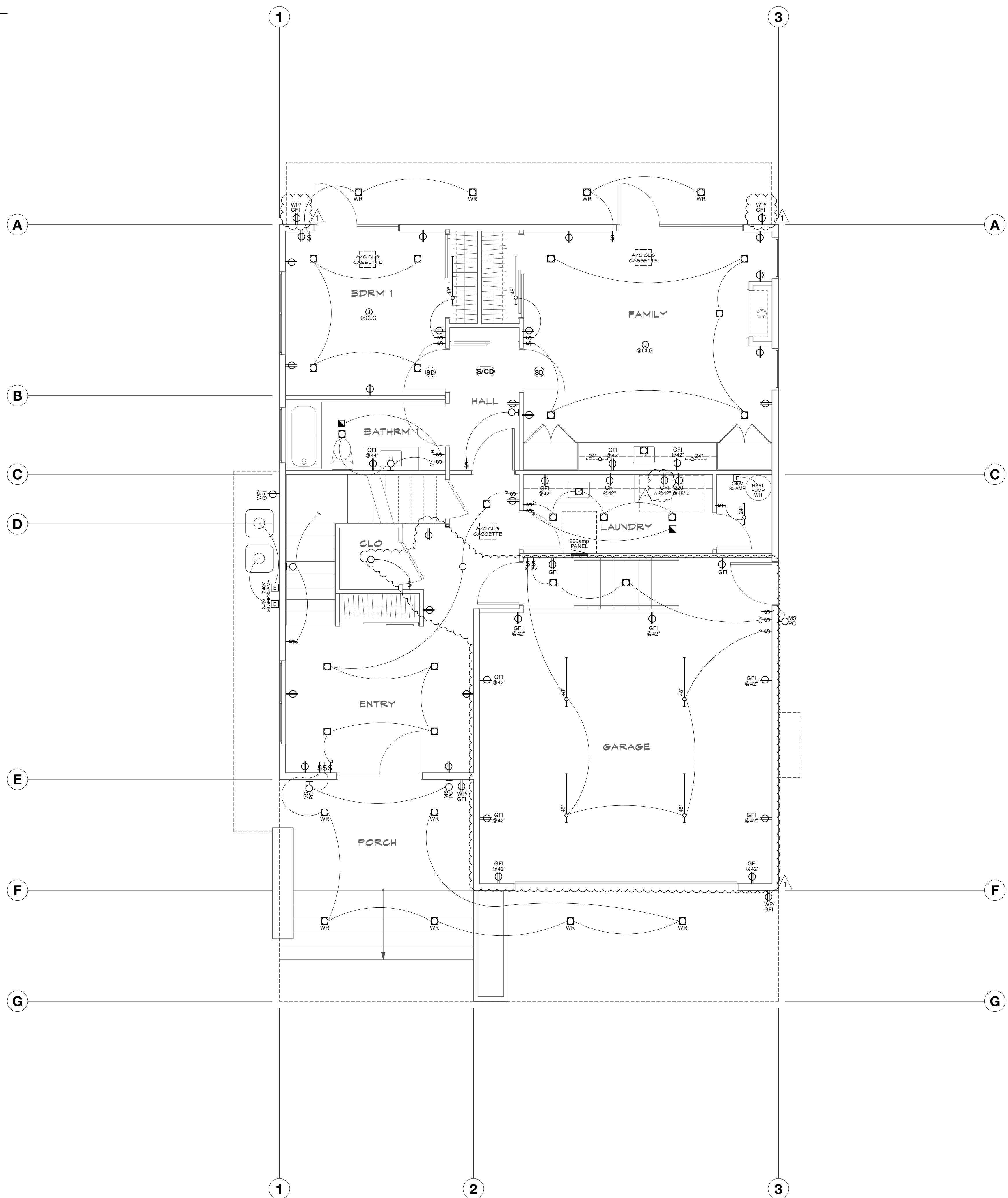
DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.
A-2-76

ELECTRICAL LEGEND

○	J-BOX	⊕	110V DUPLEX OUTLET
○	CEILING SURFACE-MOUNTED LED LIGHT FIXTURE	⊕	110V DUPLEX OUTLET W/ GROUND FAULT INTERRUPTOR
○	SUSPENDED LED FIXTURE	⊕	WEATHERPROOF OUTLET W/ GROUND FAULT INTERRUPTOR
○	SUSPENDED LED FIXTURE W/ MOTION SENSOR & INTEGRAL PHOTO CONTROL	⊕	110V FOUR-PLEX OUTLET
○	WALL MOUNTED LED SCONCE	⊕	1/2 HOT-1/2 SWITCHED OUTLET
○	WALL MOUNTED LED SCONCE W/ MOTION SENSOR & INTEGRAL PHOTO CONTROL	⊕	220V OUTLET
□	RECESSED CEILING LED LIGHT FIXTURE	⊕	110V DUPLEX FLOOR OUTLET
□	RECESSED CEILING LED WATER RESISTANT FIXTURE	⊕	SINGLE SWITCH
□	EXHAUST FAN W/ MOTION & HUMIDITY SENSOR	⊕	3-WAY SWITCH
—	LED STRIP LENGTH VARIES, SEE PLAN	⊕	DIMMER SWITCH
—	LED UNDERCOUNTER STRIP LENGTH VARIES, SEE PLAN	⊕	FAN TIMER
⊕	ELECTRICAL PANEL RECESSED	⊕	SWITCH W/ HUMIDISTAT
⊕	RECESSED STEP LIGHT	⊕	VACANCY SENSOR
⊕	SMOKE DETECTOR	⊕	EQUIPMENT SHUT OFF
⊕	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	⊕	THERMOSTAT

ELECTRICAL NOTES

- Electrical system ground shall be provided per CEC 250.50.
- Hot water, cold water, and gas piping shall be bonded to the main service panel with one continuous, unbroken #10 bare copper conductor.
- Panels shall be sized to provide four full-size spare circuit spaces for future expansion.
- No branch circuit panel or protective devices shall be installed in bathrooms, pantries, clothes, janitor, laundry, or similar closets, or water heater/furnace compartments.
- Not used
- All branch circuits that supply 120-volt, single-phase, 15 and 20 amp outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms shall be protected by a listed combination-type arc-fault circuit interrupter, installed to provide protection of the branch circuit. (CEC 210.12(A))
- Light switches shall be grounded, per CEC 404.9(B).
- Bathroom receptacles shall be supplied by at least one 20-amp branch circuit. Such circuits shall have no other outlets. Receptacle outlets shall not be installed in a face-up position in the countertops.
- Provide GFI outlets at locations within 6'-0" of the outside edge of sink, at all locations within kitchen where receptacles are installed to serve the countertop surfaces, and at all bathroom outlets.
- Provide WP/GFI outlets at all exterior locations.
- Kitchen and bathroom convenience outlets shall be +2" above countertops, u.n.c.
- Receptacles in the kitchen, dining room, pantry, or other similar areas shall be supplied by at least two 20-amp, small appliance branch circuits. At least one 20 amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets.
- Refrigerator outlet shall be at +42" AFF
- Smoke detectors shall receive their primary power from building wiring with battery back-up. Such wiring shall be permanent. Detectors shall sound an audible alarm in all sleeping areas and in corridors serving sleeping rooms. Provide detectors in sleeping rooms 4 every room in the egress path from each sleeping room. In dwelling units that are more than one story, a detector will be located in each level. Detectors shall be interconnected.
- All fluorescent fixtures shall have only high efficiency lamps, and shall not contain a medium screw base socket. Ballasts for lamps rated 13 watts or greater shall be electronic. Lamp efficiency minimum shall be as follows:
 15 watts or less- 40 lumens per watt
 over 15 watts to 40 watts- 50 lumens per watt
 over 40 watts- 60 lumens per watt
- Recessed light fixtures installed in areas to receive insulation shall be "IC" rated for zero clearance, and be sealed with gaskets or caulked btwn housing and ceiling. No penetration or removal of insulation allowed.
- Thermostat shall be a set-back type, Honeywell T-802A or equal.
- Exhaust fans in toilet/shower areas shall be Energy Star compliant and exhaust 50 cfm per and shall be controlled by a humidistat. ASHRAE Standard 62.2. Ducts to be sized per ASHRAE 62.2, Table 5.2 and terminate outside the building.
- Bathroom fans shall be Panasonic Whisper Recessed FV-08VRL 1m 80cfm or approved equal.
- Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than a required for overcurrent protection.
- Single- and multiple-station carbon monoxide alarms shall be listed to comply with UL 2034. Carbon monoxide detectors shall be listed to comply with UL 2075. Installation shall be in accordance with NFPA 720 and the manufacturer's installation instructions.
- Each multiwire branch circuit shall be provided with a means that will simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates, per CEC 210.4(B)
- All electric services shall have a single main disconnect to disconnect all conductors in a building or structure. In all new construction and remodels involving fifty percent or more of the total square footage of the building, when the required disconnect is located within the building or in an area not readily accessible, an emergency disconnect shall be provided in a readily accessible location on the exterior of the building as designated by the fire chief. The disconnecting device shall be located within an enclosed security enclosure (such as a Knox Box) and a key provided the fire department.
- Luminaires providing outdoor lighting, including for private patios, entrances, balconies, porches, etc. which are permanently mounted to a residential building shall be high efficacy and shall be controlled by ON and Off switch, which does not override to On motion sensor and photocontrol, motion sensor without override, photocontrol without override. (CEC 150(K)9)
- Lighting in laundry room and utility room shall be high efficacy luminaires and controlled by vacancy sensors. (CEC 150(K)6)
- All lighting shall be high efficacy and at least one light shall be controlled with a vacancy sensor.
- In every habitable room, an electrical outlet shall be installed so that no point along the floor line in any wall space more than six feet measured horizontally from any outlet in that space, including any wall space two feet or more in width, the wall space occupied by fixed panels in exterior walls, and fixed room dividers such as a bar or peninsula. (CEC 210.52 (A)(1)(2) & (3))
- All areas specified in 210.52 all 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles. (CEC 406.12)
- Dishwasher shall be GFCI protected.
- All receptacle outlets serving countertops in kitchens of dwelling units to be GFCI protected.
- Carbon monoxide detectors shall be installed outside sleeping areas in the vicinity of bedrooms. (CEC 420.6, R3 15)
- Kitchen shall have an exhaust fan ducted to the outside with a minimum ventilation rate of 100cfm. The ducting shall be sized according to ASHRAE Standard 62.2 Table 7.1.
- Means of interrupting the electrical supply to the air conditioning equipment shall be provided within sight of and not over 50ft from the air conditioner and cooling tower.
- Electrical boxes in membrane penetrations of fire-resistive walls (garage to house) shall be listed and separated horizontally by a distance in the listing.
- Provide a conduit system from the main electrical panel to an accessible location for future renewable energy generation to accommodate a point of connection on the load side of the electrical service disconnecting means. The conduit system shall be sized per Table 19.0B.04(O)(1). Conduit shall be sized to accommodate a branch circuit sized at 20% of the rating busbar.
- Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit, not less than trade size 1 (1" inside diameter). Raceway shall originate at the main subpanel and terminate at a listed cabinet, box or other enclosure near the proposed EV charger location. The subpanel shall provide capacity to install a 40-amp minimum dedicated branch circuit and space(s) to permit installation of a branch circuit overcurrent protective device.



GROUND FLOOR ELECTRICAL PLAN
1/4" = 1' - 0"



Architecture, Planning & Graphics

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San Luis Obispo, California 93401
805/541-5604 voice

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Project:

STANLEY RESIDENCE

3525 GILBERT AVE
CAYUCOS
CA 93430

Client:

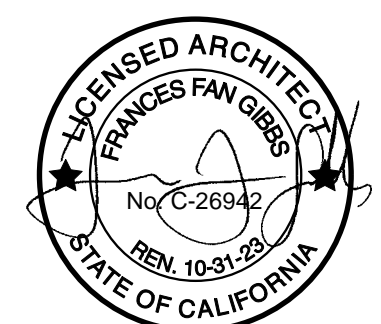
DAN & LINDA STANLEY
c/o CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401

(805) 541 - 4509

Sheet Contents:

GROUND FLOOR ELECTRICAL PLAN



Date: 16 DEC 2022

Revised: 30 AUG 2023 PG#1

Job No: 2214

Sheet: **E - 1**

STANLEY RESIDENCE

3525 GILBERT AVE
CAYUCOS
CA 93430

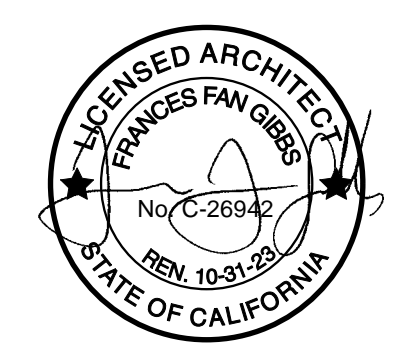
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CAROL FLORENCE OASIS ASSOCIATES

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Sheet Contents:

SECOND FLOOR ELECTRICAL PLAN



Date: 16 DEC 2022

Revised: 30 SEP 2023 PGM# 1

Job No: 2214

Sheet:

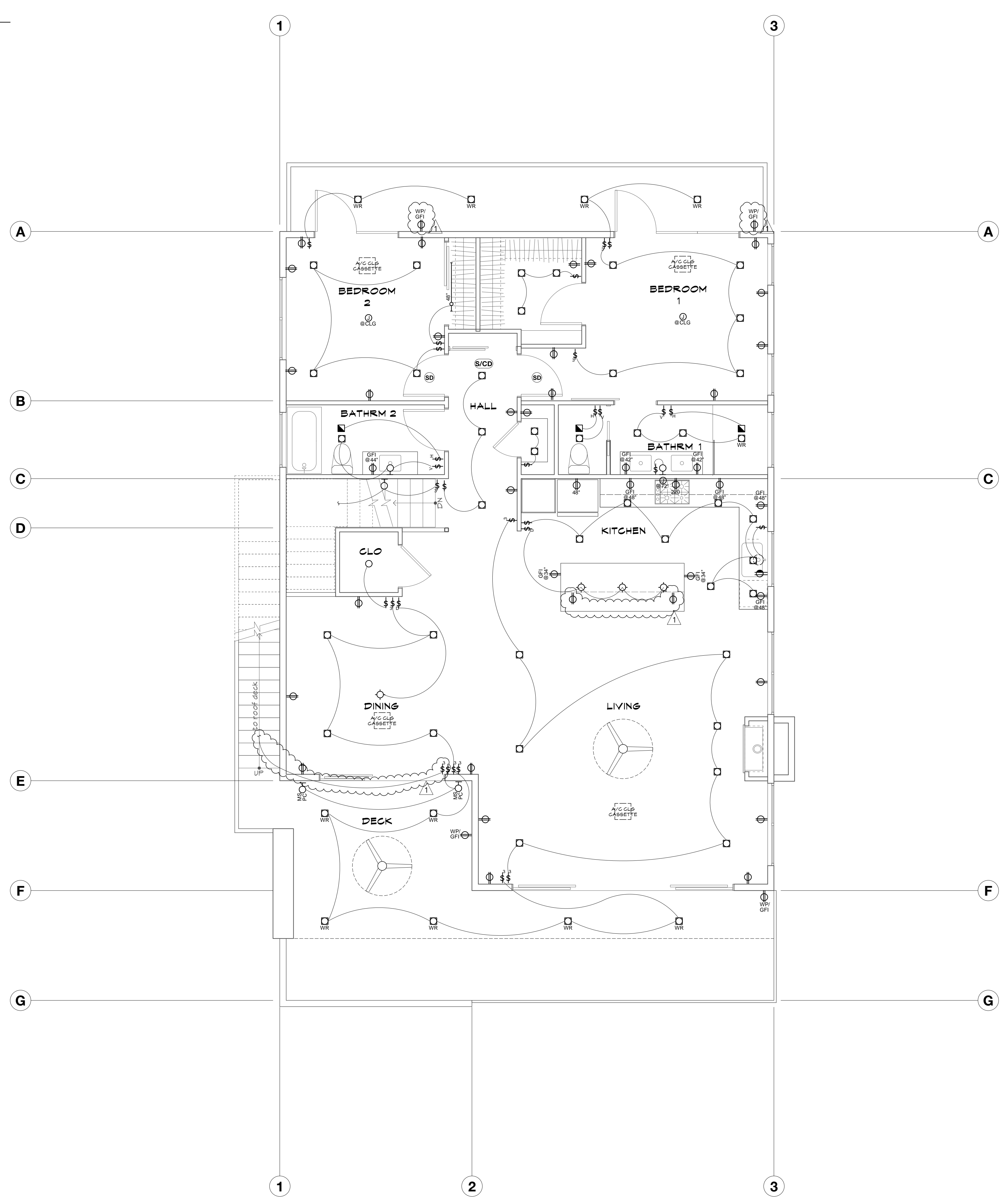
E - 2

ELECTRICAL LEGEND	
⊙	J-BOX
○	CEILING SURFACE-MOUNTED LED LIGHT FIXTURE
◇	SUSPENDED LED FIXTURE
◇ _{MS}	SUSPENDED LED FIXTURE W/ MOTION SENSOR & INTEGRAL PHOTO CONTROL
○	WALL MOUNTED LED SCONCE
○ _{MS}	WALL MOUNTED LED SCONCE W/ MOTION SENSOR & INTEGRAL PHOTO CONTROL
□	RECESSED CEILING LED LIGHT FIXTURE
□ _{WR}	RECESSED CEILING LED WATER RESISTANT FIXTURE
■	EXHAUST FAN W/ MOTION & HUMIDITY SENSOR
—24"	LED STRIP LENGTH VARIES, SEE PLAN
—24"	LED UNDERCOUNTER STRIP LENGTH VARIES, SEE PLAN
⊞	ELECTRICAL PANEL RECESSED
⊞	RECESSED STEP LIGHT
⊞	SMOKE DETECTOR
⊞	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
⊞	110V DUPLEX OUTLET
⊞ _{GFI}	110V DUPLEX OUTLET W/ GROUND FAULT INTERRUPTOR
⊞ _{WP/GFI}	WEATHERPROOF OUTLET W/ GROUND FAULT INTERRUPTOR
⊞	110V FOUR-PLEX OUTLET
⊞	1/2 HOT-1/2 SWITCHED OUTLET
⊞	220V OUTLET
⊞	110V DUPLEX FLOOR OUTLET
⊞	SINGLE SWITCH
⊞	3-WAY SWITCH
⊞	DIMMER SWITCH
⊞	FAN TIMER
⊞	SWITCH W/ HUMIDISTAT
⊞	VACANCY SENSOR
⊞	EQUIPMENT SHUT OFF
⊞	THERMOSTAT

ELECTRICAL NOTES

- Electrical system ground shall be provided per CEC 250.50.
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- Provide WP/GFI outlets at all exterior locations.
- Kitchen and bathroom convenience outlets shall be 6" above countertops, u.n.o.
- Receptacles in the kitchen, dining room, pantry, or other similar areas shall be supplied by at least two 20-amp, small appliance branch circuits. At least one 20 amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets.
- Refrigerator outlet shall be at +48" AFF
- Smoke detectors shall receive their primary power from building wiring with battery back-up. Such wiring shall be permanent. Detectors shall sound an audible alarm in all sleeping areas and in corridors serving sleeping rooms. Provide detectors in sleeping rooms in every room in the egress path from each sleeping room. In dwelling units that are more than one story, a detector will be located in each level. Detectors shall be interconnected.
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- Thermostat shall be a set-back type, Honeywell T-80B2A or equal.
- Exhaust fans in toilet/shower areas shall be Energy Star compliant and exhaust 50 cfm per and shall be controlled by a humidistat. ASHRAE Standard 62.2. Ducts to be sized per ASHRAE 62.2, Table 5.2 and terminate outside the building.
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SECOND FLOOR ELECTRICAL PLAN

1/4" = 1' - 0"

STANLEY RESIDENCE

3525 GILBERT AVE
CAYUCOS
CA 93430

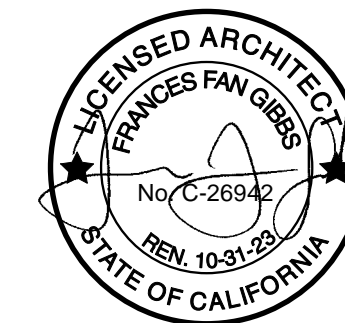
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CAROL FLORENCE OASIS ASSOCIATES

3427 MIGUELITO CT
SAN LUIS OBISPO
CA 93401
(805) 541 - 4509

Sheet Contents:

ROOF DECK ELECTRICAL PLAN



Date:

Revised:
30 AUG 2023 PG# 1

Job No:

2214

Sheet:

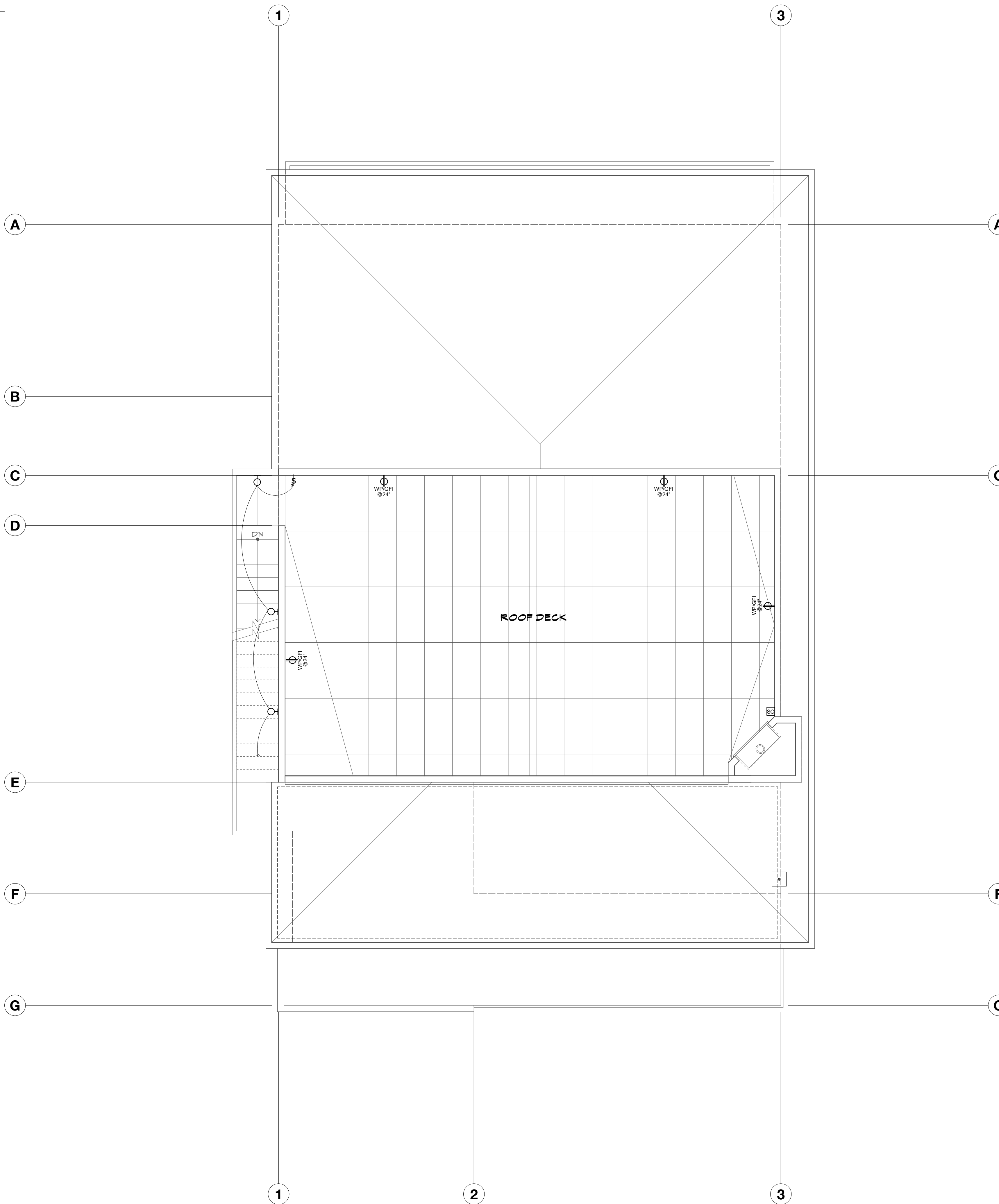
E - 3

ELECTRICAL LEGEND

⊙	J-BOX	⊕	110V DUPLEX OUTLET
○	CEILING SURFACE-MOUNTED LED LIGHT FIXTURE	⊕ GFI	110V DUPLEX OUTLET W/ GROUND FAULT INTERRUPTOR
⊙	SUSPENDED LED FIXTURE	⊕ W/P GFI	WEATHERPROOF OUTLET W/ GROUND FAULT INTERRUPTOR
⊙ MS PC	SUSPENDED LED FIXTURE W/ MOTION SENSOR & INTEGRAL PHOTO CONTROL	⊕	110V FOUR-PLEX OUTLET
○	WALL MOUNTED LED SCOFF	⊕	1/2 HOT-1/2 SWITCHED OUTLET
○ MS PC	WALL MOUNTED LED SCOFF W/ MOTION SENSOR & INTEGRAL PHOTO CONTROL	⊕	220V OUTLET
□	RECESSED CEILING LED LIGHT FIXTURE	⊕	110V DUPLEX FLOOR OUTLET
□ WR	RECESSED CEILING LED WATER RESISTANT FIXTURE	⊕	SINGLE SWITCH
■	EXHAUST FAN W/ MOTION & HUMIDITY SENSOR	⊕	3-WAY SWITCH
— 24"	LED STRIP LENGTH VARIES, SEE PLAN	⊕	DIMMER SWITCH
— 24"	LED UNDERCOUNTER STRIP LENGTH VARIES, SEE PLAN	⊕	FAN TIMER
⊕	ELECTRICAL PANEL RECESSED	⊕	SWITCH W/ HUMIDISTAT
⊕	RECESSED STEP LIGHT	⊕	VACANCY SENSOR
⊕ SD	SMOKE DETECTOR	⊕	EQUIPMENT SHUT-OFF
⊕ S/CB	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	⊕	THERMOSTAT
		⊕	GAS SHUT-OFF TIMER

ELECTRICAL NOTES - ROOF DECK

1. Provide WP/GFI outlets at all exterior locations.
2. Light switches shall be grounded, per CEC 404.9(B).
3. Luminaires providing outdoor lighting, including for private patios, entrances, balconies, porches, etc., which are permanently mounted to a residential building shall be high efficacy and shall be controlled by ON and OFF switch, which does not override to ON motion sensor and photocontrol, motion sensor without override, photocontrol without override. (CEC 1501(K)(4))
4. Provide a conduit system from the main electrical panel to accommodate a connection on the load side of the electrical service disconnecting conduit system shall be sized per Table 19.0B.040(H)(1). Conduit shall be sized to accommodate a branch circuit sized at 20% of the rating busbar.
5. Provide a FIRE MAGIC 3-hr automatic shut-off timer Model 3090 at the gas connection to the exterior gas fireplace.



ROOF DECK ELECTRICAL PLAN
1/4" = 1' - 0"

CERTIFICATE OF COMPLIANCE
 Project Name: Stanley Residence
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 Input File Name: Stanley Residence (Gilbert Ave).ribd19x
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GENERAL INFORMATION			
01	Project Name	Stanley Residence	
02	Run Title	Title 24 Analysis	
03	Project Location	3525 Gilbert Avenue	
04	City	05	Standards Version
06	Zip code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Additional Cond. Floor Area (ft²)	15	Number of Stories
16	Existing Cond. Floor Area (ft²)	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft²)	19	Glazing Percentage (%)
20	ADU Bedroom Count	21	ADU Conditioned Floor Area
22	Is Natural Gas Available?	No	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 222-P010248065A-000-000-0000000-0000
 Registration Date/Time: 2022-12-20 15:11:11
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901
 HERS Provider: CaCERTS, Inc.
 Report Generated: 2022-12-20 11:13:38

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OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)		
Front Wall	Living Area	R21 Wall	225	Front	112	42	90		
Left Wall	Living Area	R21 Wall	315	Left	320	56	90		
Rear Wall	Living Area	R21 Wall	45	Back	288	100	90		
Right Wall	Living Area	R21 Wall	135	Right	224	24	90		
Front Wall 2	Living Area	R21 Wall	225	Front	324	175	90		
Left Wall 2	Living Area	R21 Wall	315	Left	432	32	90		
Rear Wall 2	Living Area	R21 Wall	45	Back	324	100	90		
Right Wall 2	Living Area	R21 Wall	135	Right	432	96	90		
Interior Surface	Living Area>>_Garage_	R21 Wall1	n/a	n/a	250	18	n/a		
Raised Floor	Living Area	R-19 Floor No Crawlspace	n/a	n/a	224	n/a	n/a		
Front Wall 3	_Garage_	R-0 Wall	225	Front	176	0	90		
Left Wall 3	_Garage_	R-0 Wall	315	Left	168	0	90		
Rear Wall 3	_Garage_	R-0 Wall	45	Back	176	0	90		
Right Wall 3	_Garage_	R-0 Wall	135	Right	168	0	90		

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Living Area	R-30 Roof No Attic	0	n/a	1607	0	0	0.1	0.85	No
Roof 2	_Garage_	R-0 Roof No Attic	0	n/a	435	0	4	0.1	0.85	No

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
R21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS						
01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (H)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

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ENERGY DESIGN RATING				
	Energy Design Ratings		Compliance Margins	
	Efficiency (EDR)	Total (EDR)	Efficiency (EDR)	Total (EDR)
Standard Design	46.2	25.7		
Proposed Design	43.1	22.6	3.1	3.1

RESULT: 3 COMPLIES
 1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
 3: Building complies when efficiency and total compliance margins are greater than or equal to zero
 • Standard Design PV Capacity: 2.59 kWdc
 • PV System resized to 2.59 kWdc (a factor of 2.593) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY				
	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	15.42	13.81	1.61	10.4
Space Cooling	0	0	0	
IAQ Ventilation	3.3	3.3	0	0
Water Heating	13.54	9.95	3.59	26.5
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	32.26	27.06	5.2	16.1

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.59	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Glass Door	Window	Front Wall	Front	225	n/a	n/a	1	42	0.3	NFRC	0.35	NFRC	Bug Screen
Window	Window	Left Wall	Left	315	n/a	n/a	1	24	0.3	NFRC	0.35	NFRC	Bug Screen
Window 2	Window	Left Wall	Left	315	n/a	n/a	1	8	0.3	NFRC	0.35	NFRC	Bug Screen
Window 3	Window	Left Wall	Left	315	n/a	n/a	1	24	0.3	NFRC	0.35	NFRC	Bug Screen
French Door	Window	Rear Wall	Back	45	n/a	n/a	1	40	0.3	NFRC	0.35	NFRC	Bug Screen
French Door 2	Window	Rear Wall	Back	45	n/a	n/a	1	60	0.3	NFRC	0.35	NFRC	Bug Screen
Window 4	Window	Right Wall	Right	135	n/a	n/a	1	12	0.3	NFRC	0.35	NFRC	Bug Screen
Window 5	Window	Right Wall	Right	135	n/a	n/a	1	12	0.3	NFRC	0.35	NFRC	Bug Screen
Window - SGD	Window	Front Wall 2	Front	225	n/a	n/a	1	112	0.3	NFRC	0.35	NFRC	Bug Screen
Window - SGD 2	Window	Front Wall 2	Front	225	n/a	n/a	1	68	0.3	NFRC	0.35	NFRC	Bug Screen
Window 6	Window	Left Wall 2	Left	315	n/a	n/a	1	8	0.3	NFRC	0.35	NFRC	Bug Screen
Window 7	Window	Left Wall 2	Left	315	n/a	n/a	1	24	0.3	NFRC	0.35	NFRC	Bug Screen
French Door 3	Window	Rear Wall 2	Back	45	n/a	n/a	1	40	0.3	NFRC	0.35	NFRC	Bug Screen
French Door 4	Window	Rear Wall 2	Back	45	n/a	n/a	1	60	0.3	NFRC	0.35	NFRC	Bug Screen
Window 8	Window	Right Wall 2	Right	135	n/a	n/a	1	12	0.3	NFRC	0.35	NFRC	Bug Screen
Window 9	Window	Right Wall 2	Right	135	n/a	n/a	1	12	0.3	NFRC	0.35	NFRC	Bug Screen
Window 10	Window	Right Wall 2	Right	135	n/a	n/a	1	8	0.3	NFRC	0.35	NFRC	Bug Screen
Window 11	Window	Right Wall 2	Right	135	n/a	n/a	1	16	0.3	NFRC	0.35	NFRC	Bug Screen
Window 12	Window	Right Wall 2	Right	135	n/a	n/a	1	24	0.3	NFRC	0.35	NFRC	Bug Screen
Window 13	Window	Right Wall 2	Right	135	n/a	n/a	1	24	0.3	NFRC	0.35	NFRC	Bug Screen

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WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	80	NEEA Rated	<= 12 kW	n/a	n/a	n/a	Rheem(XE80T)0H4 (80 gal)	Garage

WATER HEATING - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	2	2

HVAC - HEAT PUMPS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating HSPF/COP	Cap 47	Cap 17	SEER	EER/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	2	8.2	24000	22800	14	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RAS)	
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
Building-level Verifications:	
• Indoor air quality ventilation	
• Kitchen range hood	
Cooling System Verifications:	
• Verified EER	
• Verified Refrigerant Charge	
• Airflow in habitable rooms (SC3.1.4.1.7)	
Heating System Verifications:	
• Verified heat pump rated heating capacity	
• Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5)	
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)	
HVAC Distribution System Verifications:	
• None	
Domestic Hot Water System Verifications:	
• None	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones</		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Timothy Carstairs
 Documentation Author Signature: *Timothy Carstairs*

Company: Carstairs Energy Inc.
 Signature Date: 2022-12-20 14:41:43

Address: 2238 Bayview Heights Drive, Suite E
 City/State/Zip: Los Osos, CA 93402
 Phone: 805-904-9048
 CLAV/HERS Certification Identification (if applicable): 1160610042

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Frances F Gibbs
 Responsible Designer Signature: *Frances F Gibbs*

Company: Steven D Pults AIA & Associates LLP
 Date Signed: 2022-12-20 15:11:11

Address: 3592 Sacramento Drive, Ste 140
 City/State/Zip: San Luis Obispo, CA 93401
 License: C-26942
 Phone: 805-541-5604

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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ROOM LOAD SUMMARY

Project Name: Stanley Residence
 Date: 12/20/2022
 System Name: HVAC System
 Floor Area: 2,780

Zone Name	Room Name	Mult.	ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Living Area	1st Floor	1	451	9,710	455	451	9,710	455	762	6,458
	2nd Floor	1	863	18,572	623	863	18,572	623	320	12,750
PAGE TOTAL			1,315	28,283	1,077	483	19,209			
TOTAL *			1,315	28,283	1,077	483	19,209			

* Total includes ventilation load for zonal systems.

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name: Stanley Residence
 Building Type: Single Family Addition Alone
 Date: 12/20/2022
 Project Address: 3525 Gilbert Avenue Cayucos
 California Energy Climate Zone: CA Climate Zone 05
 Total Cond. Floor Area: 2,780
 Addition: n/a
 # of Units: 1

INSULATION

Construction Type	Cavity	Area (ft ²)	Special Features	Status
Wall	Wood Framed	R 21	2,063	New
Slab	Unheated Slab-on-Grade	- no insulation	1,173 Perim = 0'	New
Floor	Wood Framed w/o Crawl Space	R 19	224	New
Roof	Wood Framed Rafter	R 30	1,607	New

FENESTRATION

Orientation	Area (ft ²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (SW)	217.0	0.300	0.35	none	none	N/A	New
Left (NW)	88.0	0.300	0.35	none	none	N/A	New
Rear (NE)	200.0	0.300	0.35	none	none	N/A	New
Right (SE)	120.0	0.300	0.35	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	Split Heat Pump	8.20 HSPFP	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ductless / with Fan	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	80	3.20	Standard	New

EnergyPro 8.3 by EnergySoft User Number: 6249 ID: 22-122017 Page 13 of 18

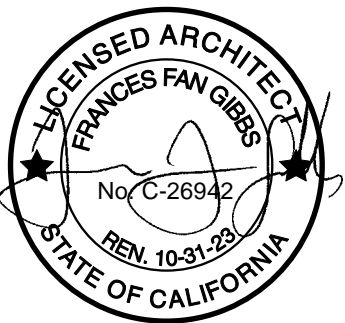


Architecture, Planning & Graphics
 3592 Sacramento Dr., Suite 140
 San Luis Obispo, California 93401
 805/541-5604 voice
 These drawings are instruments of service and are property of Pults & Associates, LLP. All design and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Pults & Associates, LLP.

Project:
STANLEY RESIDENCE
 3525 GILBERT AVE
 CAYUCOS
 CA 93430

Client:
DAN & LINDA STANLEY
 c/o
CAROL FLORENCE OASIS ASSOCIATES
 3427 MIGUELITO CT
 SAN LUIS OBISPO
 CA 93401
 (805) 541 - 4509

Sheet Contents:
ENERGY COMPLIANCE DOCUMENTS



Date: 16 DEC 2022
 Revised:
 Job No: 2214

Sheet:
T24-2

Attachment F

Conditional Intent to Serve Letter
from the CSD



CAYUCOS SANITARY DISTRICT

CONDITIONAL INTENT-TO-SERVE LETTER

(REVISED)

Date: December 18, 2023
To: San Luis Obispo County Planning & Building Department
From: Cayucos Sanitary District

Applicant Name: Daniel & Linda Stanley
Mailing Address: 2227 Monterey Blvd.
City, State, Zip: Hermosa Beach, CA 90254

Project Address: 3525 Gilbert Ave.
SLO County Permit #: RBLD2022-00295
Project Description: SFR New
APN: 064-405-010 **Tract:** MS1 **Block:** 10 **Lot:** 12, 13

Board President
Robert Enns

Vice President
Shirley Lyon

Directors
Hannah Miller
Robert Frank
John Curti

District Manager
Rick Koon

We have reviewed the proposed project and are aware of its potential effects upon the facilities and property controlled by the District.

This Conditional Intent-to-Serve Letter is contingent upon **Zoning Clearance** approval by SLO County and the following conditions:

1. All parcels in this area shall be annexed into the District with LAFCO approval.
2. As a condition of annexation into the District, there will be a "buy-in cost" in addition to the regular Will-Serve Fees and Connection and Inspection Fees. The buy-in cost will have to be determined through a reimbursement agreement between the applicant and the District.
3. This parcel and the adjacent parcels will need to install private force mains to get to the District's sewer.
4. For this parcel, a small private force main will connect directly into the manhole at the intersection of Day and Chaney Ave.

Once the above conditions have been met, the applicant shall submit a Will-Serve Application to the District including construction plans with all District conditions reflected on the plans.

Mailing Address:
P.O. Box 333
Cayucos, CA 93430

Office:
200 Ash Avenue
Cayucos, CA 93430

WRRF:
800 Toro Creek Road
Morro Bay, CA 93442

Phone:
(805) 995-3290
Fax:
(805) 995-3673

Approved By: _____
Rick Koon, District Manager

Attachment G

Plan for Services



CAYUCOS SANITARY DISTRICT PLAN FOR SERVICES

Date: December 19, 2023
To: San Luis Obispo LAFCO
From: Cayucos Sanitary District

Applicant Name: Daniel & Linda Stanley
Mailing Address: 2227 Monterey Blvd.
City, State, Zip: Hermosa Beach, CA 90254

Project Address: 3525 Gilbert Ave.
SLO County Permit #: RBLD2022-00295
Project Description: SFR New
APN: 064-405-010

Tract: MS1 **Block:** 10 **Lot:** 12, 13

Board President
Robert Enns

Vice President
Shirley Lyon

Directors
Hannah Miller
John Curti
Michael Shopshear

District Manager
Rick Koon

1. AN ENUMERATION AND DESCRIPTION OF THE SERVICES CURRENTLY PROVIDED OR TO BE EXTENDED TO THE AFFECTED TERRITORY.

The District charges users of the sewer system a flat rate sewer use fee based on EDUs ("Equivalent Dwelling Units"). 1 EDU is equivalent to 1 single family residence, and 1 single family residence is estimated to utilize approximately 4,137 gallons of water per month. 1 EDU is charged at the Sewer Use Fee rate of \$98.00 per month.

After annexation but prior to connection to the District's infrastructure, each parcel will be charged at the Vacant Lot Fee rate of \$7.50 per month. Once connected, the District expects to see an increase in flow of approximately 4,137 gallons per month per parcel. The 7 parcels proposed to be annexed equals a total increase in flow of approximately 28,959 gallons per month. The District's existing infrastructure is more than capable of handling this increased flow.

2. THE LEVEL AND RANGE OF THOSE SERVICES.

Sewer service from this lot will be through a 4-inch lateral installed from the applicant's property line, which will then connect to the District's sewer main at the existing manhole at Day and Chaney Ave.

3. AN INDICATION OF WHEN THOSE SERVICES CAN FEASIBLY BE EXTENDED TO THE AFFECTED TERRITORY, IF NEW SERVICES ARE PROPOSED.

The services can be installed after the applicant submits a complete Will-Serve Application Package to the District.

4. AN INDICATION OF ANY IMPROVEMENT OR UPGRADING OF STRUCTURES, ROADS, SEWER OR WATER FACILITIES, OR OTHER CONDITIONS THE LOCAL AGENCY WOULD IMPOSE OR REQUIRE WITHIN THE AFFECTED TERRITORY IF THE CHANGE OF ORGANIZATION OR REORGANIZATION IS COMPLETED.

The applicant's private force main shall connect directly into the District's existing manhole at Day and Chaney Ave. All force mains shall be privately installed and maintained. The District will accept the existing manhole.

5. INFORMATION WITH RESPECT TO HOW THOSE SERVICES WILL BE FINANCED.

There will be no expenditure of District monies, and the District will expect an increase in property tax revenue equitable to existing percentages received from other parcels within our service area as a result of the annexation of this property. The applicant shall also pay a "buy-in cost" in addition to the regular Will-Serve Application and Connection/Inspection Fees. The revenue from the 7 newly annexed parcels would equal \$686.00 per month once connected to the District's infrastructure.

Mailing Address:
P.O. Box 333
Cayucos, CA 93430

Office:
200 Ash Avenue
Cayucos, CA 93430

WRRF:
800 Toro Creek Road
Morro Bay, CA 93442

Phone:
(805) 995-3290
Fax:
(805) 995-3673

Attachment H

Soils Engineering and Geologic Hazards Reports
Stanley Residence,
January 2010, April 2014, and December 2022

**SOILS ENGINEERING AND
GEOLOGIC HAZARDS REPORT
STANLEY RESIDENCE
GILBERT AVENUE
CAYUCOS, CALIFORNIA
APN 064-405-010**

January 22, 2010

Prepared for
Linda and Dan Stanley

Prepared by
Earth Systems Pacific
4378 Old Santa Fe Road
San Luis Obispo, CA 93401

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January 22, 2010

FILE NO.: SL-16139-SA

Linda and Dan Stanley
2227 Monterey Blvd.
Hermosa Beach, CA 90254

PROJECT: STANLEY RESIDENCE
GILBERT AVENUE
CAYUCOS, CALIFORNIA
APN 064-405-010

SUBJECT: Soils Engineering and Geologic Hazards Report

CONTRACT

REF.: Proposal to Provide a Soils Engineering and Geologic Hazards Report,
Proposed Stanley Residence, Gilbert Avenue, Cayucos, California,
APN 064-405-010, by Earth Systems Pacific, Doc. No. 0910-144.PRP,
dated October 27, 2009

Dear Mr. and Mrs. Stanley:

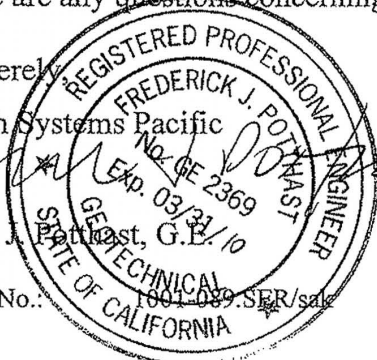
In accordance with your authorization of the above-referenced proposal, this soils engineering and geologic hazards report has been prepared for use in the development of plans and specifications for the single-family residence to be constructed on Gilbert Avenue in Cayucos, California. This report is based upon a review of geologic maps and literature, a site reconnaissance and subsurface exploration, laboratory testing, and geotechnical engineering and engineering geologic evaluation of the information obtained. In it we describe the general geologic characteristics, we identify existing and potential geologic hazards at the site, and we discuss impacts that the geologic conditions may have upon the project. Preliminary geotechnical recommendations for site preparation, grading, utility trenches, foundations, slabs-on-grade and exterior flatwork, retaining walls, drainage around improvements, a maintenance program, and observation and testing are also provided. Two paper copies and one electronic copy (.pdf format) of this report are furnished for your use.

We appreciate the opportunity to have provided geotechnical engineering and engineering geology services for this project and look forward to working with you again in the future. If there are any questions concerning this report, please do not hesitate to contact the undersigned.

Sincerely,

Earth Systems Pacific

[Handwritten signature of Fred J. Potkay]
Fred J. Potkay, G.E.
Doc. No.: 1001-089-SER/sak



[Handwritten signature of Richard T. Gorman]
Richard T. Gorman, C.E.

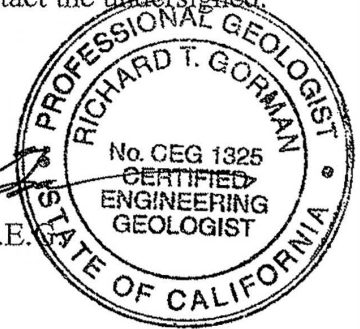




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1.0 INTRODUCTION

Planned Development

The proposed Stanley residence on Gilbert Avenue, in Cayucos, California (see the Vicinity Map in Appendix A) will be two-story, of conventional stud construction, with a footprint of approximately 2,400 square feet. The residence is planned to be supported by conventional continuous and spread (pad) foundations; floor loads will be carried by concrete slabs-on-grade and raised wood floors. Maximum continuous loads of 3 klf and maximum isolated loads of 50 kips have been assumed for the purposes of this report. The lower floor will have a garage and living space on two levels, while the upper floor will contain living space and decks. Retaining walls up to 5 feet tall may be utilized for site work and/or as part of the structure. Cuts and fills of 3 feet or less from the existing topography are anticipated. Landscaping and flatwork are planned around the exterior of the residence. The driveway is expected to be paved with either hot mix asphalt (HMA) or Portland cement concrete (PCC). The site will be served by the municipal utility systems, and no drainage basins are planned.

Purpose and Scope of Work

The purpose of this report is to evaluate and define the geotechnical conditions and potential geologic hazards that could affect the proposed residence. The requirement for analysis of geologic hazards is based on the site's location within a San Luis Obispo County Geological Study Area (see the San Luis Obispo County Geological Study Area Map in Appendix A). The analysis and subsequent recommendations were based on information provided by John MacDonald, architect, and a site topographic map (Danny Horn Land Surveys, 2009).

This report and recommendations are intended to comply with the following: the considerations of Sections 1804.2 through 1804.6 of the 2007 California Building Code (CBC); Chapter 33 of the 2001 CBC, as adopted by San Luis Obispo County; the Guidelines for Engineering Geology Reports (2005), as required by the San Luis Obispo County Department of Planning and Building; and common geotechnical engineering and engineering geology practice in this area under similar conditions at this time. The test procedures were accomplished in general conformance with the standards noted, as modified by common geotechnical engineering practice in this area under similar conditions at this time.



Preliminary geotechnical recommendations for site preparation, grading, utility trenches, foundations, slab-on-grade and exterior flatwork, retaining walls, drainage around improvements, a maintenance program, and observation and testing are presented to guide the development of project plans and specifications. As there may be geologic and/or geotechnical matters yet to be resolved, this firm should be retained to provide consultation as the design progresses, and to review project plans as they near completion, to assist in verifying that pertinent geologic and geotechnical issues have been addressed and to aid in conformance with the intent of this report.

It is our intent that this report be used exclusively by the client to form the geotechnical and geologic basis of the design of the project, and in the preparation of plans and specifications. Application beyond this intent is strictly at the user's risk. If future property owners wish to use this report, such use will be allowed to the extent the report is applicable, only if each user agrees to be bound by the same contractual conditions as the original client, or by contractual conditions that may be applicable at the time of the report's use.

This report does not address issues in the domain of contractors such as, but not limited to, site safety, loss of volume due to stripping of the site, shrinkage of soils during compaction, excavatability, dewatering, shoring, temporary slope angles, construction means and methods, etc. Analyses of the soil for lead or mold potential, man-made asbestos, corrosivity, radioisotopes, hydrocarbons, or chemical properties are beyond the scope of this report. Ancillary features such as access roads, fences, flag and light poles, signage, drainage basins, and nonstructural fills are not within our scope and are also not addressed.

In the event that there are any changes in the nature, design, or location of improvements, or if any assumptions used in the preparation of this report prove to be incorrect, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions presented in this report are verified or modified in writing. The criteria presented in this report are considered preliminary until such time as any peer review or review by any jurisdiction has been completed, conditions are observed by the soils engineer/engineering geologist in the field during construction, and the recommendations have been verified as appropriate, or modified.



Site Setting

The site is on the northeast side of Highway 1, in Cayucos, California. Locally, the site is on the upslope (northeast) side of Gilbert Avenue, north of the intersection with Chaney Avenue. The site slopes to the southeast at a gradient of approximately 12:1 (horizontal to vertical). The adjacent lots to the northeast, east and southeast are vacant, while the lots to the north and south are developed with single-family residences. At the time of our field investigation, the site was vacant and covered with a moderate growth of grass and weeds (see the Site Photograph in Appendix A). The locations and dispositions of utility lines on or adjacent to the site are unknown.

2.0 INVESTIGATION METHODOLOGY AND LABORATORY TESTING

Site Reconnaissance

A site reconnaissance was performed by an engineering geologist to observe the geologic surface conditions on and adjacent to the site; geomorphic features were also observed to evaluate stability.

Air Stereo Photograph Review

Air stereo photographs (Golden State Aerial Surveys, 2002) were reviewed to observe the geomorphology of the general area with respect to slope stability. Copies of the Air Stereo Photographs are included in Appendix A.

Subsurface Exploration

To assess the soil conditions and geologic units underlying the site, a subsurface exploration was performed on November 25, 2009. One boring was drilled at the site utilizing a truck-mounted Mobile Drill rig, Model B-53, equipped with an 8-inch outside diameter hollow stem auger. Three exploratory trenches were also excavated at the site with a backhoe equipped with a 24-inch wide bucket. The approximate locations of the boring and the trenches are shown on the Engineering Geologic Site Map in Appendix A.

Soils encountered in the boring and the trenches were categorized and logged in general accordance with the Unified Soil Classification System and ASTM D 2488-09a. Soil samples were taken at various depths in the boring and the trenches using a ring-lined barrel sampler (ASTM D 3550-01/07, with shoe similar to D 2937-04). Standard penetration tests (ASTM D 1586-08a) were also performed in the boring. Bulk soil samples were obtained from the auger cuttings and the trench spoils. Logs of the boring and trenches, and a Boring & Trench Log



Legend are presented in Appendix A. The subsurface conditions are also presented with respect to the proposed residence in Cross Section A-A', on the Engineering Geologic Site Map in Appendix A. In reviewing the boring and trench logs and legend, the reader should recognize that the legend is intended as a guideline only, and there are a number of conditions that may influence the soil characteristics as observed during trenching. These include, but are not limited to, the presence of cobbles or boulders, cementation, variations in soil moisture, presence of groundwater, and other factors. Consequently, the logger must exercise judgment in interpreting soil characteristics, possibly resulting in soil descriptions that vary somewhat from the legend.

Laboratory Testing

The ring samples were tested for unit weight and moisture (ASTM D 2937-04, as modified for ring liners). A bulk soil sample was tested for expansion index (ASTM D 4829-08a) and maximum density/optimum moisture (ASTM D 1557-09). Direct shear testing (ASTM D 3080-04) was performed on a bulk sample remolded to approximately 90 percent of the maximum dry density. Direct shear testing (ASTM D 3080-04, as modified for consolidated, undrained conditions) was also performed on three ring samples. The results of the laboratory tests are presented in Appendix B.

3.0 GEOLOGY

Geologic Site Setting

The site lies within a northeast trending, relatively broad drainage swale. According to the geologic map of the Cayucos-San Luis Obispo Region (Hall and Prior, 1975) the site is underlain by Holocene slide debris (see the Geologic Map in Appendix C).

Subsurface Geologic Profile

The subsurface geologic profile encountered in the boring and the trenches consisted of 7 to 10 feet of sandy fat clay alluvial soil with varying percentages of volcanic and serpentinite gravel and cobbles, which originated from the shallow soil slumps located in the head scarp area of the ancient landslide. Below the alluvium, ancient landslide debris was encountered; this material consisted of sandy lean clay with volcanic gravel, and sandy fat clay with a trace of volcanic gravel. The sandy lean clay with gravel ancient landslide debris also contained occasional to abundant caliche deposits. Serpentinite and volcanic boulders and cobbles were observed along the alluvium/ancient landslide contact in Trench 3 which indicates a transition in the geomorphology at the site.



As noted in the Conclusions section of this report, the site is on the margins of an ancient landslide, and it is not certain if the materials underlying this site are ancient landslide debris or in-place decomposed meta-volcanic rock and decomposed serpentinite. For the purposes of this report, the term ancient landslide debris will be utilized.

Faulting

The closest *active* fault to the site is the Hosgri fault, located approximately 8.0 miles west. The closest fault to the site (regardless of activity) is the Cambria fault. The Cambria fault is approximately 1,100 feet northeast of the site (see the Historical Earthquake/Fault Map in Appendix C).

Groundwater

Subsurface water was not encountered in the trenches or the boring to the maximum depth explored of 36.5 feet below the ground surface. However, due to the abundant caliche deposits observed during the field exploration it is likely that groundwater would be present in the alluvium during a wet winter.

Slope Stability

General

During the site reconnaissance, no evidence of *recent* landsliding was observed on or upslope, or immediately adjacent to the site. Slope stability analyses were performed to evaluate the stability of the general site area with respect to the proposed site development and site topography, per Cross Section A-A' on the Engineering Geologic Site Map in Appendix A. The slope stability termination limits on Cross Section A-A' were not taken to the very northern end of the section or to the top of slope, as this area slopes away from the general site area in a northwestern direction, then the lower southwest trending slope.

Method of Analysis

The slope stability analyses were conducted with the PCSTABL5 computer program, using the Modified Bishop method of slices for circular failure surfaces and the Modified Janbu method of slices for block failure surfaces. The common geotechnical standards for minimum factor of safety values are 1.5 for static slope stability and 1.1 for seismic slope stability. For conservatism, the site vicinity slope stability analyses were conducted with a piezometric water level along the ground surface, thus simulating total soil saturation conditions.



Soil Strengths

The soil strengths shown in the following table and used in the analyses were obtained from direct shear tests performed on ring samples from the ancient landslide debris and the alluvium obtained during the field exploration.

Geologic Unit	Peak Cohesion (psf)	Peak Angle of Internal Friction
Sandy fat clay (alluvium)	602	19°
Sandy lean clay (ancient landslide debris)	394 (residual)	21° (residual)

Seismic Coefficient

To simulate the accelerations produced by an earthquake, a horizontal seismic acceleration of 0.15g was used in the pseudostatic stability analysis. This acceleration is recommended in “Special Publication 117” (California Division of Mines and Geology, 1997) and in “Recommended Procedures for Implementation of Division of Mines and Geology (DMG), Special Publication 117: Guidelines for Analyzing and Mitigating Landslide Hazards in California” (Blake, et al, 2002).

Results

The slope stability analyses indicated that, considering the proposed development, the site is grossly stable under static and seismic conditions, for both the circular and the block stability conditions. Factors of safety above the accepted minimums of 1.5 for static conditions and 1.1 for seismic conditions were calculated for all four cases. The slope stability plots are included in Appendix C.

4.0 SEISMICITY-SEISMIC HAZARDS

Earthquake History

The historic seismicity in the site region was researched using EQSEARCH (Blake, 2000, updated 2008) and the Boore and others (1997) method of analysis for stiff soil sites (S_D, CBC, 2007). EQSEARCH is a computer program that performs automated searches of a custom catalog of historical Central California earthquakes. As the program searches the catalog, it computes the epicentral distance from the selected site to each of the earthquakes within the specified search area. The epicentral distances should be considered estimates, particularly for



earthquake data prior to 1932, when instruments were first used to record earthquake data. The parameters used for the search consisted of earthquake Richter magnitudes ranging from 5.0 to 9.0 that occurred within a 65-mile radius from the site from 1800 to 2008.

Results of the search indicated that within the search parameters, 54 earthquakes have occurred. The highest peak horizontal ground acceleration estimated to have occurred at the site from those historical earthquakes is 0.15g. The earthquake that produced this acceleration had a 7.5 magnitude and occurred in 1927; it was located approximately 37 miles southwest of the site, on the southern end of the Hosgri-San Simeon fault, and is known as the 1927 “Lompoc” earthquake. The earthquake that occurred closest to the site had a magnitude of 5.9 and produced a peak horizontal ground acceleration of 0.14g; it was centered approximately 13.0 miles north of the site. The earthquake magnitudes and locations returned by the search are plotted on the Historical Earthquake/Fault Map in Appendix C. The earthquake search data results (EQSEARCH) are also included in Appendix C.

Seismic Hazards

Ground Acceleration Parameters

The site is in a region of generally high seismicity and has the potential to experience strong ground shaking from earthquakes on regional or local causative faults. To characterize the seismicity at the site and to provide seismic design parameters for the architect/engineer, a Seismic Hazard Analysis was performed, using United States Geological Survey, Earthquake Hazards Program website (2009). The Design Response Acceleration Parameters are included in the following table:

SUMMARY OF DESIGN RESPONSE ACCELERATION PARAMETERS

Mapped Acceleration Values for Site Class B		2007 CBC Site Coefficients and General Procedure Adjusted MCE Spectral Response Acceleration Parameters For Site Class D Site Coordinates: 35.4237; -120.8759					
Seismic Parameter	Value (g)	Site Coefficients	Value	Seismic Parameter	Value (g)	Seismic Parameter	Value (g)
S _s	1.157	F _a	1.037	S _{MS}	1.20	S _{DS}	0.800
S ₁	0.458	F _v	1.542	S _{M1}	0.707	S _{D1}	0.471



Surface Ground Rupture

The site is not in a State Earthquake Fault Zone, and there are no mapped faults crossing the building area. The closest *active* fault to the site is the Hosgri-San Simeon fault, located 8.0 miles west. The closest fault to the site, regardless of activity, is the Pliocene-age Cambria fault, which is approximately 1,100 feet northeast of the site. As surface ground rupture requires the presence of a fault, the potential for surface fault rupture to occur at the site is considered to be very low to nil.

Liquefaction and Lateral Spreading

Due to the presence of predominantly clayey soils and gravel underlying the site, the potentials for seismically induced liquefaction and lateral spreading are nil.

Naturally Occurring Asbestos

There are no naturally occurring asbestos-bearing rock formations (serpentinite or ultramafic rock) exposed along the near ground surface of the site. The site is underlain predominantly by alluvium, and ancient landslide debris, which are not asbestos-bearing geologic units. Serpentinite gravels were found in the alluvium; however the quantity is not significant enough to be considered a hazard.

Erosion and Flooding

Surface water runoff on site is by sheet flow over the gently sloping terrain. No evidence of erosion damage such as rilling or gulying was observed on the site. The thread of a drainage swale trends along the northwest property boundary (see the Site Photograph in Appendix A) and has the potential to transmit a high drainage flow along this area during an intense rainstorm. If significant flow does occur, there is a high potential for flooding of the residence.

5.0 CONCLUSIONS

Engineering Geology

General

In our opinion, the site is suitable, from an engineering geology standpoint, for the proposed project, provided the recommendations contained herein are implemented in the design and construction.



According to the geologic map of the Cayucos-San Luis Obispo Region (Hall and Prior, 1975) the site is underlain by Holocene slide debris (see the Geologic Map in Appendix C). Our subsurface exploration encountered a relatively thick layer of sandy fat clay alluvium underlain by sandy lean clay with gravel and sandy fat clay, which is either ancient landslide debris or in-place decomposed meta-volcanic rock. However, the geomorphology within the vicinity does not appear to exhibit slide conditions. The 3D Site Aerial Photograph in Appendix C depicts landslides in the vicinity of the site, as well as the approximate extent of the landslide per Hall and Prior (1975); in our opinion, the geomorphology of the area indicates that the site is not within the landslide. The well-developed blocky soil structure observed in the alluvium also suggests that the area has been in a low energy (i.e., stable) state for at least 2,500 years.

Ancient landslides are common in the Morro Bay and Cayucos areas. Geomorphically, they are elongated earthflow-type slides. Over time, the foot of the slide becomes stable due to the large mass of soil and rock that accumulates at the toe and the gently sloping terrain that underlies it. The head of the slide still remains active in the form of isolated, shallow soil slumps that occur along the head walls. This is the case with the ancient landslide on the north side of this site. The slide debris that accumulates from these shallow soil slumps along the head scarp walls of this ancient slide flows downslope to the upper main body of the slide, or along the two side drainages that bound the slide to the north and south. Due to the small sizes of these soil slumps, it is unlikely that they could reach the site or the toe of the slide. Based on observations made during the site reconnaissance, it appears that the majority of the soil slump debris gets eroded or washed into the north and south side drainages as alluvium, which was encountered during the subsurface field exploration (see the 3D Site Aerial Photograph in Appendix C). The drainage that bounds the southern flank of the ancient landslide and lies along the northern property boundary of the site is the active thread of this relatively broad drainage swale that extends to Chaney Avenue. Based on previous studies in this area (Earth Systems Pacific, 2004a, 2004b, 2009a and 2009b), the south ridge generally consist of a large block of Cretaceous sandstone that is absent of landsliding. It includes most of the northern part of Chaney Avenue and the eastern end of Gilbert Avenue. At the southwestern end of Chaney Avenue serpentinite was encountered.

Slope Stability

No evidence of recent landsliding was observed on or immediately adjacent to the site. The gross slope stability analyses of the site vicinity with the proposed development indicated stability under both static and seismic conditions.



Seismicity

The highest peak horizontal ground acceleration estimated to have occurred at the site from historical earthquakes is 0.15g, from the 7.5 magnitude 1927 “Lompoc” earthquake. The seismic parameters calculated in accordance with the 2007 CBC site modified spectral acceleration of 0.800g at 0.20 second and a peak ground acceleration of 0.32g. The site is not in a State Earthquake Fault Zone, and there are no mapped faults crossing it. As surface ground rupture requires the presence of a fault, the potential for surface fault rupture to occur at the site is considered to be very low to nil. Due to the presence of predominantly clayey soil underlying the site, the potentials for seismically induced lateral spreading and liquefaction on site are nil.

Naturally Occurring Asbestos

There are no naturally occurring asbestos bearing rock formations (serpentinite or ultramafic rock) on site. Serpentinite gravels were found in the alluvium, however the quantity is not significant enough to be considered a hazard.

Erosion and Flooding

A potential for flooding and deposition of erosional debris does exist on the north and east sides of the proposed residence, from the drainage along the north property line. To reduce the potential for flooding and erosional debris to affect the residence, a debris retaining wall with a minimum height of 4 feet above the adjacent ground surface should be constructed along the north and east property lines. Maintenance of this drainage path and removal of accumulated debris will be necessary for protection of the residence.

Geotechnical Engineering

General

In our opinion, the site is suitable for the proposed residence from a geotechnical engineering standpoint, provided that the recommendations contained herein are implemented in the design and construction. The primary concerns, from a geotechnical engineering standpoint, are the need to control both surface and subsurface water, the potential for differential settlement, the expansion potential of the soil, and the erosion potential of the soil.



Surface and Subsurface Water

Although subsurface water was not found in the trenches, it is known to exist in this general area, particularly during the wetter months of the year. As noted previously, the abundant caliche deposits observed during the field exploration are an indicator that groundwater would be present in the alluvium during a wet winter. Consequently, control of surface and subsurface water on this site will be critical. All surface water should be directed to appropriate collection points, and drainage should not be allowed to flow over the tops of any slopes or retaining walls. All retaining walls (structure and sitework) should be fully drained, and subslab blanket drains should be provided below the lower level slabs-on-grade.

Differential Settlement

Differential settlement can occur when a foundation system spans materials with differences in compression characteristics, such as the alluvium that was noted as being soft at the surface and very stiff at depth. Differential settlement can stress and damage foundations, often resulting in severe cracks and displacement. To reduce the potential for differential settlement and to provide more uniform bearing conditions, all foundations should extend through any soft upper soils and a minimum of 1 foot into the underlying very stiff material. The recommended deepening of foundations to mitigate the expansive soil potential, per the following paragraph, should expose very stiff bearing soils in all areas, and only localized deepening of foundations may be needed.

Expansive Soils

The result of expansion index testing on a sample of the upper soils was 134. Therefore, per CBC 1802.3.2, the site soils are expansive; this particular value is considered to be highly expansive. Expansive soils tend to swell with seasonal increases in soil moisture and shrink during the dry season as soil moisture decreases. The volume changes that the soils undergo in this cyclical pattern can stress and damage slabs and foundations if precautionary measures are not incorporated into the design and construction. A minimum overall foundation depth of 33 inches below lowest adjacent grade is recommended to mitigate the expansive soil potential. Grade beams should be added to interconnect isolated spread footings. It is also recommended that reinforcement be provided for foundations in addition to typical minimum amounts. Imported nonexpansive soils, and premoistening of the underlying native soils, are recommended to provide protection for all slabs-on-grade. For the lower level slab-on-grade, the imported nonexpansive soils are in addition to the subslab drain system previously discussed.



Erosion Potential

The on-site soils are considered to be erodible. All finished slopes or other surfaces (cut or fill) disturbed by construction and not covered by permanent improvements should be covered with erosion matting placed according to the recommendations of the manufacturer and re-vegetated, as per the requirements of the architect/engineer. Maintenance of irrigation and vegetation is critical to the long-term surficial stability of the site.

6.0 PRELIMINARY GEOTECHNICAL RECOMMENDATIONS

These recommendations are applicable for the residence as described in the "Introduction" section of this report. If locations, elevations, structural loads, etc., change, the recommendations contained herein may require modification. In developing the following recommendations it was assumed that irrigated landscaping, pavement, flatwork or other provisions that would keep the soils at relatively uniform, year-round moisture, will be installed for a zone of at least five feet around the perimeter of the structure and all other improvements.

The "building area" is defined as the area within the perimeter of the proposed residence. The building area includes the footprint of any retaining walls, canopies or other features that are attached to the residence and are expected to perform in a manner similar to it. The "pavement area" is defined as the area within and extending a minimum of 1 foot beyond the perimeter of areas to receive HMA or PCC pavement. The "grading area" is the *entire* area to be graded, including the building and pavement areas.

Site Preparation

1. The ground surface in the grading area should be prepared for construction by removing all vegetation, large roots, debris, and other deleterious materials. Existing utility lines that will not be serving the new residence should be either removed or abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the utility. Recommendations for abandonment can be made as necessary.
2. Voids created by the removal of materials or utilities described above and extending below the recommended depth of overexcavation should be called to the attention of the soils engineer. No fill should be placed unless the underlying soil has been observed by a representative of the soils engineer.



Grading

1. Following site preparation and excavations to grade, soil in building areas to receive slabs-on-grade should be removed to a level plane at a depth of 24 inches below bottom-of-slab elevation. The resulting soil surface should be scarified to a minimum depth of 1 foot, moisture conditioned to at least 2 percent above optimum moisture content, and recompact.
2. Prior to placement of fill or following any excavations to grade in pavement areas and the balance of the grading area, the prepared soil surface should be scarified to a minimum depth of 1 foot, moisture conditioned to, or just above, optimum moisture content, and recompact.
3. Previously removed soils and appropriate imported soils, once cleared of any vegetation and deleterious materials and thoroughly mixed to a reasonably uniform consistency, may be used as fill beyond the building area to finish grade or to the bottom of the pavement section, and up to 24 inches below bottom-of-slab elevation in areas to receive slabs-on-grade. The final 24 inches below bottom-of-slab elevation for the lower level of the first floor (the garage level) should consist of a subslab drainage system, imported nonexpansive materials and a clean sand layer (if utilized) as per the "Slabs-on-Grade and Exterior Flatwork" section of this report. The final 24 inches below bottom-of-slab elevation for any other areas above the lower level of the first floor (the garage level) to receive slabs-on-grade should consist of imported nonexpansive materials and a clean sand layer (if utilized) as per the "Slabs-on-Grade and Exterior Flatwork" section of this report.
4. A subslab drain system should be installed below the slabs-on-grade of the lower level (the garage level). The subslab drain system should consist of a minimum thickness of 8 inches of clean, free draining, crushed gravel placed over the excavated subgrade. Prior to placement of the gravel, the subgrade should be sloped at a minimum of 1 percent to a low point or flow line, or a series of low points or flow lines. The spacing of the low points or flow lines in the subgrade need not be uniform across the slab area; they can be adjusted as needed to avoid interior footings, utility lines, etc. Also, prior to placement of the gravel, the excavated soil surface should be moistened to at least 2 percent above optimum moisture content and no desiccation cracks should be present. Minimum 2-inch diameter, rigid perforated PVC collection pipes should be placed (perforations downward)



at the flow lines, or drainage inlets should be provided at the low points, to collect drainage. The collection pipes should be extended at a minimum 0.5 percent gradient and connected to a solid rigid PVC pipe. The solid pipe should be extended through the perimeter foundation, and discharged at an appropriate outlet. The gravel layer should be compacted in two orthogonal directions using a heavy vibrating plate compactor. A permeable synthetic geotextile filter fabric conforming to Standard Specifications Section 88-1.03 for Underdrains (Caltrans, 2006) should be placed on top of the gravel layer, followed by a minimum of 12 inches of imported nonexpansive material and the minimum 4-inch clean sand layer and vapor retarder, (if utilized) as per the “Slabs-on-Grade and Exterior Flatwork” section of this report. If the clean sand layer and vapor retarder, as per the “Slabs-on-Grade and Exterior Flatwork” section of this report, is not utilized, the imported nonexpansive material layer should be increased to a minimum thickness of 16 inches. The filter fabric is intended to reduce the potential for the imported nonexpansive material to migrate into the void spaces in the gravel layer.

5. Nonexpansive materials are defined as belonging in the GW, GP, GM, GC, SP, SW, SC and SM categories per ASTM D 2487-06, and that have an expansion index of 10 or less (ASTM D 4829-08a). Proposed imported nonexpansive materials should be reviewed by the soils engineer before being brought to the site, and on an intermittent basis during placement. The subslab sand layer (if utilized) described in the “Slabs-on-Grade and Exterior Flatwork” section of this report is considered to be part of the minimum 24 inches of imported nonexpansive material, not in addition to it.
6. Prior to placement of any fill, the underlying soil surfaces should be moisture conditioned to at least 2 percent above optimum moisture content, and no desiccation cracks should be present.
7. Voids created by dislodging rocks and/or debris during scarification should be backfilled and recompacted, and the dislodged materials should be removed from the work area.
8. All materials used as fill should be cleaned of all debris, and any rocks larger than 3 inches in diameter. If fill material includes rocks, the rocks should be placed in a sufficient soil matrix to ensure that voids caused by nesting of the rocks will not occur and that the fill can be properly compacted.



9. All highly expansive site soils used as fill should be placed with moisture contents at least 2 percent above optimum moisture content. All other materials used as fill should be placed with moisture contents at, or just above, optimum moisture content. Moisture contents well in excess of optimum should be avoided, as unstable conditions could result and mitigating measures (as noted in the following paragraph) could be needed.
10. Depending on *in situ* soil moisture content at the time of construction, there is a potential for the site soils to become unstable during grading. Unstable soils would be difficult to properly compact and are unsuitable for the placement of additional lifts of fill. Methods to correct instability include scarification and aeration of the soils in place, or the placement of gravel layers or geotextiles. The appropriate method to be utilized should be determined by a representative of this firm based on the conditions observed at the time of construction.
11. The recommended soil moisture content should be maintained throughout construction, and during the life of the residence. Failure to maintain the soil moisture content can result in desiccation cracks and disturbance, which are an indication of degradation of soil compaction. If desiccation cracks are allowed to develop, or if soils desiccate near improvements such as foundations and flatwork, damage to those improvements may result. Soils that have cracked due to desiccation or are otherwise disturbed should be removed, moisture conditioned, and recompacted.
12. Foundations, curbs, pavement and other improvements should be set back a minimum distance of 5 feet from the top of any slopes, to reduce the potential for movement and edge cracking due to seasonal expansion and contraction of expansive soils. If this setback distance can not be maintained, then the curbs should be deepened or cut-off walls should be installed. The soils engineer should address deepening of improvements on an individual case basis.
13. In general, all fill should be placed in maximum lifts of 8 inches in loose thickness and compacted to a minimum of 90 percent of the maximum dry density. The upper 12 inches of subgrade and all aggregate base in areas to be paved with HMA or PCC pavement should be compacted to a minimum of 95 percent of maximum dry density. Aggregate base and subgrade should be firm and unyielding when proofrolled by heavy rubber-tired equipment prior to paving.



14. The subfloor area below any raised wood floors should be graded to a low point or a series of low points, and drain inlets should be provided at the low points to direct any accumulated water to an appropriate outlet. As an alternative to surface drain inlets in the subfloor area, gravel drains or prefabricated panel-type intercept drains can be provided in the subfloor area to collect and discharge accumulated water. The gravel drains should be a minimum of 12 inches wide and 12 inches deep, and drained with a rigid perforated PVC pipe.
15. Cut and fill slopes (if any) should be constructed no steeper than 2:1 (horizontal to vertical). All fill slopes should be constructed by overfilling and trimming back to the design gradient.
16. All areas disturbed by construction should be compacted and covered with erosion matting (Greenfix America CFO72-RP erosion matting or equivalent). Disturbed areas should be seeded and irrigated to maintain the vegetation; however care should be taken to not over-irrigate the slopes, so that erosion or surficial instability does not occur.

Utility Trenches

1. Utility trenches adjacent to footings should not be excavated within the zone of foundation influence, as shown in Typical Detail A in Appendix D.
2. Utilities that must pass beneath a foundation should be placed with properly compacted utility trench backfill and the foundation should be designed to span the trench.
3. A select, noncorrosive, granular, easily compacted material should be used as bedding and shading immediately around utilities. The site soil or imported nonexpansive soil may be used for trench backfill above the select material. Within areas to receive slabs-on-grade, the final 24 inches of trench backfill below bottom-of-slab elevation should consist of the subslab drain layer (for the lower floor garage level), imported nonexpansive material and the clean sand layer (if utilized), as per the "Grading" section of this report. Within areas to receive pavement, that portion of any utility trench in the aggregate base zone should also be backfilled with aggregate base.



4. In general, trench backfill should be compacted to a minimum of 90 percent of maximum dry density. A minimum of 95 percent of maximum dry density should be maintained for all trenches in the upper 12 inches of subgrade and in aggregate base in pavement areas. A minimum of 85 percent of maximum dry density will generally be sufficient where trench backfill is located in landscaped or other unimproved areas where settlement would not be detrimental.
5. Trench backfill should be placed in level lifts not exceeding 6 inches in loose thickness and compacted to the minimums noted above. Trench backfill should be moisture conditioned to at least optimum moisture content prior to application of compactive effort.
6. For compaction of trench backfill soils by jetting to be successful, a free drainage path must be provided that will allow the water to dissipate very rapidly without causing erosion within the trench. Due to the clay on this site, drainage of trench backfill may not occur rapidly and/or the trench backfill may erode. Therefore, jetting of utility trench backfill should only be attempted with extreme caution, and only for such utilities as joint trenches with multiple, closely spaced pipes and trenches for corrugated storm drains, where compaction by conventional means would be difficult. Any jetting operation should be subject to review by the soils engineer.
7. Where utility trenches will slope steeper than 10 percent, sand-cement slurry or lean concrete plugs (seepage collars) should be placed in the trenches on maximum 25-foot centers. The plugs should extend a minimum of 1 foot into the sidewalls and 1 foot below the bottom of the trench. The top of the plug should be a minimum of 1 foot above the top of the utility. A gravel pocket drain should be constructed upgradient of each plug. Each drain should consist of a minimum of 1 cubic foot of free-draining gravel per foot of trench width. The gravel should be wrapped in a permeable synthetic filter fabric conforming to Standard Specifications Section 88-1.03 for Underdrains (Caltrans, 2006). A minimum 1.5-inch diameter rigid PVC pipe should extend from the gravel drain at a minimum 1 percent slope to an appropriate outlet.
8. The recommendations of this section are minimums only, and may be superseded by the requirements of pipe manufacturers, utility companies or the governing jurisdiction.



Foundations

1. Continuous and spread footings bearing a minimum of 12 inches into very stiff alluvium, and with a minimum embedment of 33 inches below lowest adjacent grade, may be used to support the residence. Foundation excavations should be horizontal and stepped to accommodate any slope of the very stiff alluvium and to maintain the minimum overall embedment relative to changes in lowest adjacent grade. Foundation excavations that have been deepened to follow the slope of the alluvium or the adjacent grade should be completely backfilled with structural concrete.
2. Spread footings should be a minimum of 2 feet square. Spread footings should be interconnected with grade beams to the perimeter foundations on at least two sides to create a foundation system that acts as a unit. The grade beams should be a minimum of 12 inches wide and 33 inches deep. A similar grade beam should be provided across the vehicle opening for the garage.
3. Continuous footings and grade beams should be reinforced, at a minimum, by four No. 5 rebar, two at the top and two at the bottom, or as required by the architect/engineer. Spread footings should be reinforced in accordance with the requirements of the architect/engineer.
4. Foundations should not bear in retaining wall backfill. All foundations adjacent to retaining walls should be extended through any backfill to bear in the very stiff alluvium as previously described.
5. Footings bearing as previously recommended may be designed using maximum allowable bearing capacities of 2,000 psf dead load and 3,000 psf dead plus live loads. Using these criteria, maximum settlement and differential settlement are expected to be $\frac{3}{4}$ -inch and $\frac{1}{2}$ -inch in 25 feet, respectively.
6. Allowable bearing capacities may be increased by one-third when transient loads such as wind or seismicity are included. Foundations may be designed using the following 2007 CBC seismic parameters, as calculated by the USGS Earthquake Hazards program website (August, 2009) for coordinates of 35.4237 N and 120.8759 W:



Site Classification (CBC Table 1613.5.2)	D
Mapped Spectral Accelerations (Site Class B)	
0.2 second period – S_s	1.157 g
1.0 second period – S_1	0.458g
Design Response Spectral Acceleration Parameters	
0.2 second period – S_{DS}	0.800g
1.0 second period – S_{D1}	0.471g

7. Lateral loads may be resisted by friction and by passive resistance of the soil acting on foundations. Lateral capacity is based on the assumption that backfill adjacent to foundations is properly compacted. Please refer to the “Retaining Walls” section of this report for criteria.
8. Footing and grade beam excavations should be observed by the soils engineer during excavation, and prior to placement of reinforcing steel or concrete. The soil in the footing and grade beam excavations should be moistened to at least 2 percent above optimum moisture content, and there should be no desiccation cracks present, prior to concrete placement.

Slabs-on-Grade and Exterior Flatwork

1. Interior slabs-on-grade and exterior pedestrian flatwork should have a minimum thickness of 4 full inches. Reinforcement size, placement, and dowels should be as directed by the architect/engineer; minimum slab reinforcement should consist of No. 4 rebar placed at 18 inches on-center each way. At a minimum, slabs should be doweled to footings and grade beams with No. 4 dowels lapped to the slab rebar at 18-inches on center.
2. Exterior slabs to support vehicles should have a minimum thickness of 5 full inches, and should be designed by the architect/engineer. Design of exterior slabs to support vehicles may be based on a modulus of subgrade reaction (K_{30}) 150 psi/inch (pci). If a minimum of 12 inches of Class 2 aggregate base (AB) per Standard Specifications Section 26 (Caltrans, 2006), compacted to a minimum of 95 percent of maximum dry density, is provided below exterior slabs to support vehicles, the design modulus of subgrade reaction (K_{30}) value may be increased to 350 psi/inch (pci). If the modulus of subgrade reaction for 12 inches of AB is utilized in the design, a clean sand layer should not be



utilized below the slab, as the modulus of subgrade reaction will be reduced. Reinforcement size, placement, and slab dowels for exterior slabs to support vehicles should be as directed by the architect/engineer; minimum reinforcement for slabs to support vehicles should consist of No. 4 rebar placed at 18 inches on-center each way.

3. Due to the current use of impermeable floor coverings, water-soluble flooring adhesives, and the speed at which buildings are now constructed, moisture vapor transmission through slabs is a much more common problem than in past years. Where moisture vapor transmitted from the underlying soil would be undesirable, such as where interior slabs are planned, the slabs should be protected from subsurface moisture vapor. A number of options for vapor protection are discussed below; however, the means of vapor protection, including the type and thickness of the vapor retarder, if specified, are left to the discretion of the architect/engineer.
4. Several recent studies, including those of ACI Committees 302 and 306, have concluded that excess water above the vapor retarder increases the potential for moisture damage to floor coverings and could increase the potential for mold growth or other microbial contamination. The studies also concluded that it is preferable to eliminate the typical sand layer beneath the slab and place the slab concrete in direct contact with a "Class A" vapor retarder, particularly during wet weather construction. However, placing the concrete directly on the vapor retarder requires special attention to using the proper vapor retarder (see discussion below), a very low water-cement ratio in the concrete mix, and special finishing and curing techniques.
5. Probably the next most effective option would be vapor-inhibiting admixtures and/or surface sealers. This would also require special concrete mixes and placement procedures, depending upon the recommendations of the admixture or sealer manufacturer.
6. Another option that may be a reasonable compromise between effectiveness and cost considerations is the use of a subslab vapor retarder protected by a sand layer. If a Class A vapor retarder (see discussion below) is specified, the retarder can be placed directly on the (nonexpansive) soil. The retarder should be covered with a minimum 2 inches of *clean* sand. If a less durable vapor retarder is specified (i.e. ASTM E 1745-97/04, Class B or C), a minimum of 4 inches of clean sand should be provided, and the retarder should



be placed in the center of the clean sand layer. Clean sand is defined as a well or poorly graded sand (ASTM D 2488-09a) of which less than 3 percent passes the No. 200 sieve. Clean sand, if utilized, is considered to be part of the minimum 24-inch thickness of nonexpansive imported materials recommended in the "Grading" section of this report to be placed below slabs-on-grade, not in addition to it.

7. Where specified, vapor retarders should conform to ASTM Standard E 1745-97/04. This standard specifies properties for three performance classes; Class A, B and C. The appropriate class should be selected based on the sensitivity of floor coverings to moisture intrusion and the potential for damage to the vapor retarder during placement of slab reinforcement and concrete.
8. Regardless of the underslab vapor retarder selected, proper installation of the retarder is critical for optimum performance. Where utilized, the vapor retarder should be placed a minimum of 1 inch above the flow line of the drainage path surrounding the structure, or 1 inch above the area drain grates if area drains are used to collect runoff around the structure. Care should be taken to properly lap and seal the retarder, particularly around utilities, and to protect it from damage during construction.
9. The nonexpansive material beneath slabs, and the sand between the vapor retarder and the slab (if utilized) should be moistened only as necessary to promote concrete curing; saturation of any sand that lies above the vapor retarder should be avoided, as the excess moisture atop the vapor retarder could result in vapor transmission through the slab for a period of months or years.
10. In conventional construction, it is common to use a minimum of 4 inches of sand beneath exterior flatwork. Due to the expansive soil conditions, there is a serious risk of movement and damage to such flatwork if conventional measures are used. Heaving and cracking are likely to occur. This movement could be reduced by the placement of additional nonexpansive material beneath the flatwork. If the performance of the flatwork is intended to be similar to the structure, then up to 24 inches of nonexpansive material should be provided below it. If it is acceptable for the flatwork to experience minor movement, then the thickness of the nonexpansive soil can be reduced. The thickness of the layer should be determined by the client and/or architect/engineer.



11. Another measure that can be taken to reduce the risk of movement of flatwork due to expansive soils is to provide thickened edges or grade beams around the perimeters of the flatwork. If the performance of the flatwork is intended to be similar to the structure, then the thickened edges or grade beams could be up to 33 inches deep. If it is acceptable for the flatwork to experience minor movement, then the thickened edges or grade beams can be reduced. The thickened edges or grade beams should also be reinforced by at least two No. 5 rebar, one at the top and one at the bottom.
12. Flatwork should be constructed with frequent joints to allow articulation as the flatwork moves in response to seasonal soil moisture variations.
13. Where it is desired to maintain the elevation of flatwork at doorways and other areas, the flatwork should be doweled to the perimeter foundations or adjacent improvements, at a minimum, by No. 4 dowels lapped to the flatwork rebar at 18 inches on-center. In other areas, the flatwork may be doweled to the foundation or the flatwork may be allowed to "float free," at the discretion of the architect/engineer. Flatwork that is intended to float free should be separated from foundations by a felt joint or other means.
14. To reduce shrinkage cracks in concrete, the concrete aggregates should be of appropriate size and proportion, the water/cement ratio should be low, the concrete should be properly placed and finished, contraction joints should be installed, and the concrete should be properly cured. Concrete materials, placement, and curing specifications should be at the direction of the architect/engineer; ACI 302.1R-04 is suggested as a resource for the architect/engineer in preparing such specifications.

Retaining Walls

1. Footings for all retaining walls should bear a minimum of 12 inches into the very stiff alluvium, with a minimum overall depth (not including the keyway) of 33 inches below lowest adjacent grade. Retaining wall footings should be reinforced, at a minimum, by four No. 5 rebar, two at the top and two at the bottom, or as required by the engineer.



2. Retaining wall design should be based on the following parameters:

Active equivalent fluid pressure (imported sand or gravel)	35 pcf
At-rest equivalent fluid pressure (imported sand or gravel).....	50 pcf
Passive equivalent fluid pressure	225 pcf
Maximum toe pressure	3,000 psf
Coefficient of sliding friction.....	0.30

3. No surcharges are taken into consideration in the above values. The maximum toe pressure is an *allowable* value; no factors of safety, load factors or other factors have been applied to the remaining values. With the exception of the maximum toe pressure, these values will require application of appropriate factors of safety, load factors, and/or other factors as deemed appropriate by the architect/engineer.
4. The soils encountered in the upper 7 to 10 feet across the site were classified by the Unified Soil Classification System (ASTM D 2488-09a) as sandy fat clay (CH); per 2007 CBC Section 1610.1 and Table 1610.1, these soils *are not* suitable for retaining wall backfill, and therefore they should not be used for this purpose. With the exception of the upper foot of sitework retaining wall backfill, as described in Paragraph 9 of this section, all retaining walls should be backfilled with imported sand or gravel.
5. To accommodate seismic loads of imported sand or gravel backfill on retaining walls, a seismic active pressure of 29 pcf, and a seismic at-rest pressure of 46 pcf should be used in addition to the static equivalent fluid pressures noted in Paragraph 2. These seismic pressures should be considered as uniformly distributed, and may be analyzed like any other uniform surcharge, with the resultant acting at one-half the height of the retaining wall.
6. The active and at-rest pressures noted in the previous paragraphs are applicable to a horizontal retained surface behind the wall. Walls having a retained surface that slopes upward from the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every degree of slope inclination. It is assumed that wall heights will not exceed 5 feet.



7. Long-term settlement of properly compacted sand or gravel retaining wall backfill should be assumed to be about 0.25 to 0.5 percent of the depth of the backfill. Improvements that are constructed near the tops of retaining walls should be designed to accommodate the estimated settlement.
8. Foundations should not bear in retaining wall backfill. All foundations should be extended through any backfill, to match the bearing conditions of the balance of the structure. Alternately, foundations may be designed to span from the retaining wall to a point behind a 1:1 plane extended from the base of the wall upward.
9. As noted in Paragraph 4 of this section, all retaining walls should be backfilled with imported sand or gravel; the imported sand or gravel should be utilized exclusively above a 1:1 plane from the base of the wall to 1 foot below finish grade behind any wall that does not have a slab-on-grade or pavement abutting the top of the wall. To reduce the potential for surface drainage to enter the retaining wall drain system, the upper foot should be backfilled with on-site soil; this is the only condition where the on-site soils may be utilized as retaining wall backfill. Where slabs-on-grade or pavement will abut the top of the wall, the sand or gravel backfill should extend to the nonexpansive material or AB below the slab-on-grade or pavement.
10. All retaining walls should be drained with perforated pipe encased in a free draining gravel blanket. The pipe should be placed perforations downward and should discharge in a nonerosive manner away from foundations and other improvements. Cleanouts should be provided for the drains on maximum 25-foot centers. The gravel blanket should have a width of approximately 1 foot and should extend upward to approximately 1 foot from the top of the wall backfill. As noted in Paragraph 9 of this section, the upper foot should be backfilled with native soil, except in areas where slabs-on-grade or pavement will abut the top of the wall. In such cases, the gravel should extend to the nonexpansive material or the AB below the slabs-on-grade or pavement. To reduce infiltration of the soil into the gravel, a permeable synthetic fabric conforming to Caltrans Standard Specifications, Section 88-1.03 for under drains, should be placed between the two. Manufactured synthetic drains such as Miradrain or Enkadrain are acceptable alternatives to the use of gravel, provided that they are installed in accordance with the recommendations of the manufacturer. Where weep hole drainage can be properly



discharged, the perforated pipe may be omitted in lieu of weep holes on maximum 4-foot centers. A filter fabric as described above should be placed between the weep holes and the drain gravel.

11. Walls facing habitable areas or areas where moisture transmission through the wall would be undesirable should be *thoroughly* waterproofed in accordance with the specifications of the architect/engineer.
12. The architect/engineer should bear in mind that retaining walls by their nature are flexible structures, and that surface treatments on walls often crack. Where walls are to be plastered or otherwise have a finish applied, the flexibility should be considered in determining the suitability of the surfacing material, spacing of horizontal and vertical control joints, etc. The flexibility should also be considered where a retaining wall will abut or be connected to a rigid structure, and where the geometry of the wall is such that its flexibility will vary along its length.

Drainage Around Improvements

Considering the expansive soils on the site, the goal of finish grading, landscaping, and finish improvements should be to maintain the soils near the foundations at as uniform a moisture content as practicable. This will entail providing proper surface drainage so that runoff flows freely away from foundations and does not stand or pond near improvements. Maintaining uniform moisture near foundations will also entail protecting soils from prolonged drying that would result in desiccation and soil shrinkage.

1. Unpaved ground surfaces should be *graded during construction*, and *finish graded* to direct surface runoff away from foundations, retaining walls and other improvements at a minimum 2 percent grade for a minimum distance of 5 feet. If this is not practicable due to the terrain, proximity of property lines, etc., swales with improved surfaces, area drains, or other drainage facilities should be provided to divert drainage away from these areas.
2. Finished pavement surfaces should be sloped to freely drain toward appropriate drainage facilities. Water should not be allowed to stand or pond on or adjacent to pavement as it could infiltrate into the aggregate base and subgrade, causing premature pavement deterioration.



3. Any raised planter boxes constructed adjacent to the residence should be installed with drains, and sealed sides and bottoms to prevent planter drainage from gaining access to subslab or subfloor areas. Drains should also be provided in all areas adjacent to foundations that would not otherwise drain freely.
4. All eaves of the residence should be provided with roof gutters. Runoff from roof gutters, downspouts, area drains, weep holes, etc., should discharge to an appropriate outlet in a nonerosive manner away from foundations and other improvements in accordance with the requirements of the governing agencies. Erosion protection should be placed at drainage outlets unless discharge is to an asphalt or concrete surface.
5. The subfloor area below any raised wood floors should be graded to a low point or a series of low points, and drain inlets should be provided at the low points, to direct any accumulated water to an appropriate outlet. As an alternative to surface drain inlets in the subfloor area, gravel drains or prefabricated panel-type intercept drains can be provided in the subfloor area to collect and discharge accumulated water. The gravel drains should be a minimum of 12 inches wide and 12 inches deep, and drained with a rigid perforated PVC pipe.
6. To reduce the potential for flooding and erosional debris to affect the residence, a debris retaining wall with a minimum height of 4 feet above the adjacent ground surface should be constructed along the north and east property lines. A V-ditch should be constructed behind the debris retaining wall along the east property line. At a minimum, the V-ditch should be lined with synthetic revegetation matting, such as Miramat or Enkamat. To provide added protection against erosion, the V-ditch can be lined with asphalt concrete (AC) or PCC. Drainage accumulated from the V-ditch should be directed to an appropriate, nonerosive outlet beyond the residence and other improvements.
7. All finished slopes or other surfaces (cut or fill) disturbed by construction and not covered by permanent improvements should be covered with erosion matting placed according to the recommendations of the manufacturer and re-vegetated, as per the requirements of the architect/engineer



8. The on-site soils are erodible. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means *during and following construction* is essential to protect the site from erosion damage. Care should be taken to establish and maintain vegetation. The landscaping should be installed to maintain the surface drainage recommended above. Drainage should not be allowed to flow over any soils that have not been protected from erosion.

Maintenance Program

Maintenance of drainage paths, the debris retaining wall and other improvements will be critical to the long-term stability of the site and the integrity of the residence. The following site improvements should be inspected and maintained, as needed, on a regular basis.

1. All exterior drains, all roof gutter downspouts and all retaining wall drains should be cleaned and repaired as necessary to maintain free-flowing conditions.
2. Vegetation and erosion matting placed on areas disturbed by construction should be maintained and repaired or supplemented as needed. Irrigation systems should be maintained and adjusted so that the soils are not over-watered or allowed to desiccate.
3. To reduce migration of surface drainage into the subgrade, maintenance of pavement areas is critical. Any cracks that develop in the pavement should be promptly sealed.
4. To reduce the potential for undermining of foundations, flatwork and other improvements, all rodent activity should be aggressively controlled and kept to an absolute minimum.
5. Maintenance of the V-ditch behind the debris retaining wall along the east property line, the natural drainage along the north property line, and removal of accumulated debris behind the debris retaining wall will be necessary for protection of the residence.

Observation and Testing

1. It must be recognized that the recommendations contained in this report are based on a limited number of trenches and a single boring completed at the site, and rely on continuity of the subsurface conditions encountered.



2. Unless otherwise stated, the terms "compacted" and "recompacted" refer to soils placed in level lifts not exceeding 8 inches in loose thickness and compacted to a minimum of 90 percent of maximum dry density.
3. Unless otherwise stated, "moisture conditioning" refers to the moistening or drying of soils to, or just above, optimum moisture content, prior to application of compactive effort.
4. The standard tests used to define maximum dry density and field density should be ASTM D 1557-09 and ASTM D 6938-08a, respectively, or other methods acceptable to the soils engineer and jurisdiction.
5. At a minimum, the soils engineer should be retained to provide:
 - Review of final grading, utility, and foundation plans.
 - Professional observation during grading, foundation excavation, and trench and retaining wall backfill.
 - Oversight of special inspection of soils.
6. Compaction of soils, and backfill of excavations, retaining walls and trenches, should be considered to fall under Section 1704.7 "Soils" of the CBC. Special inspection of grading/backfill should be provided as per Section 1704.7 and Table 1704.7 of the CBC. The special inspector should be under the direction of the soils engineer.
7. In our opinion, due to the scale of this project *and* with the approval of the building official, periodic special inspections can be performed in lieu of continuous inspection to verify use of proper materials, densities and lift thicknesses during placement and compaction of backfill.
8. A program of quality control should be developed prior to beginning grading. The contractor or project manager should determine any additional inspection items required by the architect/engineer or the governing jurisdiction.



9. In accordance with CBC Section 1803.5 the following locations and frequency of tests are recommended. At a minimum, the special inspector should verify that:
 - A minimum of two compaction tests are taken for each 1,000 square feet or fraction thereof in areas to receive slabs-on-grade at pad grade and for every 1.5 feet of fill or recompacted soil.
 - A minimum of two compaction tests are taken for every 1.5 feet of retaining wall backfill, for every 25 linear feet of wall, or fraction thereof.
 - A minimum of one compaction test is taken in each site utility trench for every 1.5 feet above the pipe, for every 25 linear feet of trench, or fraction thereof.
 - A minimum of two compaction tests are taken in the pavement areas at subgrade and aggregate base grade for every 500 square feet of pavement or fraction thereof.
10. The above recommendations relative to special inspection, and test location and frequency may be subject to modification by the soils engineer, based upon soil, rock or moisture conditions encountered, size and type of equipment used by the contractor, the general trend of the results of compaction tests, or other factors.
11. A preconstruction conference between the owner, the soils engineer, the special inspector, the architect/engineer, and contractors is recommended to discuss planned construction procedures and quality control requirements.
12. The soils engineer should be notified at least 48 hours prior to beginning construction operations. If Earth Systems Pacific is not retained to provide construction observation and testing services, it shall not be responsible for the interpretation of the information by others or any consequences arising therefrom.

7.0 CLOSURE

Our intent was to perform the investigation in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of this project and under similar conditions. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client as discussed in the "Purpose and Scope of Work" section of this report. Application beyond the stated intent is strictly at the user's risk.



This report is valid for conditions as they exist at this time for the type of project described herein. The conclusions and recommendations contained in this report could be rendered invalid, either in whole or in part, due to changes in building codes, regulations, standards of geotechnical or construction practice, changes in physical conditions, or the broadening of knowledge.

If changes with respect to development type or location become necessary, if items not addressed in this report are incorporated into plans, or if any of the assumptions used in the preparation of this report are not correct, this firm shall be notified for modifications to this report. Any items not specifically addressed in this report should comply with the CBC and the requirements of the governing jurisdiction.

The preliminary recommendations of this soils report are based upon the geotechnical conditions encountered at the site and may be augmented by additional requirements of the architect/engineer, or by additional recommendations provided by this firm based on conditions exposed at the time of construction.

This document, the data, conclusions, and recommendations contained herein are the property of Earth Systems Pacific. This report shall be used in its entirety, with no individual sections reproduced or used out of context. Copies may be made only by Earth Systems Pacific, the client, and the client's authorized agents for use exclusively on the subject project. Any other use is subject to federal copyright laws and the written approval of Earth Systems Pacific.

Thank you for this opportunity to have been of service. If you have any questions, please feel free to contact this office at your convenience.

End of Text.



TECHNICAL REFERENCES

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United States Geologic Survey (USGS), Cayucos Quadrangle Map, 1965

Air Stereo Photographs

Date	Scale	Source	Flight No.
2002	1" = 1000'	Golden State Aerial Surveys	GS-00999-8-18 & 19

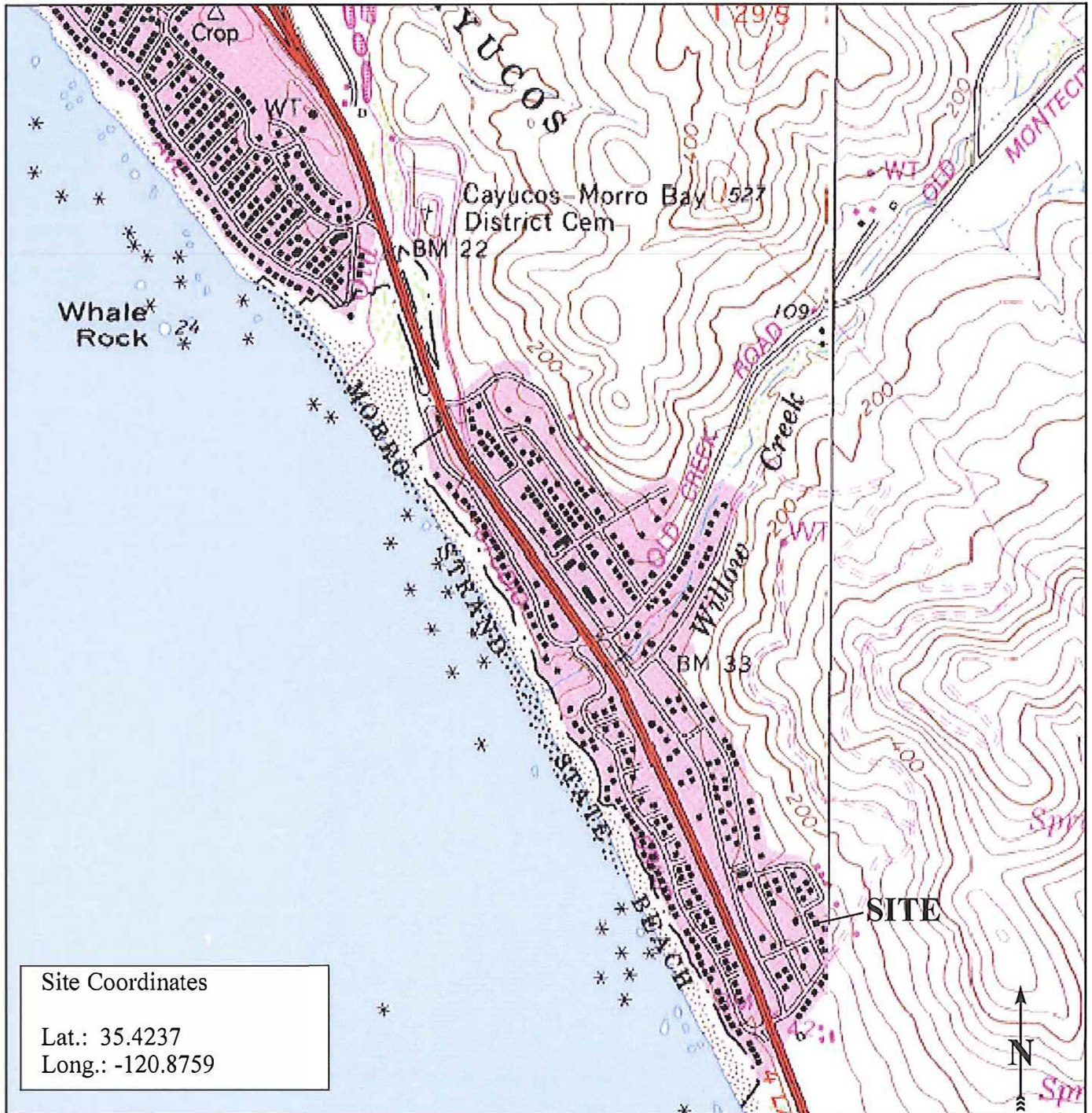
APPENDIX A

Vicinity Map
San Luis Obispo County Geological Study Area Map
Site Photograph
Air Stereo Photographs
Engineering Geologic Site Map
Boring Log
Trench Logs
Boring & Trench Log Legend

VICINITY MAP

STANLEY RESIDENCE

Gilbert Avenue, APN 064-405-010
Cayucos, California



Site Coordinates
 Lat.: 35.4237
 Long.: -120.8759

Approx. Scale: 1" = 2000'

Extract from: USGS Cayucos Quadrangle, 1965



EARTH SYSTEMS PACIFIC

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 SL-16139-SA

SAN LUIS OBISPO COUNTY GEOLOGICAL STUDY AREA MAP

STANLEY RESIDENCE

Gilbert Avenue, APN 064-405-010
Cayucos, California



LEGEND

- Selected Property
- Streets
- Highways
- Parcels
- Geologic Study Area - Fault Lines
- Geologic Study Area - Landslide Risk
- Adjacent Counties
- San Luis Obispo County

REF.: SLO County Geologic Study Area Database, 2009



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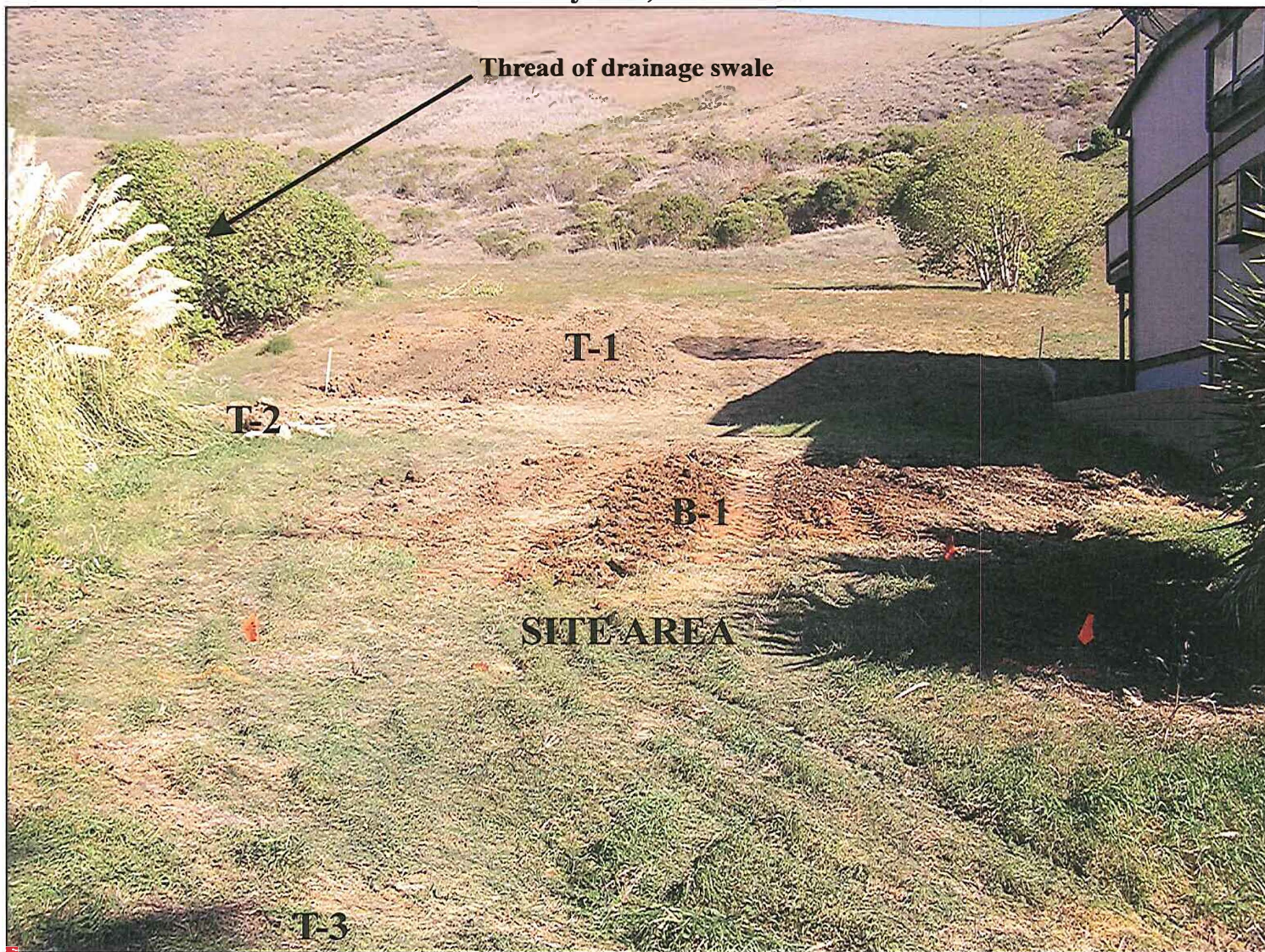
Page 282 of 356

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SITE PHOTOGRAPH
STANLEY RESIDENCE
Gilbert Avenue, APN 064-405-010
Cayucos, California

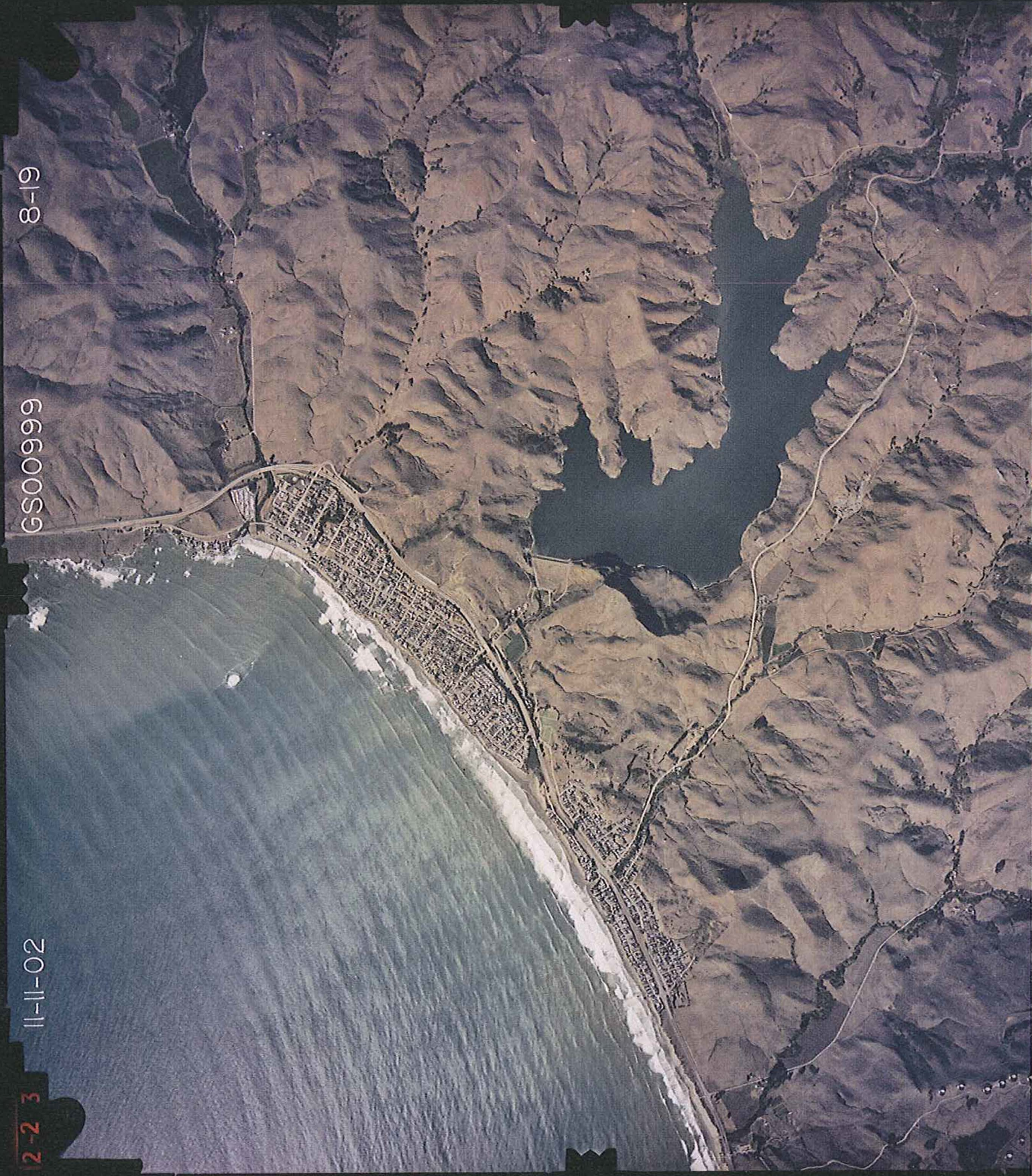


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8-19

GS00999

11-11-02

2-2 3



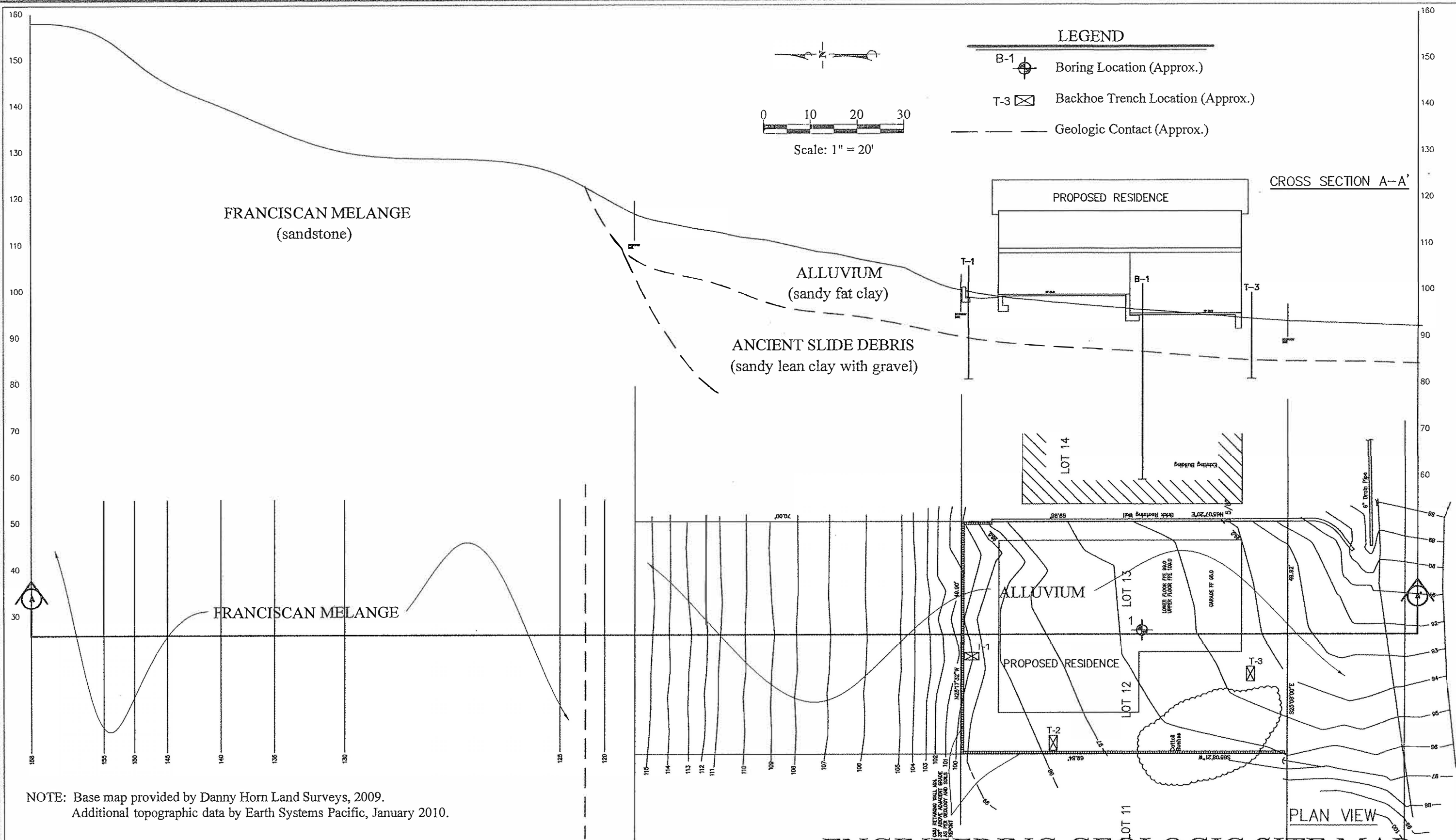
8-18

GS00999

11-11-02

2-2 4

STANLEY RESIDENCE - 011410site plan.dwg



NOTE: Base map provided by Danny Horn Land Surveys, 2009.
 Additional topographic data by Earth Systems Pacific, January 2010.

ENGINEERING GEOLOGIC SITE MAP

STANLEY RESIDENCE
 Gilbert Avenue, APN 064-405-010
 Cayucos, California



Earth Systems Pacific

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 San Luis Obispo, CA 93401-8116
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 E-mail: esc@earthsys.com

January 22, 2010

RLW

SL-16139-SA



LOGGED BY: R. Wagner

DRILL RIG: Mobile B-53

AUGER TYPE: 8" Hollow Stem

JOB NO.: SL-16139-SA

DATE: 11/25/09

DEPTH (feet)	USCS CLASS	SYMBOL	STANLEY RESIDENCE Gilbert Avenue, APN 064-405-010 Cayucos, California		SAMPLE DATA							
			SOIL DESCRIPTION		INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.			
0	CH		<u>Alluvium</u> SANDY FAT CLAY: dark brown/black mottled, soft, slightly moist, trace volcanic and <u>serpentine coarse gravel</u> and cobbles stiff		0.0-3.0	○						
1												
2												
3							3.0-4.5		NO RETURN		14	17
4					very stiff, moist						28	
5							5.0-6.5		106.8	18.1	19	16
6									20			
7												
8												
9	CL		<u>Ancient Landslide Debris</u> SANDY LEAN CLAY WITH GRAVEL: red brown, very stiff, moist, fine to coarse volcanic gravel		10.0-11.5		102.4	22.4	5	13	22	
10												
11							9.0-11.0	○				
12					gray/red brown mottled, occasional caliche deposits							
13												
14												
15					15.0-16.5		92.5	20.9	11	23	35	
16			hard									
17												
18			increasing gravel content									
19												
20					20.0-21.5		105.5	18.5	15	30	34	
21												
22												
23												
24												
25					25.0-26.5	●			5	10	20	
26												

LEGEND: Ring Sample Grab Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times. Page 286 of 356 A-2-129



LOGGED BY: R. Wagner
 DRILL RIG: Mobile B-53
 AUGER TYPE: 8" Hollow Stem

PAGE 2 OF 2
 JOB NO.: SL-16139-SA
 DATE: 11/25/09

DEPTH (feet)	USCS CLASS	SYMBOL	SAMPLE DATA				
			INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
STANLEY RESIDENCE Gilbert Avenue, APN 064-405-010 Cayucos, California							
SOIL DESCRIPTION							
27	CL		SANDY LEAN CLAY WITH GRAVEL: as above				
28	CH		SANDY FAT CLAY: dark brown, hard, moist, trace volcanic fine gravel				
29			dark gray to black				
30			30.0-31.5		108.6	19.6	10 27 40
31							
32							
33							
34							
35			35.0-36.5				6 15 20
36							
37			End of Boring @ 36.5' No subsurface water encountered.				
38							
39							
40							
41							
42							
43							
44							
45							
46							
47							
48							
49							
50							
51							
52							
53							

LEGEND: Ring Sample Grab Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times. Page 287 of 356 A-2-130



Earth Systems Pacific

LOGGED BY: R. Gorman
 EQUIPMENT: 4x4 Backhoe
 BUCKET SIZE: 24-inch

Trench No.: 1
 JOB NO.: SL-16139-SA
 DATE: 11/25/09

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL/ROCK DESCRIPTION	SAMPLE DATA				
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	
STANLEY RESIDENCE Gilbert Avenue, APN 064-405-010 Cayucos, California								
1	CH		<u>Alluvium:</u> SANDY FAT CLAY, mottled dark brown to black, very stiff, moist, 5 to 15% volcanic and serpentinite cobbles and gravel, well-developed blocky soil structure, soft in upper 1 to 1.5 feet ----- Caliche deposits in a two foot thick soil layer ----- <u>Ancient Landslide Debris:</u> SANDY LEAN CLAY WITH GRAVEL, light reddish brown, very stiff to hard, moist, volcanic gravel, occasional caliche deposits					
2								
3								
4								
5								
6					4-5	█	78.8	26.7
7								
8								
9								
10								
11	CL							
12								
13								
14								
15								
16								
17								
18								
19								

LEGEND: Ring Sample Shelby Tube Sample Grab Sample SPT Scale 1" = 8 ft.



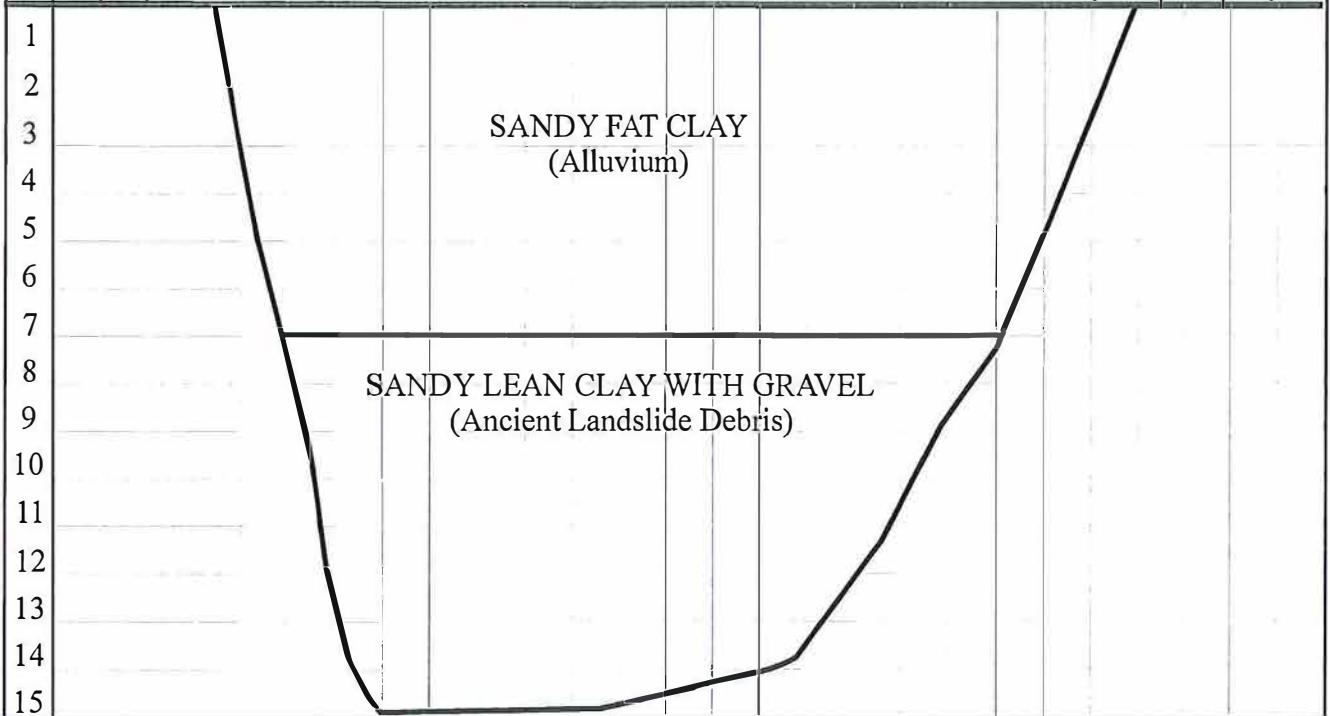
Earth Systems Pacific

LOGGED BY: R. Gorman
 EQUIPMENT: 4x4 Backhoe
 BUCKET SIZE: 24-inch

Trench No.: 2
 JOB NO.: SL-16139-SA
 DATE: 05/25/09

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL/ROCK DESCRIPTION	SAMPLE DATA						
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)			
STANLEY RESIDENCE Gilbert Avenue, APN 064-405-010 Cayucos, California										
1	CH		<u>Alluvium:</u> SANDY FAT CLAY, mottled dark brown to black, very stiff, moist, 5 to 15% volcanic and serpentinite cobbles and gravel, abundant caliche deposits, well-developed blocky soil structure, soft in upper 1 foot	2-4	○					
2										
3										
4										
5										
6										
7										
8	CL		<u>Ancient Landslide Debris:</u> SANDY LEAN CLAY WITH GRAVEL, light reddish brown to medium brown, very stiff to hard, moist, volcanic gravel, abundant caliche deposits							
9										
10										
11										
12										
13										
14										
15										

BOTTOM OF TRENCH @ 15.0'.
 No subsurface water encountered.



LEGEND: Ring Sample Shelby Tube Sample Grab Sample SPT Scale 1" = 4 ft.

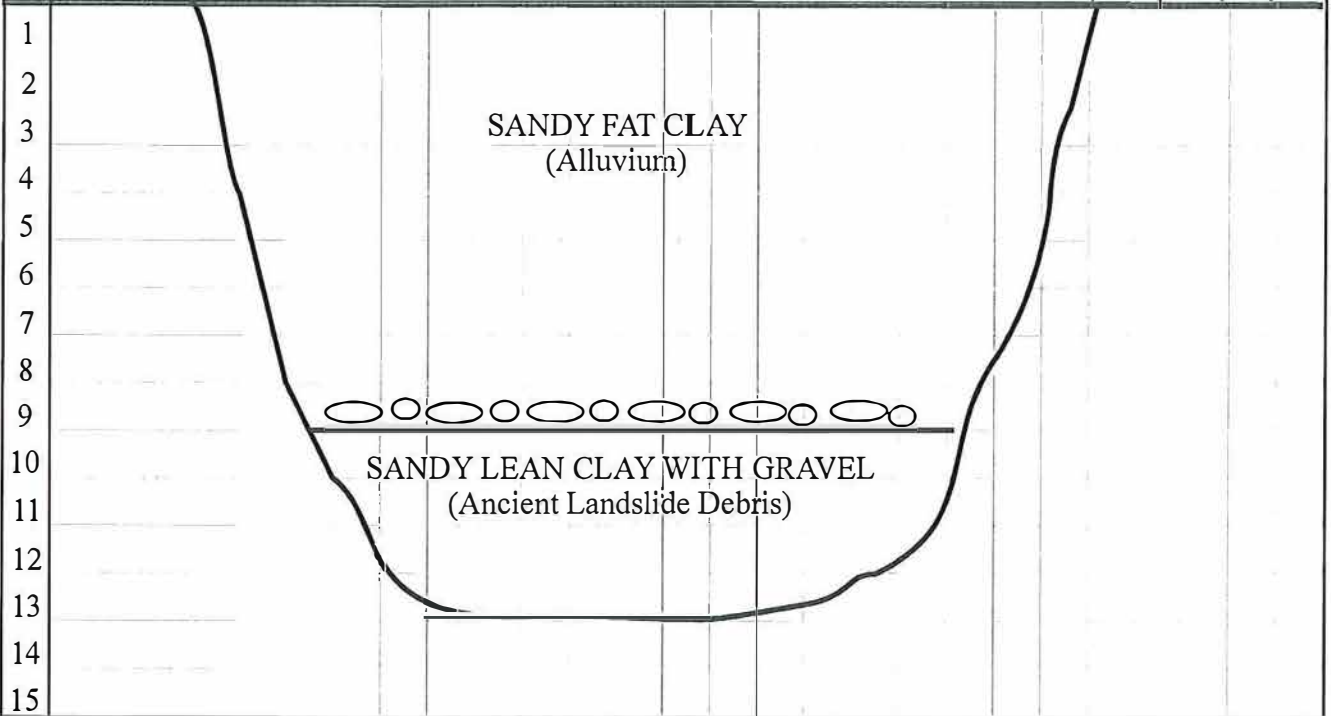


Earth Systems Pacific

LOGGED BY: R. Gorman
 EQUIPMENT: 4x4 Backhoe
 BUCKET SIZE: 24-inch

Trench No.: 3
 JOB NO.: SL-16139-SA
 DATE: 05/25/09

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL/ROCK DESCRIPTION	SAMPLE DATA						
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)			
STANLEY RESIDENCE Gilbert Avenue, APN 064-405-010 Cayucos, California										
1	CH		<u>Alluvium:</u> SANDY FAT CLAY, mottled dark brown to black, very stiff, moist, 5 to 15% volcanic and serpentinite cobbles and gravel, well-developed blocky soil structure, soft in upper 1 to 1.5 feet							
2										
3										
4										
5										
6										
7										
8										
9										
10	CL		<u>Ancient Landslide Debris:</u> SANDY LEAN CLAY WITH GRAVEL, light reddish brown to medium brown, very stiff to hard, moist, volcanic gravel, abundant caliche deposits							
11										
12										
13										
14										
15			BOTTOM OF TRENCH @ 13' No subsurface water encountered.							



LEGEND: Ring Sample Shelby Tube Sample Grab Sample SPT Scale 1" = 4 ft.



Earth Systems Pacific

BORING & TRENCH LOG LEGEND

SOIL CLASSIFICATION SYSTEM

SAMPLE / SUBSURFACE WATER SYMBOLS		GRAPH. SYMBOL	MAJOR DIVISIONS	GROUP SYMBOL	TYPICAL DESCRIPTIONS	GRAPH. SYMBOL	
CALIFORNIA MODIFIED			COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS TESTED OR JUDGED TO BE LARGER THAN #200 SIEVE SIZE	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES		
STANDARD PENETRATION TEST (SPT)				GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES		
SHELBY TUBE				GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES, NON-PLASTIC FINES		
BULK				GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES, PLASTIC FINES		
SUBSURFACE WATER DURING DRILLING				SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES		
SUBSURFACE WATER AFTER DRILLING				SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES		
				SM	SILTY SANDS, SAND-SILT MIXTURES, NON-PLASTIC FINES		
				SC	CLAYEY SANDS, SAND-CLAY MIXTURES, PLASTIC FINES		
				FINE GRAINED SOILS HALF OR MORE OF MATERIAL IS TESTED OR JUDGED TO BE SMALLER THAN #200 SIEVE SIZE	ML	INORGANIC SILTS AND VERY FINE SANDS, SILTY, CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	
					CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
					OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
					MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY, SILTY SOILS, ELASTIC SILTS	
					CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
					OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
			PT		PEAT AND OTHER HIGHLY ORGANIC SOILS		

OBSERVED MOISTURE CONDITION

DRY	SLIGHTLY MOIST	MOIST	VERY MOIST	WET
LITTLE/NO MOISTURE	JUDGED BELOW OPTIMUM	JUDGED ABOUT OPTIMUM	JUDGED OVER OPTIMUM	SATURATED

TYPICAL CONSISTENCY

COARSE GRAINED SOILS			FINE GRAINED SOILS		
BLOWS/FOOT		DESCRIPTIVE TERM	BLOWS/FOOT		DESCRIPTIVE TERM
SPT	CA SAMPLER		SPT	CA SAMPLER	
0-10	0-16	LOOSE	0-2	0-3	VERY SOFT
11-30	17-50	MEDIUM DENSE	3-4	4-7	SOFT
31-50	51-83	DENSE	5-8	8-13	MEDIUM STIFF
OVER 50	OVER 83	VERY DENSE	9-15	14-25	STIFF
			16-30	26-50	VERY STIFF
			OVER 30	OVER 50	HARD

GRAIN SIZES

U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENING			
# 200	# 40	# 10	# 4	3/4"	3"	12"	
SILT & CLAY		SAND		GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

TYPICAL ROCK HARDNESS

MAJOR DIVISIONS	TYPICAL DESCRIPTIONS
EXTREMELY HARD	CORE, FRAGMENT, OR EXPOSURE CANNOT BE SCRATCHED WITH KNIFE OR SHARP PICK; CAN ONLY BE CHIPPED WITH REPEATED HEAVY HAMMER BLOWS
VERY HARD	CANNOT BE SCRATCHED WITH KNIFE OR SHARP PICK; CORE OR FRAGMENT BREAKS WITH REPEATED HEAVY HAMMER BLOWS
HARD	CAN BE SCRATCHED WITH KNIFE OR SHARP PICK WITH DIFFICULTY (HEAVY PRESSURE); HEAVY HAMMER BLOW REQUIRED TO BREAK SPECIMEN
MODERATELY HARD	CAN BE GROOVED 1/16 INCH DEEP BY KNIFE OR SHARP PICK WITH MODERATE OR HEAVY PRESSURE; CORE OR FRAGMENT BREAKS WITH LIGHT HAMMER BLOW OR HEAVY MANUAL PRESSURE
SOFT	CAN BE GROOVED OR GOUGED EASILY BY KNIFE OR SHARP PICK WITH LIGHT PRESSURE, CAN BE SCRATCHED WITH FINGERNAIL; BREAKS WITH LIGHT TO MODERATE MANUAL PRESSURE
VERY SOFT	CAN BE READILY INDENTED, GROOVED OR GOUGED WITH FINGERNAIL, OR CARVED WITH KNIFE; BREAKS WITH LIGHT MANUAL PRESSURE

TYPICAL ROCK WEATHERING

MAJOR DIVISIONS	TYPICAL DESCRIPTIONS
FRESH	NO DISCOLORATION, NOT OXIDIZED
SLIGHTLY WEATHERED	DISCOLORATION OR OXIDATION IS LIMITED TO SURFACE OF, OR SHORT DISTANCE FROM; SOME FRACTURES PRESENT; FELDSPAR CRYSTALS ARE DULL
MODERATELY WEATHERED	DISCOLORATION OR OXIDATION EXTENDS FROM FRACTURES, USUALLY THROUGHOUT; Fe-Mg MINERALS ARE "RUSTY"; FELDSPAR CRYSTALS ARE "CLOUDY"
INTENSELY WEATHERED	DISCOLORATION OR OXIDATION THROUGHOUT; FELDSPAR AND Fe-Mg MINERALS ARE ALTERED TO CLAY TO SOME EXTENT OR CHEMICAL ALTERATION PRODUCES IN SITU DISAGGREGATION
DECOMPOSED	DISCOLORATION OR OXIDATION THROUGHOUT, BUT RESISTANT MINERALS SUCH AS QUARTZ MAY BE UNALTERED; FELDSPAR AND Fe-Mg MINERALS ARE COMPLETELY ALTERED TO CLAY

drafting/mast/sg/Boring & Trench Log Legend 09/16/08 drwg

APPENDIX B

Laboratory Test Results



Stanley Residence

SL-16139-SA

BULK DENSITY TEST RESULTS

ASTM D 2937-04 (modified for ring liners)

December 15, 2009

BORING NO.	DEPTH feet	MOISTURE CONTENT, %	WET DENSITY, pcf	DRY DENSITY, pcf
1	6.0 - 6.5	18.1	126.1	106.8
1	11.0 - 11.5	22.4	125.3	102.4
1	16.0 - 16.5	20.9	111.9	92.5
1	21.0 - 21.5	18.5	125.1	105.5
1	31.0 - 31.5	19.6	129.8	108.6

TRENCH NO.	DEPTH feet	MOISTURE CONTENT, %	WET DENSITY, pcf	DRY DENSITY, pcf
1	4.0 - 4.5	26.7	99.8	78.8
2	5.0 - 5.5	19.4	130.3	109.1

EXPANSION INDEX TEST RESULTS

ASTM D 4829-08a

BORING NO.	DEPTH feet	EXPANSION INDEX
1	0.0 - 3.0	134



Stanley Residence

SL-16139-SA

MOISTURE-DENSITY COMPACTION TEST

ASTM D 1557-09 (Modified)

PROCEDURE USED: A

December 15, 2009

PREPARATION METHOD: Moist

Boring #1 @ 0.0 - 3.0'

RAMMER TYPE: Mechanical

Mottled Brown to Black Sandy Fat Clay (CH)

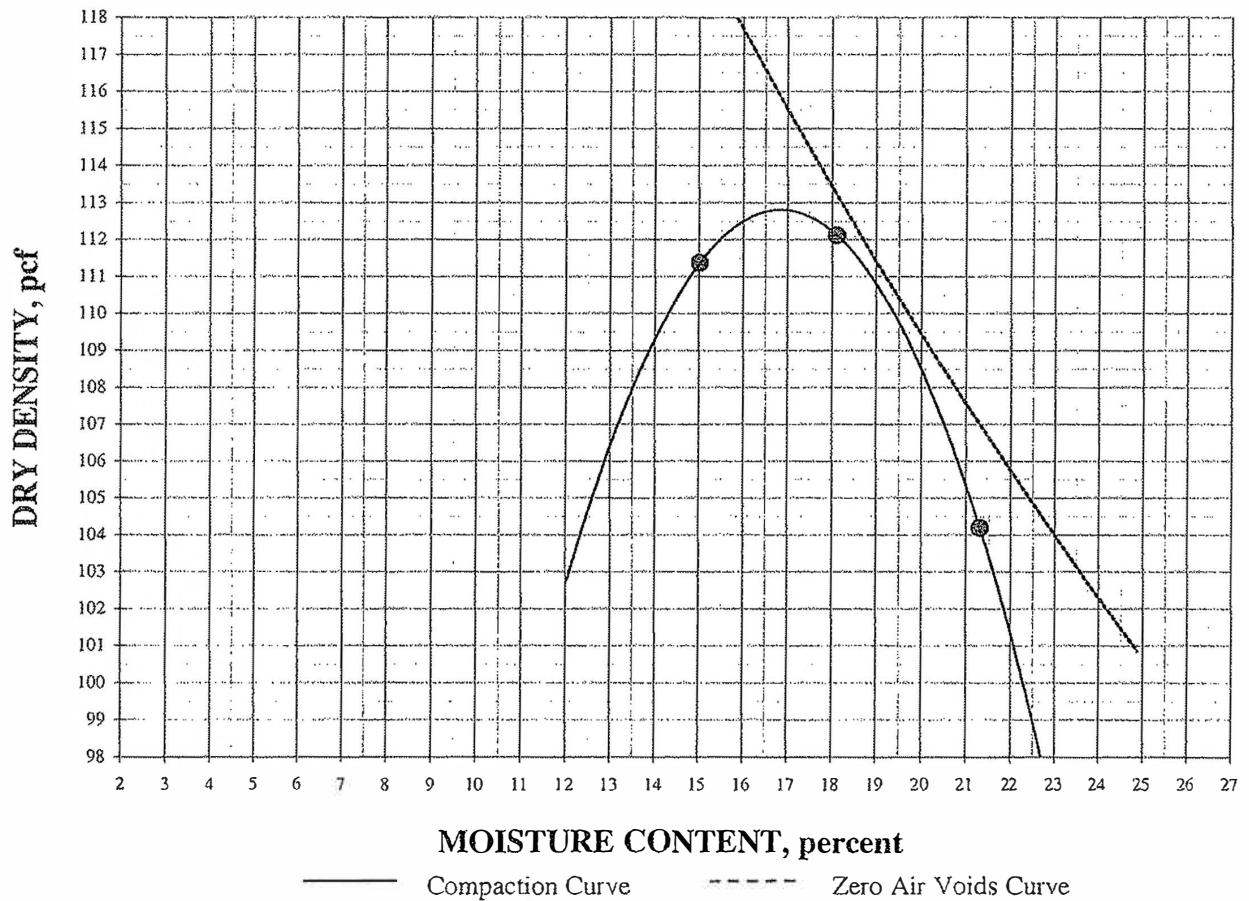
SPECIFIC GRAVITY: 2.70 (assumed)

SIEVE DATA:

Sieve Size	% Retained
3/4"	0
3/8"	0
#4	0

MAXIMUM DRY DENSITY: 112.8 pcf

OPTIMUM MOISTURE: 16.8%





Stanley Residence

SL-16139-SA

DIRECT SHEAR

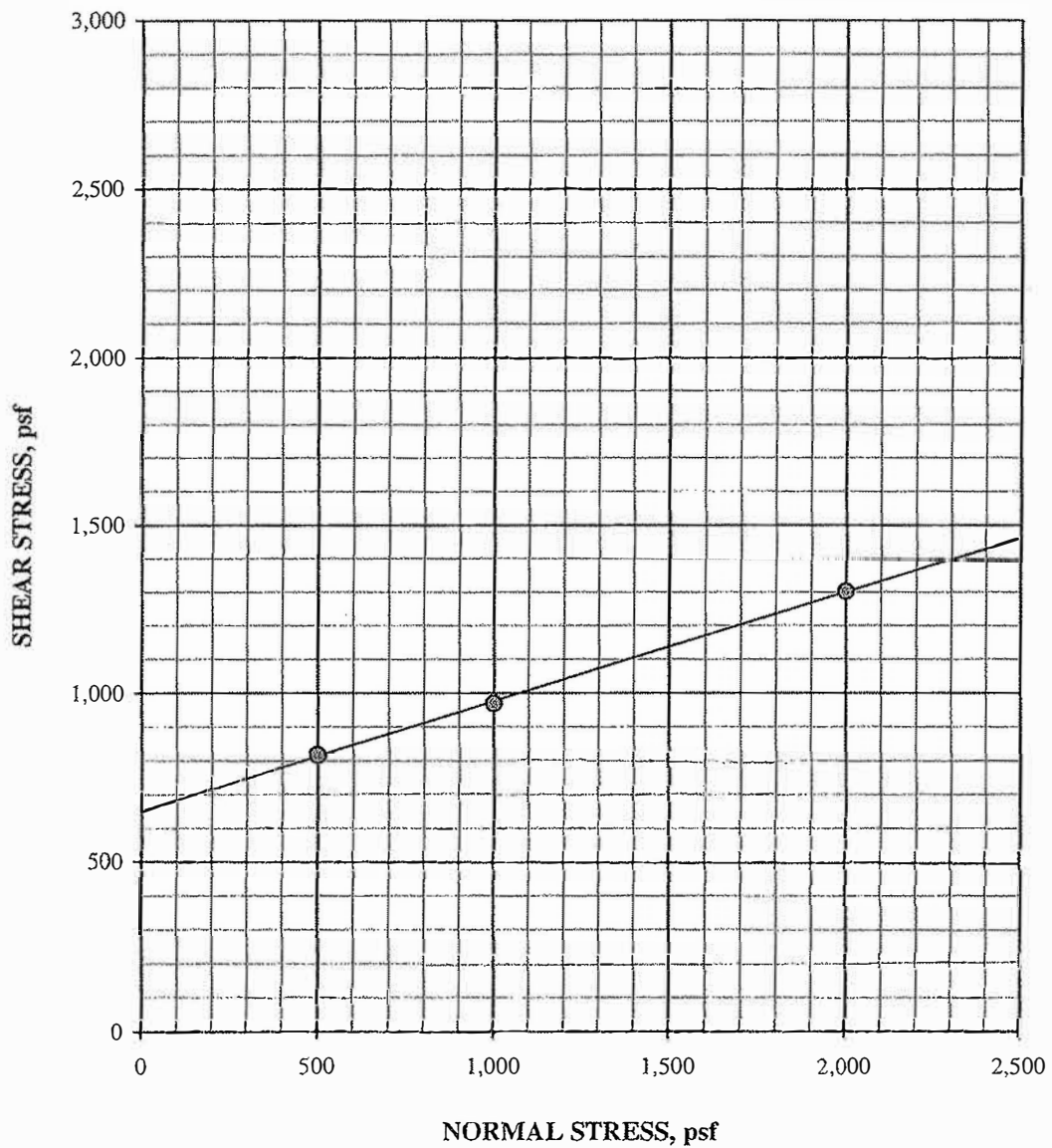
ASTM D 3080-04 (modified for consolidated, undrained conditions)

December 15, 2009

Boring #1 @ 0.0 - 3.0'
Sandy Fat Clay (CH)
Compacted to 90% RC, saturated

INITIAL DRY DENSITY: 101.5 pcf
INITIAL MOISTURE CONTENT: 16.8 %
PEAK SHEAR ANGLE (ϕ): 18°
COHESION (C): 651 psf

SHEAR vs. NORMAL STRESS





Stanley Residence

SL-16139-SA

DIRECT SHEAR continued

ASTM D 3080-04 (modified for consolidated, undrained conditions)

Boring #1 @ 0.0 - 3.0'

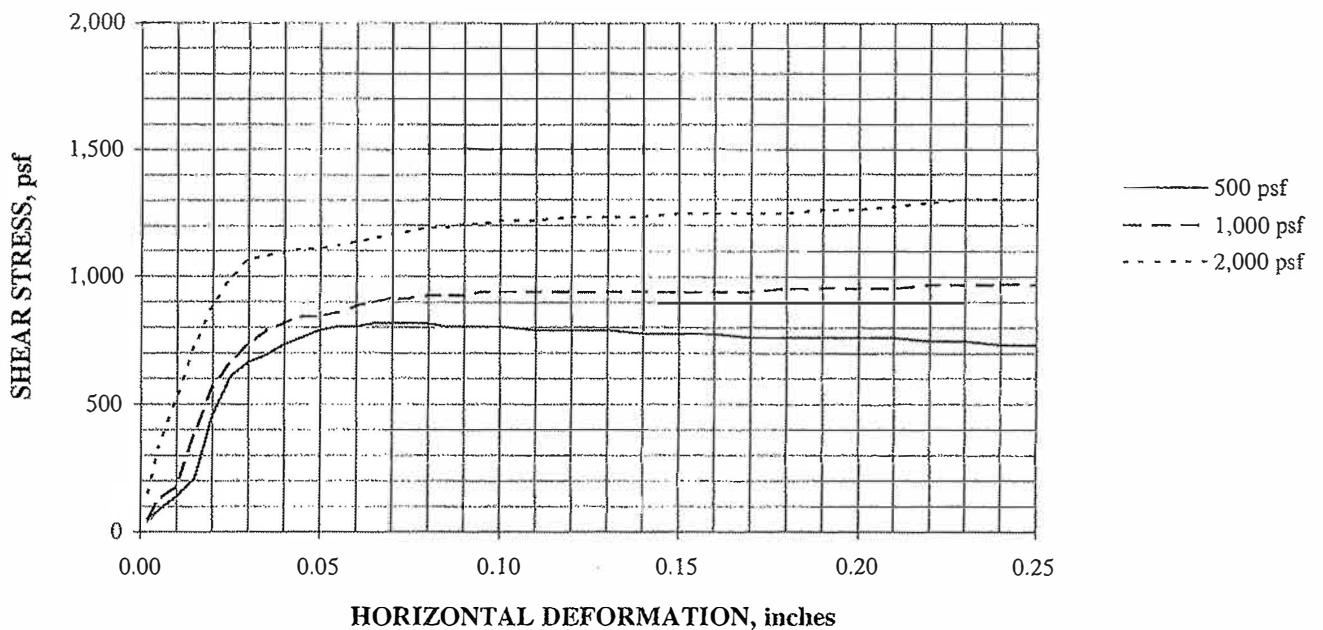
December 15, 2009

Sandy Fat Clay (CH)

Compacted to 90% RC, saturated

SPECIFIC GRAVITY: 2.70 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	16.8	16.8	16.8	16.8
DRY DENSITY, pcf	101.5	101.5	101.5	101.5
SATURATION, %	68.8	68.8	68.8	68.8
VOID RATIO	0.659	0.659	0.659	0.659
DIAMETER, inches	2.375	2.375	2.375	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	32.0	32.2	32.0	
DRY DENSITY, pcf	104.2	105.8	106.3	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.616	0.593	0.585	
HEIGHT, inches	0.97	0.96	0.96	





Stanley Residence

SL-16139-SA

DIRECT SHEAR

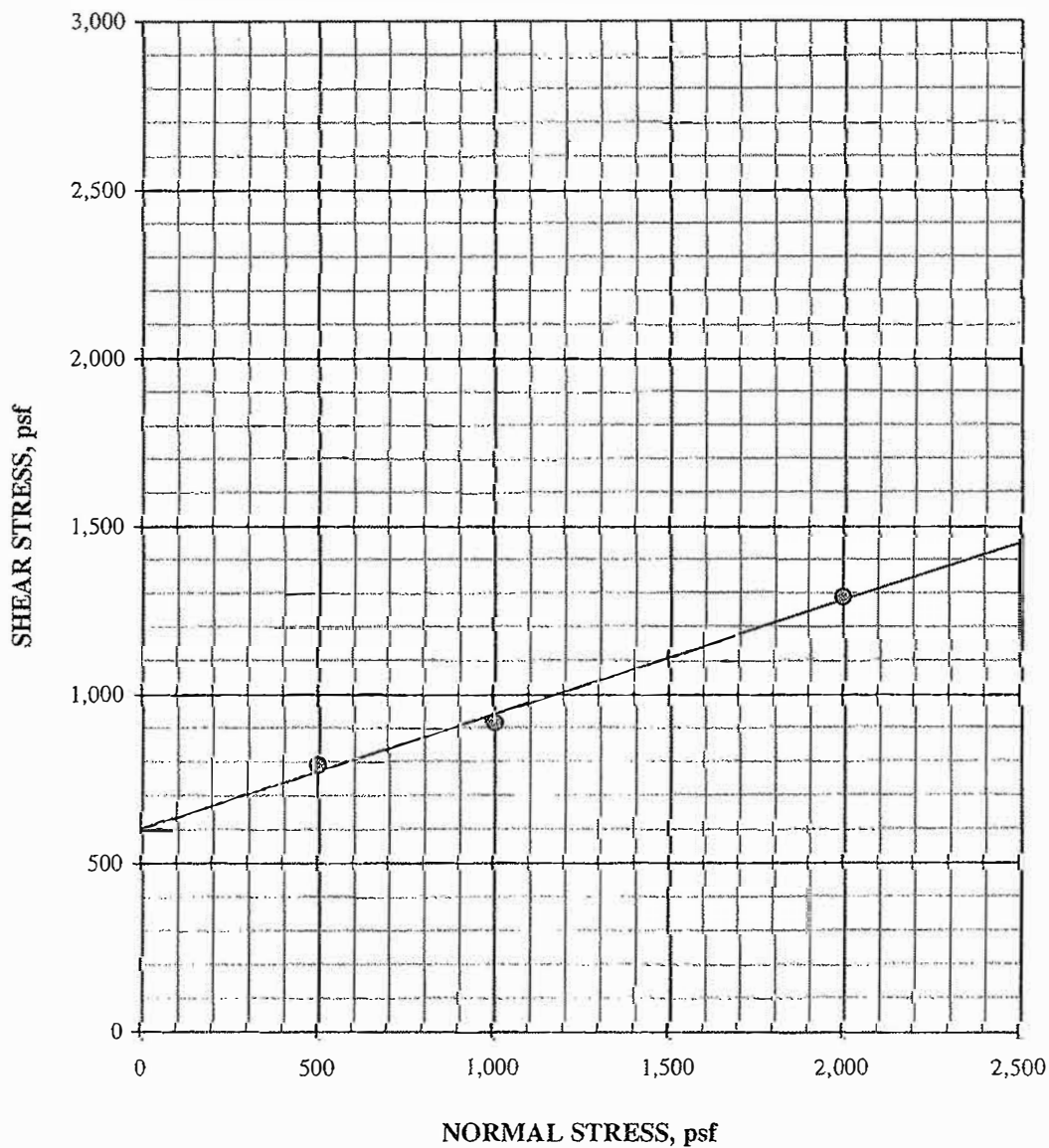
ASTM D 3080-04 (modified for consolidated, undrained conditions)

December 15, 2009

Trench #1 @ 4.0 -5.0'
Sandy Fat Clay (CH) (Alluvium)
Ring sample, saturated

INITIAL DRY DENSITY: 86.8 pcf
INITIAL MOISTURE CONTENT: 26.7 %
PEAK SHEAR ANGLE (ϕ): 19°
COHESION (C): 602 psf

SHEAR vs. NORMAL STRESS





Stanley Residence

SL-16139-SA

DIRECT SHEAR continued

ASTM D 3080-04 (modified for consolidated, undrained conditions)

Trench #1 @ 4.0 -5.0'

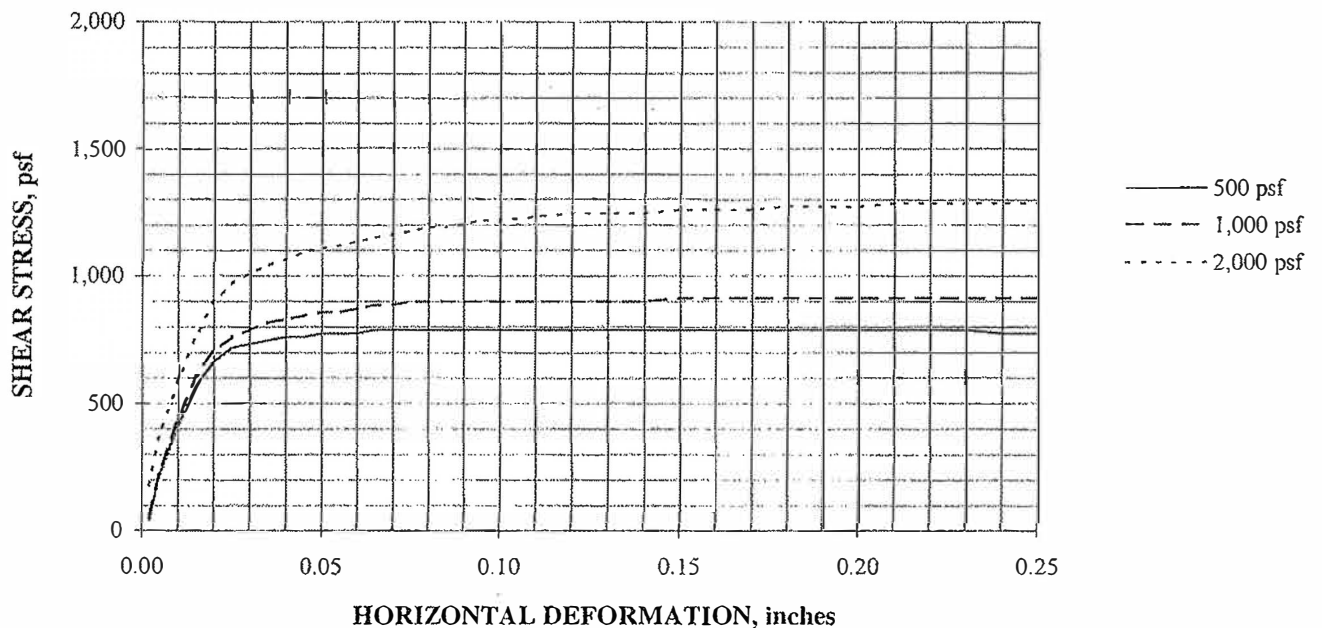
December 15, 2009

Sandy Fat Clay (CH) (Alluvium)

Ring sample, saturated

SPECIFIC GRAVITY: 2.70 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	26.7	26.7	26.7	26.7
DRY DENSITY, pcf	86.5	86.8	87.1	86.8
SATURATION, %	76.1	76.6	77.2	76.7
VOID RATIO	0.947	0.941	0.933	0.940
DIAMETER, inches	2.375	2.375	2.375	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	43.2	43.4	41.2	
DRY DENSITY, pcf	87.9	89.2	90.7	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.918	0.888	0.858	
HEIGHT, inches	0.99	0.97	0.96	





DIRECT SHEAR

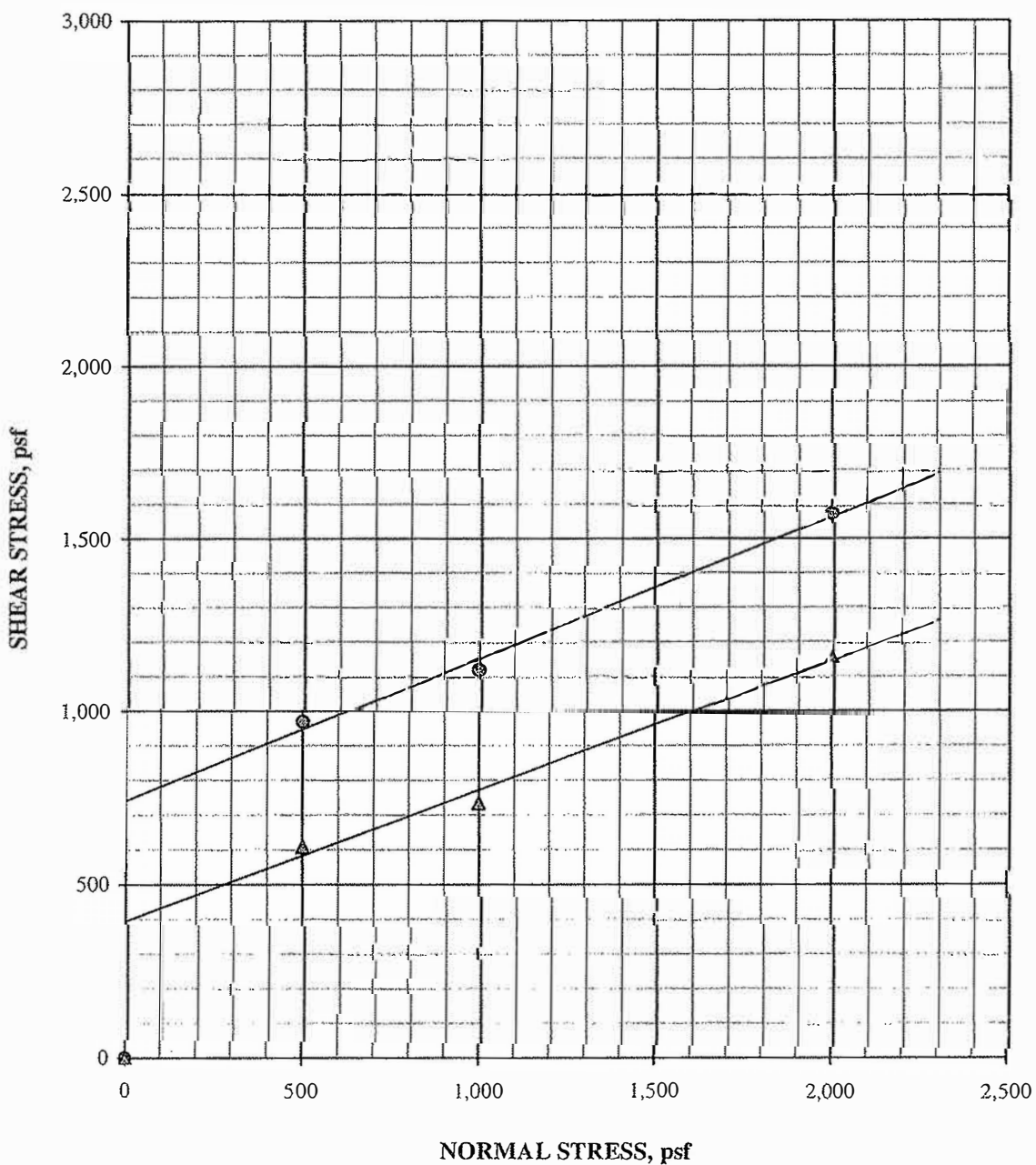
ASTM D 3080-04 (modified for consolidated, undrained conditions)

December 15, 2009

Boring #1 @ 16.0 - 16.5'
Sandy Lean Clay with Gravel (CL) (Ancient Landslide Debris)
Ring Sample, Saturated
Initial Dry Density: 97.3 pcf
Initial Moisture Content: 20.9 %

PEAK SHEAR ANGLE (ϕ): 22°
COHESION, peak (C): 740 psf
RESIDUAL SHEAR ANGLE (ϕ): 21°
COHESION, residual (C): 394 psf

SHEAR STRESS vs. NORMAL STRESS





DIRECT SHEAR continued

ASTM D 3080-04 (modified for consolidated, undrained conditions)

Boring #1 @ 16.0 - 16.5'

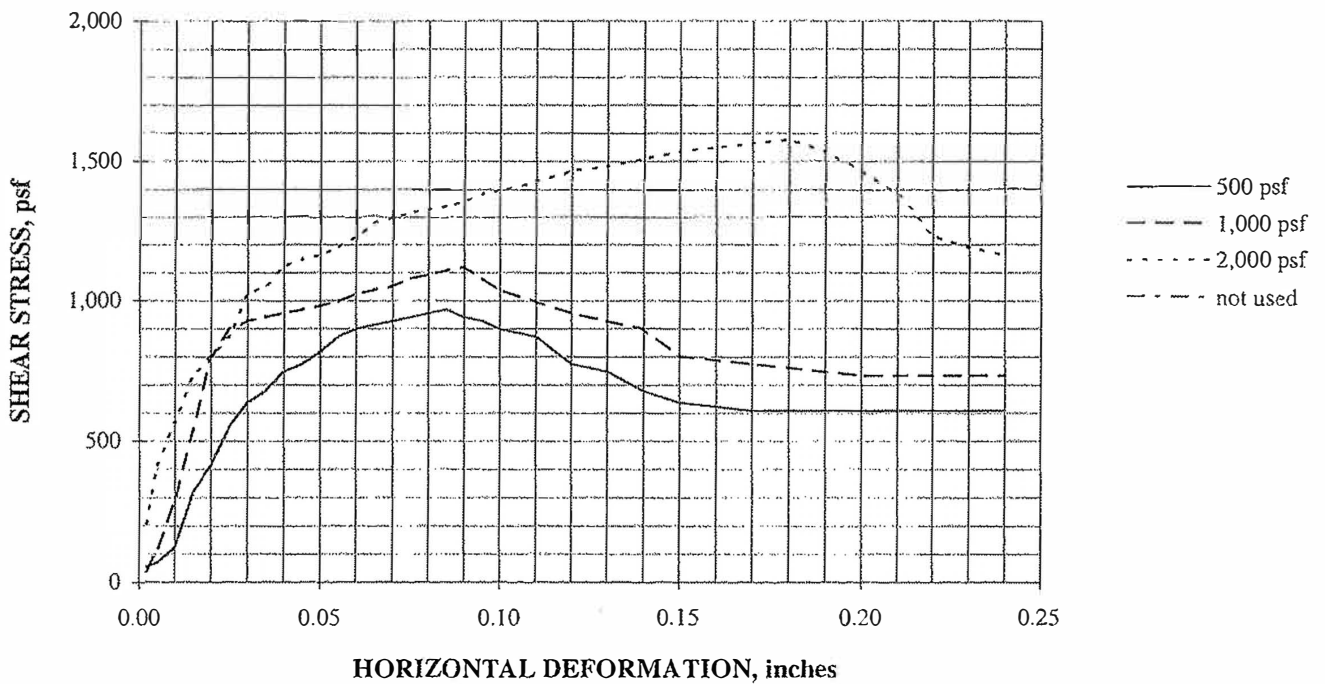
December 15, 2009

Sandy Lean Clay with Gravel (CL) (Ancient Landslide Debris)

Ring Sample, Saturated

SPECIFIC GRAVITY: 2.70 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	20.9	20.9	20.9	20.9
DRY DENSITY, pcf	100.4	96.8	94.8	97.3
SATURATION, %	83.1	76.2	72.6	77.3
VOID RATIO	0.679	0.740	0.777	0.732
DIAMETER, inches	2.375	2.375	2.375	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	27.6	28.4	29.5	
DRY DENSITY, pcf	101.4	99.5	98.2	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.662	0.693	0.715	
HEIGHT, inches	0.99	0.97	0.97	





DIRECT SHEAR

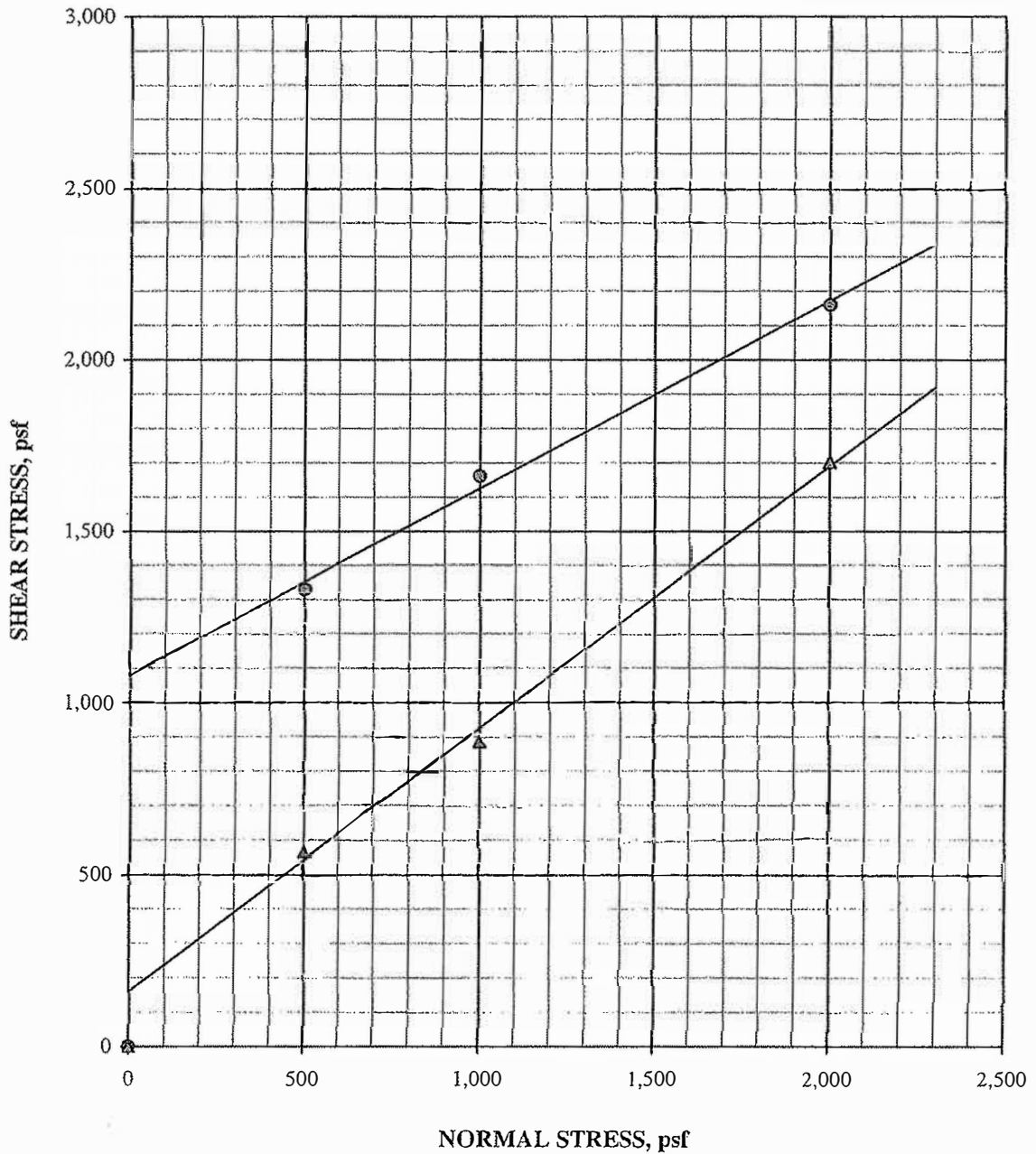
ASTM D 3080-04 (modified for consolidated, undrained conditions)

December 15, 2009

Boring #1 @ 31.0 - 31.5'
Sandy Fat Clay (CH)
Ring Sample, Saturated
Initial Dry Density: 105.2 pcf
Initial Moisture Content: 19.6 %

PEAK SHEAR ANGLE (ϕ): 29°
COHESION, peak (C): 1,080 psf
RESIDUAL SHEAR ANGLE (ϕ): 37°
COHESION, residual (C): 159 psf

SHEAR STRESS vs. NORMAL STRESS





DIRECT SHEAR continued

ASTM D 3080-04 (modified for consolidated, undrained conditions)

Boring #1 @ 31.0 - 31.5'

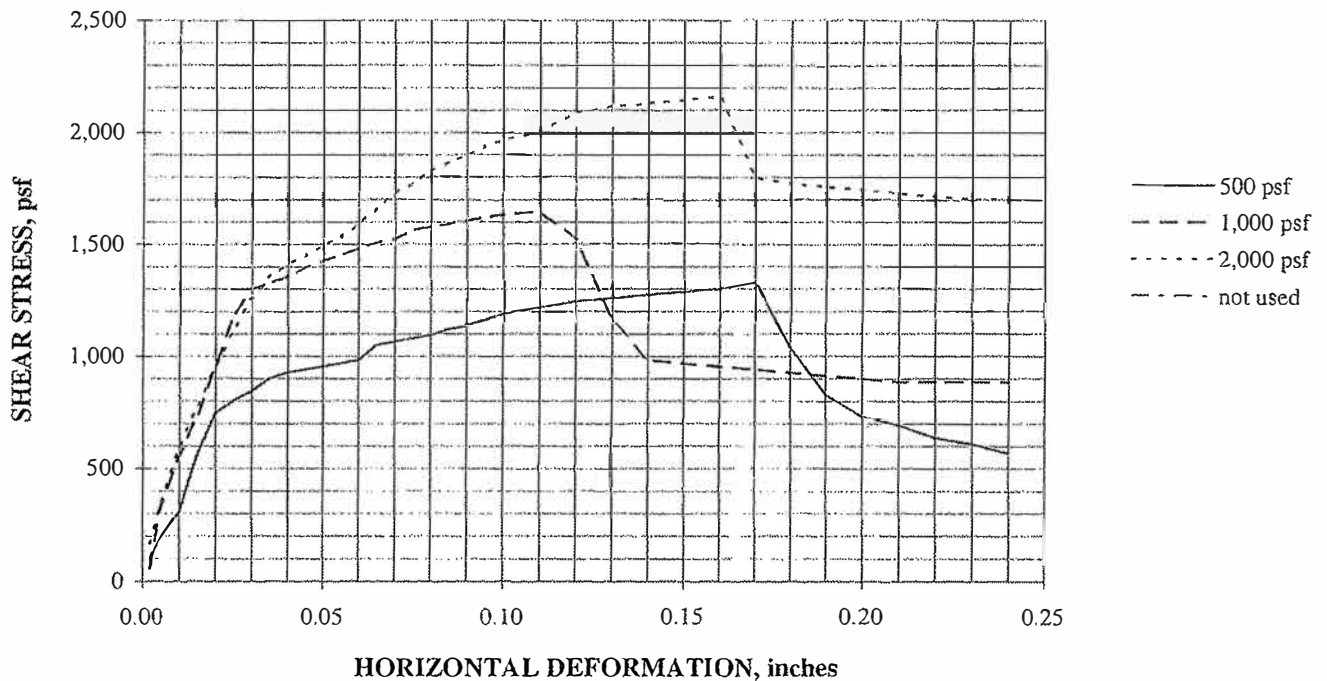
December 15, 2009

Sandy Fat Clay (CH)

Ring Sample, Saturated

SPECIFIC GRAVITY: 2.70 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	19.6	19.6	19.6	19.6
DRY DENSITY, pcf	104.1	105.2	106.4	105.2
SATURATION, %	85.6	88.0	90.7	88.1
VOID RATIO	0.618	0.602	0.583	0.601
DIAMETER, inches	2.375	2.375	2.375	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	28.1	23.9	25.3	
DRY DENSITY, pcf	104.4	106.3	112.0	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.613	0.586	0.504	
HEIGHT, inches	1.00	0.99	0.95	



APPENDIX C

Geologic Map
Historical Earthquake / Fault Map
Circular Slope Stability Plot
Block Slope Stability Plot
EQSEARCH Data Results
3D Site Aerial Photograph

GEOLOGIC MAP

STANLEY RESIDENCE
 Gilbert Avenue, APN 064-405-010
 Cayucos, California

EXPLANATION



Geologic Units

Qls

Landslide debris
 -Rock and mudflow debris, derived from rock units upslope.
 Holocene

Qt

Marine terrace deposits
 -loosely consolidated white to orangish brown sandstone and conglomerate.
 Approx. 3 to 18 feet thick.
 Late Pleistocene

KJfmv KJfme

Franciscan complex
 KJme - Melange (me), graywacke, largely composed of sheared greenish black claystone, includes exotic clasts of graywacke (gw); metavolcanic rocks (mv) primarily basalt and diabase; and other rocks.
 KJmv - metavolcanic rocks, primarily greenstone (metamorphosed from basalt), and diabase commonly associated with red chert (ch)
 Cretaceous or Jurassic

S

Serpentinite
 -locally serpentinized ultramafic rocks

Geologic Symbols

 Contact
 Dashed where approximately located or inferred

 High-angle fault
 Dashed where approximately located or inferred; dotted where concealed

 Thrust or reverse fault
 Dashed where approximately located or inferred; dotted where concealed.
 Saw-teeth on upper plate. Dip of fault plane between 30° and 80°

 Anticline
 Showing axis at surface. Dashed where approximately located; dotted where concealed

 Syncline
 Showing axis at surface. Dashed where approximately located; dotted where concealed

⊕ 30° 90°
 Horizontal Inclined Vertical
 Strike and dip of beds



Approx. Scale: 1" = 600'

REF.: Geologic Map of the Cayucos-San Luis Obispo Region, California, by Hall and Prior, 1975



Earth Systems Pacific

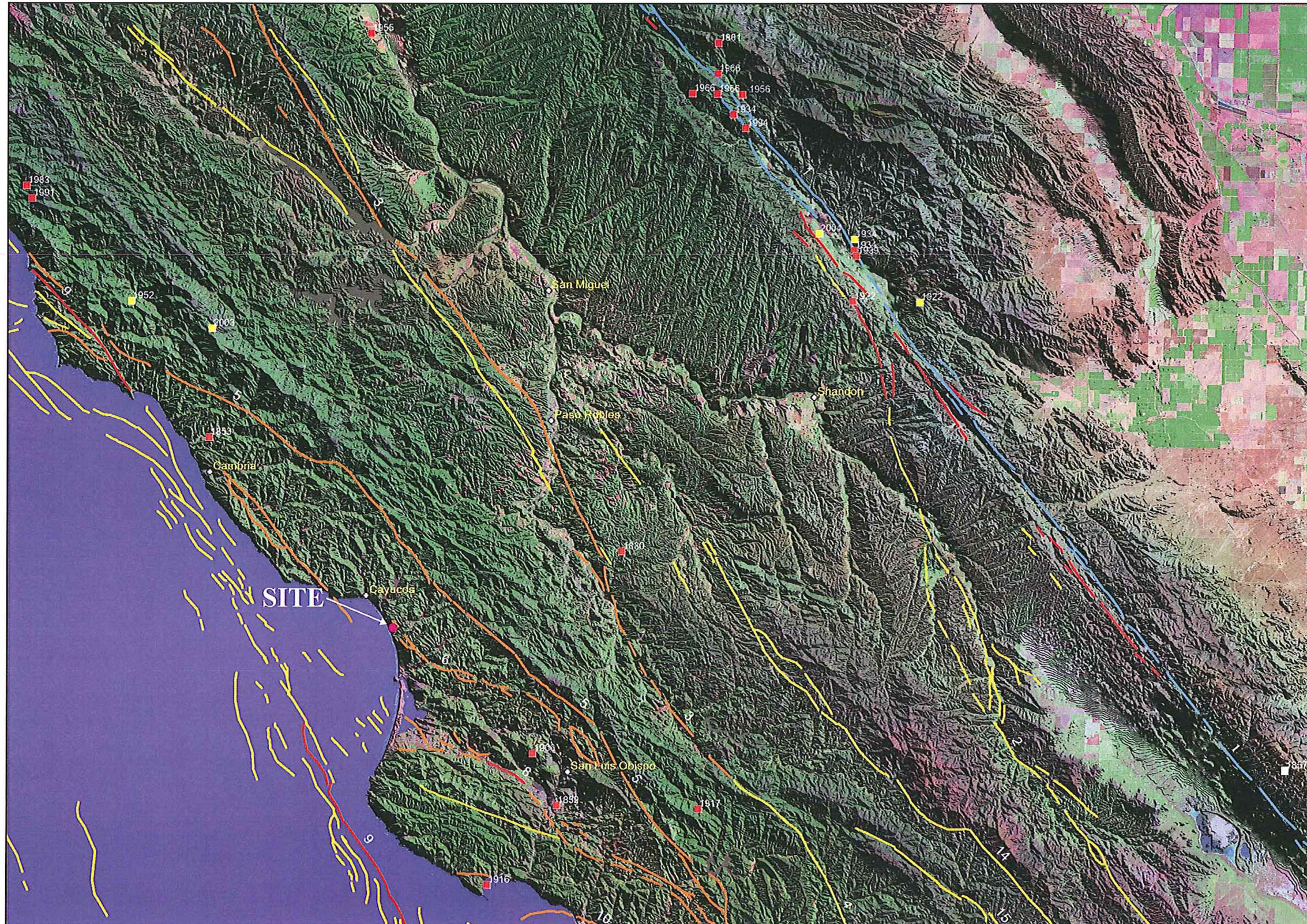
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 January 2010

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 SL-16139-SA

HISTORICAL EARTHQUAKE/ FAULT MAP

STANLEY RESIDENCE
Gilbert Avenue, APN 064-405-010
Cayucos, California



LEGEND

- Historic rupture (<200 years)
- Holocene fault (<10,000 years)
- Late Quaternary (<700,000 years)
- Quaternary fault (<1.6 million)

HISTORICAL EARTHQUAKE MAGNITUDE

- 5.0 to 5.9
- 6.0 to 6.9
- 7.0 to 7.9

FAULTS

- | | |
|---------------------|-----------------|
| 1 San Andreas | 11 Casmalia |
| 2 San Juan | 12 Lions Head |
| 3 Rinconada | 13 Oceano |
| 4 East Huasna | 14 La Panza |
| 5 Oceanic | 15 South Cuyama |
| 6 Cambria | |
| 7 West Huasna | |
| 8 Los Osos | |
| 9 Hosgri-San Simeon | |
| 10 San Luis Range | |

REFERENCES

Blake, T.F., EQSEARCH, 2000, updated 2009
Jennings, C.W, 1994



(Approximate Scale: 1" = 6 miles)



Earth Systems Pacific

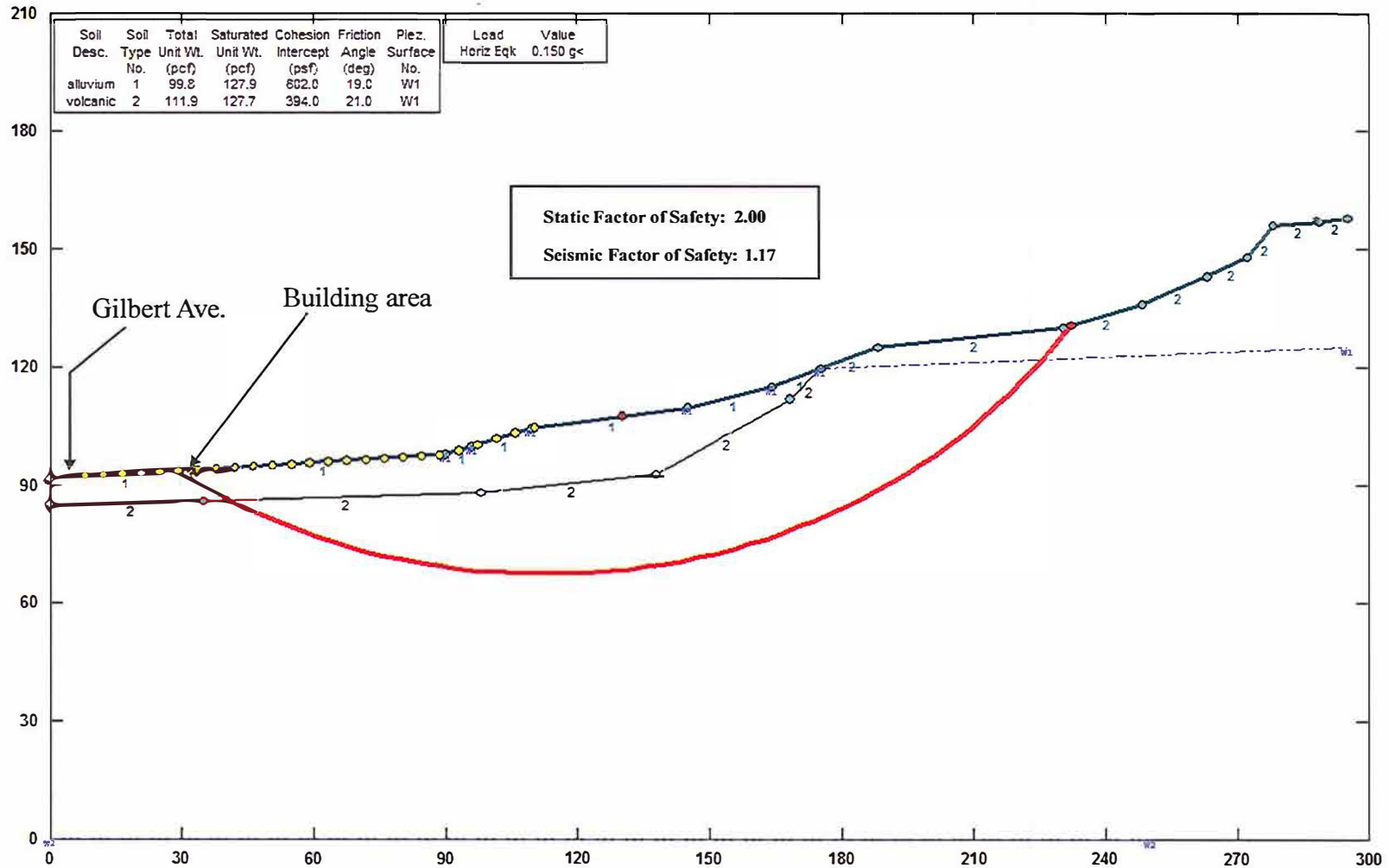
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CIRCULAR SLOPE STABILITY PLOT

STANLEY RESIDENCE
 Gilbert Avenue, APN 064-405-010
 Cayucos, California



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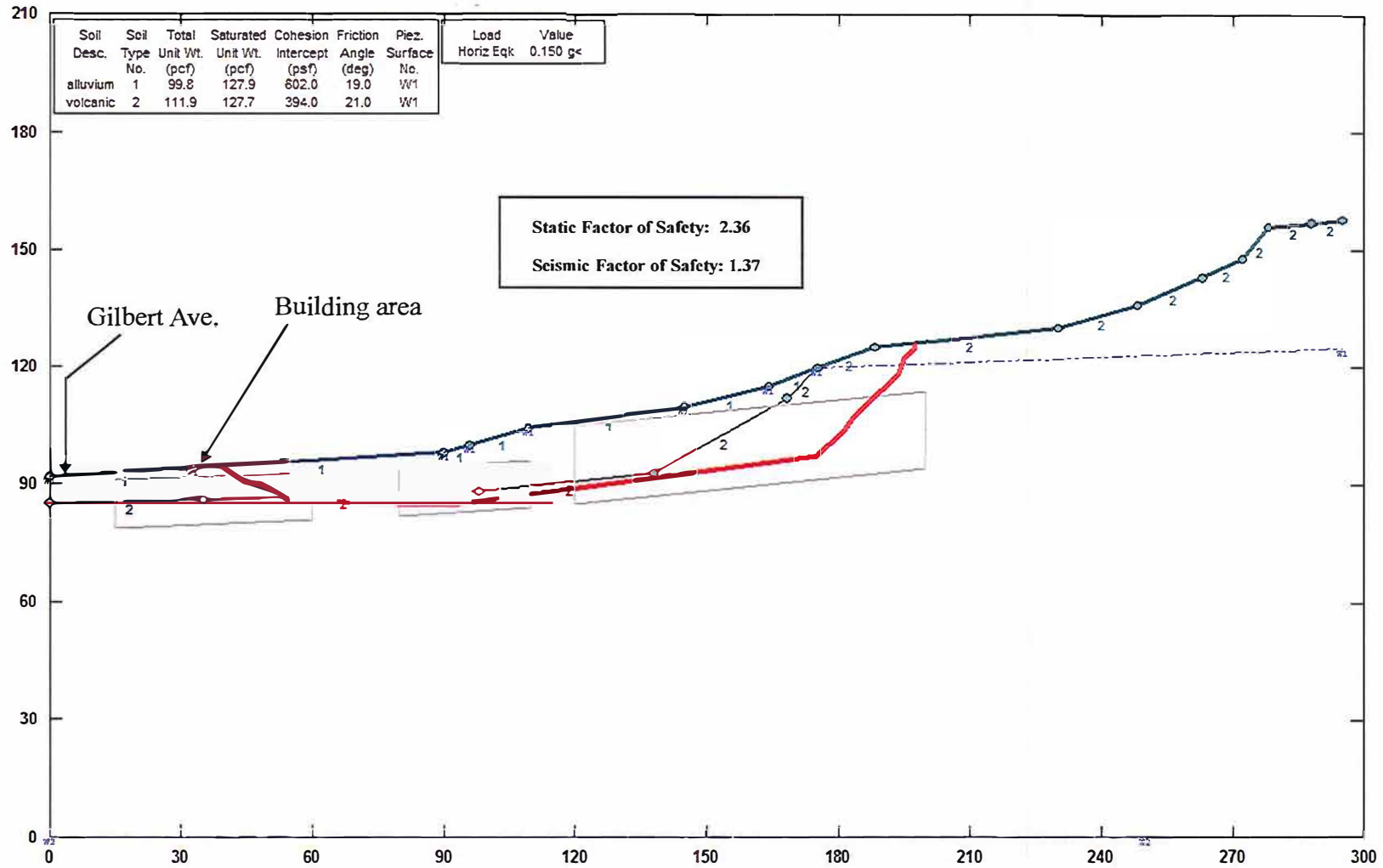
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BLOCK SLOPE STABILITY PLOT

STANLEY RESIDENCE

Gilbert Avenue, APN 064-405-010

Cayucos, California



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SL-16139-85A

TEST.OUT

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*  
*   E Q S E A R C H   *  
*  
*   Version 3.00     *  
*  
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ESTIMATION OF
PEAK ACCELERATION FROM
CALIFORNIA EARTHQUAKE CATALOGS

JOB NUMBER: SL-16139-SA

DATE: 01-22-2010

JOB NAME: Stanley Residence

EARTHQUAKE-CATALOG-FILE NAME: ALLQUAKE.DAT

SITE COORDINATES:

SITE LATITUDE: 35.4237
SITE LONGITUDE: 120.8759

SEARCH DATES:

START DATE: 1800
END DATE: 2009

SEARCH RADIUS:

65.0 mi
104.6 km

ATTENUATION RELATION: 3) Boore et al. (1997) Horiz. - NEHRP D (250)
UNCERTAINTY (M=Median, S=Sigma): M Number of sigmas: 0.0
ASSUMED SOURCE TYPE: DS [SS=Strike-slip, DS=Reverse-slip, BT=Blind-thrust]
SCOND: 0 Depth Source: A
Basement Depth: 5.00 km Campbell SSR: Campbell SHR:
COMPUTE PEAK HORIZONTAL ACCELERATION

MINIMUM DEPTH VALUE (km): 0.0

TEST.OUT

EARTHQUAKE SEARCH RESULTS

Page 1

FILE CODE	LAT. NORTH	LONG. WEST	DATE	TIME (UTC)			DEPTH (km)	QUAKE MAG.	SITE ACC. g	SITE MM INT.	APPROX. DISTANCE mi [km]
				H	M	Sec					
MGI	35.3000	120.7000	12/07/1906	640	0.0	0.0	0.0	5.90	0.145	VIII	13.1(21.0)
MGI	35.5000	120.6000	01/01/1830	0	0	0.0	0.0	5.00	0.077	VII	16.4(26.4)
T-A	35.2500	120.6700	00/00/1830	0	0	0.0	0.0	5.70	0.109	VII	16.7(26.8)
T-A	35.2500	120.6700	12/17/1852	0	0	0.0	0.0	5.70	0.109	VII	16.7(26.8)
MGI	35.6000	121.1000	02/01/1853	21	0	0.0	0.0	5.00	0.073	VII	17.5(28.2)
MGI	35.1700	120.7500	12/01/1916	2253	0.0	0.0	0.0	5.70	0.100	VII	18.9(30.4)
GSG	35.7060	121.1020	12/22/2003	191556	0.0	7.0	6.40	0.123	0.123	VII	23.3(37.4)
MGI	35.2500	120.5000	07/10/1917	045	0.0	0.0	0.0	5.30	0.067	VI	24.3(39.2)
MGI	35.2500	120.5000	07/09/1917	2222	0.0	0.0	0.0	5.00	0.057	VI	24.3(39.2)
MGI	35.2500	120.5000	07/09/1917	2238	0.0	0.0	0.0	5.30	0.067	VI	24.3(39.2)
MGI	35.2500	120.5000	07/10/1917	043	0.0	0.0	0.0	5.30	0.067	VI	24.3(39.2)
DMG	35.7300	121.2000	11/22/1952	74637	0.0	0.0	0.0	6.00	0.087	VII	27.9(44.9)
MGI	35.0000	120.5000	11/19/1927	332	0.0	0.0	0.0	5.00	0.042	VI	36.1(58.1)
DMG	34.9000	120.7000	11/04/1927	135053	0.0	0.0	0.0	7.50	0.152	VIII	37.5(60.3)
GSB	35.8280	121.3230	09/17/1991	211029	3.0	8.0	5.10	0.043	0.043	VI	37.5(60.4)
DMG	35.7500	120.3300	08/18/1922	512	0.0	0.0	0.0	5.00	0.040	V	38.0(61.2)
BRK	35.8400	121.3300	08/29/1983	101031	0.0	0.0	0.0	5.20	0.045	VI	38.4(61.8)
GSB	35.8190	120.3640	09/28/2004	171524	2.0	8.0	6.00	0.066	0.066	VI	39.6(63.8)
DMG	36.0000	120.9200	11/02/1955	1940	6.0	0.0	0.0	5.20	0.043	VI	39.9(64.2)
DMG	35.8000	120.3300	06/08/1934	430	0.0	0.0	0.0	5.00	0.039	V	40.2(64.6)
DMG	35.8000	120.3300	06/08/1934	447	0.0	0.0	0.0	6.00	0.066	VI	40.2(64.6)
DMG	35.8000	120.3300	12/28/1939	121538	0.0	0.0	0.0	5.00	0.039	V	40.2(64.6)
DMG	35.8000	120.3300	06/05/1934	2148	0.0	0.0	0.0	5.00	0.039	V	40.2(64.6)
DMG	36.0000	121.0000	02/26/1932	1658	0.0	0.0	0.0	5.00	0.039	V	40.4(65.0)
GSB	35.9170	120.4650	12/20/1994	102747	2.0	8.0	5.00	0.038	0.038	V	41.1(66.2)
DMG	35.9500	120.5300	06/29/1966	195325	9.0	0.0	0.0	5.00	0.038	V	41.2(66.3)
DMG	35.9300	120.4800	12/24/1934	1626	0.0	0.0	0.0	5.00	0.038	V	41.4(66.6)
DMG	35.7500	120.2500	03/10/1922	112120	0.0	0.0	0.0	6.50	0.083	VII	41.7(67.2)
DMG	35.9500	120.5000	06/28/1966	42613	4.0	0.0	0.0	5.50	0.049	VI	42.0(67.6)
GSB	35.9530	120.5020	09/29/2004	171004	0.0	11.0	5.10	0.039	0.039	V	42.1(67.8)
DMG	35.9500	120.4700	11/16/1956	323	9.0	0.0	0.0	5.00	0.037	V	42.9(69.0)
DMG	35.9700	120.5000	06/28/1966	4	856.2	0.0	0.0	5.10	0.039	V	43.2(69.5)
DMG	36.0000	120.5000	02/02/1881	011	0.0	0.0	0.0	5.60	0.049	VI	45.0(72.5)
DMG	36.0000	120.5000	03/03/1901	745	0.0	0.0	0.0	5.50	0.046	VI	45.0(72.5)
MGI	34.9000	120.4000	03/29/1928	625	0.0	0.0	0.0	5.30	0.041	V	45.0(72.5)
MGI	34.8000	120.4000	12/12/1902	0	0	0.0	0.0	5.70	0.047	VI	50.8(81.7)
DMG	36.2300	120.6500	02/05/1947	614	0.0	0.0	0.0	5.00	0.029	V	57.1(91.9)
DMG	34.7000	120.3000	07/31/1902	920	0.0	0.0	0.0	5.50	0.037	V	59.6(96.0)
DMG	34.7000	120.3000	01/12/1915	431	0.0	0.0	0.0	5.50	0.037	V	59.6(96.0)
BRK	36.2000	120.4000	07/22/1983	343	2.0	0.0	0.0	5.00	0.028	V	59.9(96.3)
DMG	36.1700	120.3200	12/27/1926	919	0.0	0.0	0.0	5.00	0.028	V	60.2(96.9)
BRK	36.2100	120.3800	07/25/1983	223140	0.0	0.0	0.0	5.10	0.030	V	61.0(98.1)
BRK	36.2200	120.4000	07/22/1983	23955	0.0	0.0	0.0	6.00	0.047	VI	61.1(98.3)
DMG	35.3000	119.8000	01/09/1857	16	0	0.0	0.0	7.90	0.129	VIII	61.2(98.4)
BRK	36.2500	120.4700	06/11/1983	3	954.0	0.0	0.0	5.10	0.029	V	61.4(98.8)
PAS	36.1820	120.2680	02/14/1987	72650	8.0	6.0	5.10	0.029	0.029	V	62.4(100.5)
MGI	34.6000	120.4000	07/28/1902	657	0.0	0.0	0.0	6.30	0.054	VI	62.9(101.2)

Page 2

TEST. OUT										
MGI	34.6000	120.4000	08/01/1902	330 0.0	0.0	6.30	0.054	VI	62.9(101.2)	
BRK	36.2600	120.4000	07/09/1983	74052.0	0.0	5.30	0.032	V	63.6(102.3)	
BRK	36.2200	120.2900	05/02/1983	2346 6.0	0.0	5.60	0.037	V	64.0(103.0)	
BRK	36.2200	120.2900	05/02/1983	234239.0	0.0	6.70	0.066	VI	64.0(103.0)	
DMG	34.6090	121.4350	11/05/1969	1754 7.9	10.0	5.60	0.037	V	64.5(103.8)	
BRK	36.2200	120.2600	09/09/1983	91614.0	0.0	5.40	0.033	V	64.9(104.4)	

EARTHQUAKE SEARCH RESULTS

Page 2

FILE CODE	LAT. NORTH	LONG. WEST	DATE	TIME (UTC) H M Sec	DEPTH (km)	QUAKE MAG.	SITE ACC. g	SITE MM INT.	APPROX. DISTANCE mi [km]
PAS	36.2860	120.4130	10/25/1982	2226 4.0	6.0	5.60	0.037	V	64.9(104.5)

-END OF SEARCH- 54 EARTHQUAKES FOUND WITHIN THE SPECIFIED SEARCH AREA.

TIME PERIOD OF SEARCH: 1800 TO 2009

LENGTH OF SEARCH TIME: 210 years

THE EARTHQUAKE CLOSEST TO THE SITE IS ABOUT 13.1 MILES (21.0 km) AWAY.

LARGEST EARTHQUAKE MAGNITUDE FOUND IN THE SEARCH RADIUS: 7.9

LARGEST EARTHQUAKE SITE ACCELERATION FROM THIS SEARCH: 0.152 g

COEFFICIENTS FOR GUTENBERG & RICHTER RECURRENCE RELATION:

a-value= 0.936
b-value= 0.347
beta-value= 0.799

TABLE OF MAGNITUDES AND EXCEEDANCES:

Earthquake Magnitude	Number of Times Exceeded	Cumulative No. / Year
4.0	54	0.25837
4.5	54	0.25837
5.0	54	0.25837
5.5	24	0.11483
6.0	11	0.05263
6.5	4	0.01914
7.0	2	0.00957
7.5	2	0.00957

Page 3

3D SITE AERIAL
STANLEY RESIDENCE
Gilbert Avenue, APN 064-405-010
Cayucos, California



REF.: Photograph from Google Earth website, 2009



EARTH SYSTEMS PACIFIC

4378 Old Santa Fe Road, San Luis Obispo, CA 93401
January 2010

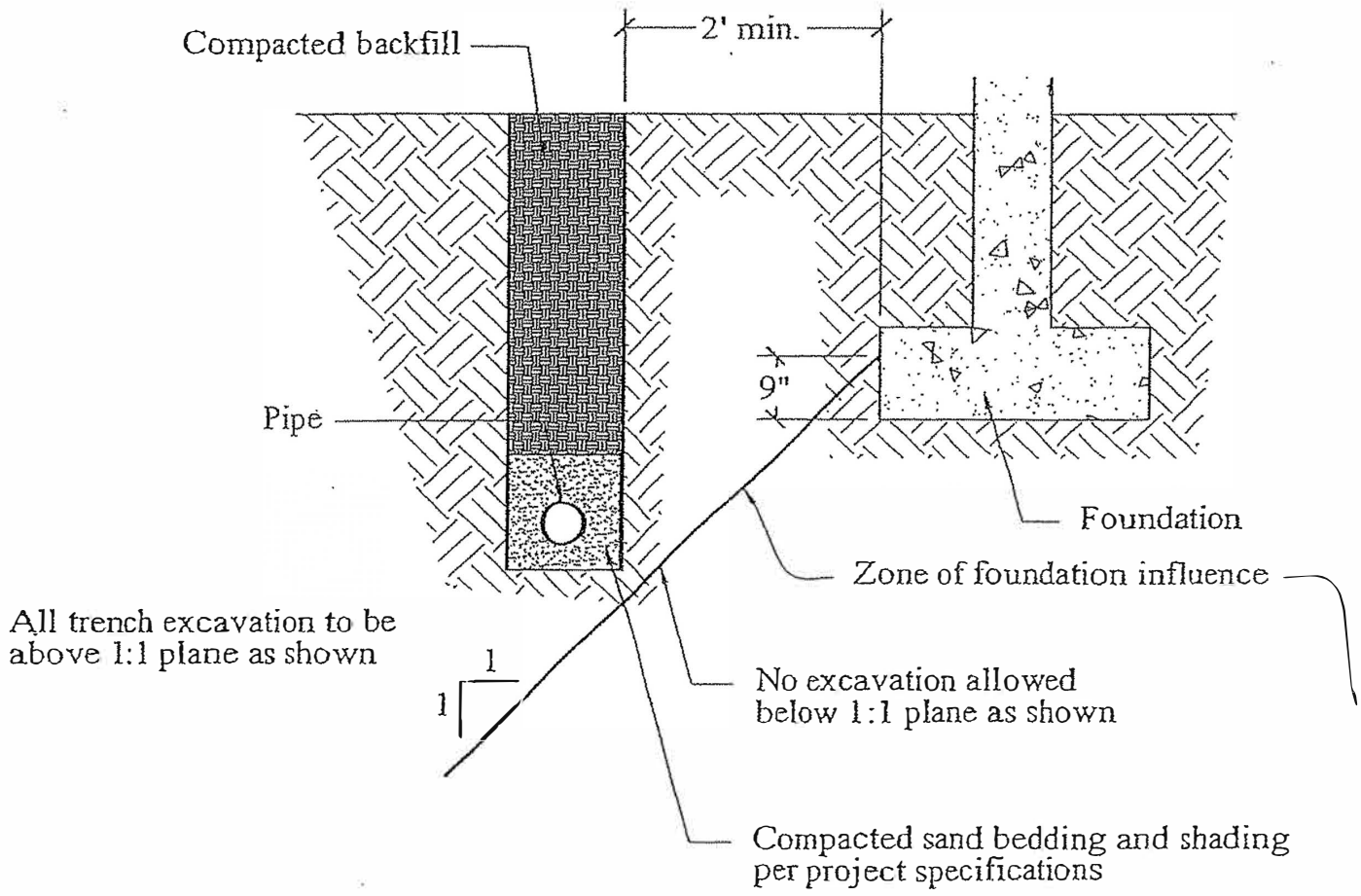
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APPENDIX D

Typical Detail A: Pipe Placed Parallel to Foundations

TYPICAL DETAIL A: PIPE PLACED PARALLEL TO FOUNDATIONS



SCHEMATIC ONLY
NOT TO SCALE



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E-mail: esc@earthsys.com



April 18, 2014

FILE NO.: SL-16139-SA

Linda and Dan Stanley
2227 Monterey Blvd.
Hermosa Beach, CA 90254

PROJECT: STANLEY RESIDENCE
GILBERT AVENUE
CAYUCOS, CALIFORNIA
APN 064-405-010

SUBJECT: Response to San Luis Obispo County Reviewer Comments on Soils Engineering and Geologic Hazards Report

REF: See Attached List

Dear Mr. and Mrs. Stanley:

In accordance with your authorization of our change order (ESP 2014), the comments presented in the review letter by LandSet Engineers, Inc. (LandSet 2013, copy attached) are addressed herein. LandSet Engineers, Inc. is the geologic reviewer for the County of San Luis Obispo. In their review of the Soils Engineering and Geologic Hazards Report proposed by this firm (ESP 2010), LandSet Engineers, Inc. indicated that, in their opinion, additional information or clarifications regarding updating the report were needed, as required by the San Luis Obispo County Guidelines for Engineering Geology Reports.

Our response to the comments is based on a site reconnaissance performed on March 27, 2014, a review of geologic site maps and a review of the current building code (CBSC 2013). Our responses to the County Guideline Checklist items in the LandSet review that refer to our scope of services are as follows:

Checklist Item #30. Summary Sheet

Based on the site reconnaissance, the geologic site conditions have not changed since the Soils Engineering and Geologic Hazards Report was issued. Therefore, the conclusions and recommendations presented in the Soils Engineering and Geologic Hazards Report (ESP 2010), with the modification noted in the following paragraph, are still considered to be valid with respect to the proposed development.

Checklist Item #31. Age of Report

Due to the age of the report, the earthquake ground motion parameters for the site required updating to the current building code (CBSC 2013). The following section should replace that shown on Pages 7 and 8 of the Soils Engineering and Geologic Hazards Report (ESP 2010).



Ground Acceleration Parameters

The site is in a region of generally high seismicity and has the potential to experience strong ground shaking from earthquakes on regional and/or local causative faults. Considering the alluvial deposits found in the field exploration program, the site is characterized per Site Classification "D" category (ASCE 2010). To characterize the seismicity at the site and to provide the seismic design acceleration parameters, a seismic hazard analysis was performed utilizing this Site Classification.

The deterministic ground motions that could occur at the site were analyzed based on the California Building Code (CBC 2013) and a General Procedure Ground Motion Analysis (ASCE 2010). The site coordinates used in this analysis was latitude 35.4237N and longitude 120.8759W. Methods available on the United States Geological Survey Earthquake Hazards Program website (USGS 2013) were used. The results of the seismic hazard analysis are:

SUMMARY OF SEISMIC ACCELERATION SITE PARAMETERS

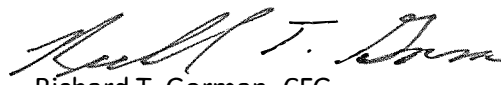
Mapped Spectral Response Acceleration for Site Class B		Site Coefficients for Site Class D		Adjusted MCE Spectral Response Accelerations for Site Class D		Design Spectral Response Accelerations for Site Class D	
Seismic Parameter	Value (g)	Site Coefficient	Value	Seismic Parameter	Value (g)	Seismic Parameter	Value (g)
S _s	1.139	F _a	1.044	S _{MS}	1.189	S _{DS}	0.793
S ₁	0.418	F _v	1.582	S _{M1}	0.661	S _{D1}	0.441

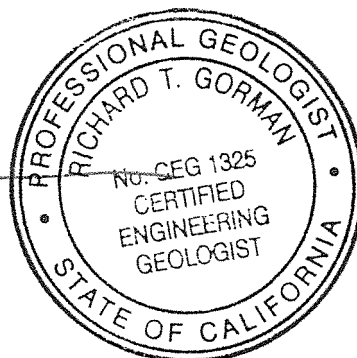
The site has a Design Response Peak Ground Acceleration of 0.32g.

END OF RESPONSES TO COMMENTS

Thank you for the opportunity to have been of service. If you have any questions, or if we can be of further assistance, please do not hesitate to contact the undersigned at your convenience.

Sincerely,
Earth Systems Pacific


Richard T. Gorman, CEG
Associate Geologist



Attachments: Reference List
LandSet 2013 (5 pages)
ESP 2010 (71 pages)

Copy to: LandSet Engineers, Inc., Attn.: Mr. Brian Papurello,

Doc. No.: 1404-099.LTR/tf



REFERENCES

- ASCE (American Society of Civil Engineers). 2010. *Minimum Design Loads for Buildings and other Structures (7-10, third printing)*. Standards ASCE/SEI 7-10.
- CBSC (California Building Standards Commission). 2013. *California Building Code (CBC)*.
- Change Order No. 1 for a Response to San Luis Obispo County Report Review Comments, Stanley Residence, Gilbert Avenue, Cayucos, California, (APN 064-405-010) by Earth Systems Pacific, Doc. No. 1403-113.CO1, dated March 25, 2014
- Review of Soils Engineering Geologic Hazards Report, Stanley Residence, Lots 12 & 13, Block 21, Paso Robles Beach #1, Gilbert Avenue (APN 076-231-063), Cayucos Area of San Luis Obispo County, California, by LandSet Engineering, Inc., dated November 21, 2013
- Soils Engineering and Geologic Hazards Report, Stanley Residence, Gilbert Avenue, Cayucos, California, (APN 064-405-010) by Earth Systems Pacific, Doc. No. 1001-089.SER, dated January 22, 2010.
- USGS (United States Geological Survey). 2014. "Earthquake Hazards Program." United States Geological Survey. Retrieved from: <http://earthquake.usgs.gov/hazards/designmaps/>



ENGINEERS, INC.

ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING

SL-16139-SA

November 21, 2013

File No.: 0916-01

SLO Co. File No. PMT2013-01171

Mr. & Mrs. Dan & Linda Stanley
c/o John MacDonald, Architect
2813 Santa Barbara Avenue
Cayucos, California 93430

Attention: Mr. John MacDonald

Subject: Review of Soils Engineering and Geologic Hazards Report

Project: Stanley Residence, Lots 12 & 13, Block 21, Paso Robles Beach #1
Gilbert Avenue (APN 064-405-010)
Cayucos Area of San Luis Obispo County, California

- References:**
1. Soil Engineering and Geologic Hazards Report, Stanley Residence, Gilbert Avenue, Cayucos, California, File No. SL-16139-SA, Doc. No. 1001-089.SER, prepared by Earth Systems Pacific, dated January 22, 2010.
 2. Architectural Plans, Proposed Residence for Linda & Dan Stanley, Gilbert Avenue, Cayucos California, Sheets T-1, A-1, A-2, A-3 A-4, A-5 & A-6, prepared by John MacDonald, Architect, dated August 2011.
 3. Project Structural Plans, Stanley Residence, Gilbert Ave., Cayucos, CA, Sheets S-1.0, S-1.1, S-2, S-5 & S-6, Job No. 11445, prepared by Taylor & Syfan Consulting Engineers, Inc., dated October 19, 2011.

Dear Mr. & Mrs. Stanley:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on November 18, 2013 and review of the above referenced soil engineering and geologic hazards report (Reference 1).

We reviewed the report for conformance with the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the report prepared Earth Systems Pacific (Reference 1) presents a comprehensive outline, modeling the site engineering geology and constraints. However, certain specific information as required per the San Luis Obispo County Guidelines for Engineering Geology Reports is either incomplete or requires clarification.

November 21, 2013

File No. 0916-01
SLO Co. File No. PMT2013-01171

Your engineering geologist and soils engineer will need to respond to the review comments attached to this letter and prepare an addendum report. Once the additional information requested is received, the report will be reconsidered for acceptance per CZLUO ordinance requirements. I recommend that you have your Engineering Geologist contact us to discuss specific details of the proposed project. We will be happy to review the required engineering geology addendum report when it is available.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 1311-115.REV

Copies: Addressee (2)
Mr. & Mrs. Dan and Linda Stanley (1)
Ms. Susan Callado, San Luis Obispo County Planning & Building Dept. (1)
Messer's. Richard T. Gorman & Fredrick T. Potthast, Earth Systems Pacific (1)
SLO County Geology files (1)

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	X	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	X	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	N/A	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s , S_1 , S_{MS} , S_{M1} S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	X	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet		X
31. Age of report		X
32. Engineering geology report signed by CEG	X	

EXPLANATORY NOTES KEYED TO CHECKLIST

30. Summary sheet


The report does present a statement regarding potential hazards, itemized conclusions and itemized recommendations as required. However, given the age of the report and proceeding itemized report deficiency, a new summary statement along with updated conclusions and recommendations must be provided.

31. Age of report

The report must be prepared within one year prior to submittal to the Planning Department for verification of compliance with County codes and policies. Since the submitted report reviewed is more than one-year old, an update report/letter is required to verify the validity and applicability of the original report (Reference 1).

RECOMMENDATIONS

1. Report Suitability. The soils engineering and geologic hazards report prepared by Earth Systems Pacific, dated January 22, 2010 requires additional information and must be updated with respect to the itemized deficiencies as noted in the preceding pages of this review in order to satisfy the requirements of the San Luis Obispo County Coastal Zone Land Use Ordinance.
2. Respond to Review Comments. The project Engineering Geologist needs to review the comments on the previous pages and address them in an addendum report. After the addendum report is submitted to the County, it will be reviewed and considered for acceptance.
3. Plan Review. The project engineering geologist and soils engineer must review the project plans submitted for building permit and provide a written plan review to verify compliance with the recommendations of the soils engineering and geologic hazards report (Reference 1) and required update addendum report/letter.


Brian Papurello, CEG 2226
Reviewing Geologist





December 19, 2022

File No.: 305190-001

Linda and Dan Stanley
2227 Monterey Blvd.
Hermosa Beach, CA 90254

PROJECT: STANLEY RESIDENCE
APN 064-405-010
GILBERT AVENUE
CAYUCOS, CALIFORNIA

SUBJECT: Update of Soils Engineering Report and Geotechnical Plan Review

REF: 1) Civil Project Plans, 3525 Gilbert Avenue – APN# 064-405-010, Grading and Drainage Plans for Stanley Residence by SLO Civil Design, LLC., Sheets C-1 through C-5, dated December 2022
2) Soils Engineering and Geologic Hazards Report, Stanley Residence, Gilbert Avenue, APN 064-405-010, Cayucos, California, by Earth Systems Pacific, Doc. No.: SL-16139-SA, dated January 22, 2010

Dear Mr. and Mrs. Stanley:

As requested, we have reviewed the referenced geotechnical engineering report for the planned single-family residence with the intent of updating it to reflect changes between the 2007 and 2019 editions of the California Building Code (CBC). Additionally, we have reviewed the referenced plans with respect to the intent of the recommendations presented in the referenced geotechnical engineering report as further updated by this letter.

Update of Soils Engineering Report

As a result of the differences between the 2007 and 2019 editions of the CBC, the following changes should be applied to the referenced updated report:

- 1) All references to the 2007 CBC should be changed to the 2019 CBC.
- 2) All references to ASTM standards to be used during construction should reflect the current edition.
- 3) Our seismic analysis used the ASCE 7-16 method available on the SEOAC/OSHPD Seismic Design Maps website (SEAOC 2022). The risk category for buildings and structures is assigned by others in accordance with Table 1604.5 of the 2019 CBC; however, based on our understanding of the project, we selected Risk Category II for our analysis. Based upon the size of the building, we have assumed that the fundamental period of vibration of the structure is less than 0.5 seconds; therefore, we are providing the general procedure seismic design parameters based on Site Class D in accordance with Sections 11.4.2



through 11.4.5 of ASCE 7-16. The structural engineer should confirm this procedure is being utilized, otherwise site-specific seismic parameters will be required. The site coordinates of latitude 35.4237°N and longitude 120.8760°W (Google 2022) were used to calculate the values which are based upon a Site Class D for Stiff Soil.

The following 2019 CBC seismic parameters should replace those presented on page 7 of the referenced report and may be used to design the foundations of the proposed project:

Mapped Spectral Response Acceleration		Site Coefficients for Site Class D		Adjusted MCE Spectral Response Accelerations for Site Class D		Design Spectral Response Accelerations for Site Class D	
Seismic Parameter	Value (g)	Site Coefficient	Value	Seismic Parameter	Value (g)	Seismic Parameter	Value (g)
S _s	0.982	F _a	1.107	S _{MS}	1.087	S _{DS}	0.725
S ₁	0.364	F _v	1.936	S _{M1}	0.704	S _{D1}	0.470
Peak Mean Ground Acceleration (PGA _M): 0.508 g							
Seismic Design Category: D							


Geotechnical Plan Review

The plan review was performed specifically with respect to geotechnical factors discussed in the referenced geotechnical engineering report and as further updated by this letter; factors related to civil or structural engineering, architecture, drafting, and other disciplines are beyond the scope of this review. In performing this review, we attempted to verify that the concepts and recommendations presented in the report and this letter were generally incorporated into the plans.

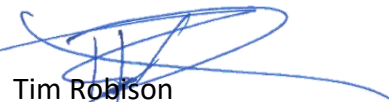
In accordance with scope discussed above, the plans were found to be in substantial conformance with concepts and recommendations presented in the soils report.

If there are any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,
Earth Systems Pacific


Robert Down, PE
Principal Engineer




Tim Robison
Staff Engineer

Doc. No.: 2212-054.LTR/cr

Attachment I

County of San Luis Obispo Conditions
Associated with RBLD2022-00295



Single-Family Dwelling / Residential New Structure

Printed on 11/28/2023 at 11:16 AM

STANLEY DANIEL L & LINDA W
 3525 GILBERT AVE, CAYUCOS 93430

Legend - Description of Letter Code in Condition Title

C = Due at or before the plan correction return **I** = Due at or before permit issuance **S** = Required at or before foundation inspection
R = Required at or before framing inspection **F** = Required before final inspection

Prior to Corrections

Status

BLD-Fire Sprinkler Permit Application-C

NOT MET

A separate permit application with plans, cut sheets and hydraulic calculations for a NFPA Fire Sprinkler System for this structure must be submitted to the SLO County Building Division and APPROVED prior to issuance of this application. For Templeton, Cambria and San Miguel the fire sprinklers plan shall be submitted to those agencies. Please allow 1-2 weeks plan check time for residential sprinkler systems and 2-4 four weeks for commercial systems.

BLD-Sewer Will Serve Letter-C

NOT MET

Provide a will-serve letter from your sewer provider.

BLD-Consent of Owner-C

MET

Written consent of the land owner or proof of ownership is required prior to issuance of permit.
 Note: A copy of the property owner's driver's license, form notarization, or other acceptable verification is required to be presented when the permit application is submitted to verify the property owner's signature.
 Carol Florence is authorized.

BLD-P.W. Stormwater Control Plan App-C

MET

**Please submit a completed and signed Stormwater Control Plan Application which indicates that this project satisfies Post-Construction Performance Requirement #1. You may find the form on our website: (<https://www.slocounty.ca.gov/Departments/Public-Works/Forms-Documents/Development-Services/Drainage,-Flood,-And-Stormwater.aspx>)

You may email the completed form to Nino Kordic at Public Works (nkordic@co.slo.ca.us) to satisfy this condition.

BLD-Water Serve or Well Report-C

MET

The capacity required for a domestic well shall be verified by a minimum four hour pump test with drawdown and recovery data by a licensed and bonded well driller or pump testing company. The pump test shall not be more than five years old. Please submit a four hour pump test. A domestic well shall provide a minimum capacity of 5 gallons per minute (GPM) for a single family dwelling. A well with a minimum capacity of 2.5 GPM may be approved, where 1000 gallons of on site water storage is also provided. (For commercial projects please contact Environmental Health 805-781-5544)
 CONDITIONAL WILL SERVE - Expires 12/31/2025 - see attachments

Prior to Issuance	Status
<p>BLD-Misc. Hold-I Misc. Hold-I Soils and Geologic Review Letter for Grading and Foundation required prior to issuance.</p>	NOT MET
<p>BLD-Misc. Hold-I Misc. Hold-I BLD-1031 to be signed by Owner, Soils Engineer, Contractor, and any Special Inspectors prior to Issuance.</p>	NOT MET
<p>BLD-Owner/Builder Verification-I Owner must read the Owner/Builder Notice, complete and submit the Owner/Builder Verification Form PRIOR to permit being issued - UNLESS the permit is being issued to a licensed contractor.</p>	NOT MET
<p>BLD-PV Permit Required-I A separate PV permit application with plans and cut sheets for this structure must be submitted to the SLO County Building Division prior to issuance of this application.</p>	NOT MET
<p>BLD-School District Clearance-I Owner must provide County School Fee Form which is to be taken to the School District at the bottom of the form and returned with the receipt/ signed prior to the permit being issued.</p> <p>Please note: School Fee Form will not be created until the plans have been stamped approved.</p>	NOT MET
<p>BLD-Verify Contractor's License-I Verify Contractor's License-I</p>	NOT MET
<p>BLD-CWMP-Recycling Review-I A Construction Waste Management Plan will need to be submitted for your project, 75% of your construction waste will need to be recycled at an IWMA approved facility or provide the detailed Form for recycling.</p>	MET

Prior to Foundation	Status
<p>BLD-Foundation Observation-S Prior to Foundation please do the following:Soils Engineer to observe and approve footing excavations prior to forms and steel</p>	NOT MET
<p>BLD-Pad Certification-S Soils Engineer to certify the grading recommendations from the soils investigation have been met & a statement saying, "building pad as constructed is suitable for the intended use."</p>	NOT MET
<p>BLD-Setback Survey-S The structure is located within 5' of the minimum required setback from the property line. At foundation inspection, provide certification from a licensed land surveyor or civil engineer that the structure meets the setback requirements if lot line monuments are not available.</p>	NOT MET

Prior to Framing	Status
<p>BLD-Energy Certificate-R Prior to framing inspection please do the following: CF2R Certificates of Installation to be completed by the installers</p>	NOT MET
<p>BLD-Fire Sprinkler Plans and Permit Required-R Fire sprinkler permit and approved plans to be on job site by rough framing.</p>	NOT MET
<p>BLD-PV Permit Required-R PV permit and approved plans to be on job site by rough framing.</p>	NOT MET

Prior to Final**Status****BLD-Cayucos Sanitary District-F****NOT MET**

Hold for Cayucos Sanitary District approval prior to Final inspection.

Please contact Cayucos Sanitary District at (805) 995-3290 at least 5 working days prior to final inspection.

BLD-CWMP Recycle Compliance-F**NOT MET**

PRIOR to the final building inspection, the permittee must provide documentation to show compliance with the 75% recycling requirement. To avoid delaying Final Approval, submit ORIGINAL waste handling and recycling receipts at least 7 working days prior to requesting a Final Inspection. Questions may be directed to Michael Byrd at (805) 781-1537. Failure to provide all receipts or to achieve the 75% recycling requirement will prevent the finaling of your project. You can email the receipts to pl_building-recyclingreceipts@co.slo.ca.us. Please be aware they will need to be readable, clear, and preferably in PDF format, otherwise a printed copy will be needed. Printed copies may be mailed or hand delivered to 976 Osos St., RM 300, San Luis Obispo, CA 93408. Permit number must be included, or receipts will be discarded.

BLD-Energy Certificate-F**NOT MET**

Prior to Final, contractor to complete and sign all applicable Title 24 energy forms. (ie CF-2R, CF3R forms)

BLD-Fire Agency Insp Req-F**NOT MET**

Fire Agency Must Inspect and Sign-Off on all Access, Address, Devices and Systems Prior to Final Inspection

BLD-Misc. Hold-Final-F**NOT MET**

Prior to final please do the following:

Geotechnical Construction Inspections - The geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to placement of steel and concrete.

BLD-PR1 Inspection-F**NOT MET**

The building Inspector must inspect the stormwater improvements required per Performance Requirement 1. These measures were selected by owner/design team during plan submittal and found on SWCP Application.

This includes:

- ___ 1. Roof runoff directed into cisterns or rain barrels.
- ___ 2. Roof runoff onto vegetated areas.
- ___ 3. Runoff from sidewalks, walkaways, and/or patios directed onto vegetated areas.
- ___ 4. Runoff from driveways and/or uncovered parking lots onto vegetated areas.
- ___ 5. Utilizes pervious pavers or porous concrete for flat work.

BLD-Water Serve-F**NOT MET**

Prior to final please do the following: Provide a will-serve letter from your water provider. Conditional Will Serve provided prior to issuance. A final will serve letter must be provided prior to final inspection.

Attachment J

County of San Luis Obispo, County Service Area 10A (Cayucos)
Conditional Intent to Serve Water to APN 064-405-010 Letter



June 12, 2023

EMAIL ONLY

Mr. Daniel L. Stanley
dlstanley@hotmail.com

Subject: County Service Area No. 10A (Cayucos); Conditional Intent to Serve Water to APN 064-405-010 for the construction of a Single-Family Residence (2718 SF) with attached garage (514 SF) project.

Dear Mr. Stanley:

A final Will Serve Letter is required prior to final inspection. This letter outlines the general conditions under which County Service Area No. 10, Zone A (CSA 10A) would provide water service to the subject project at 3525 Gilbert Avenue in Cayucos and is based upon the fact that a single-family dwelling would ultimately be served provided the following conditions are met.

1. Pay to CSA 10A all remaining applicable connection fees, meter charges, other new service-related fees, and/or related expenses established by ordinance, approximately \$13,619.99 less the \$1,100 deposit for an estimated balance of \$12,519.99.
2. Coordinate to have CSA 10A install a new water service line and one-inch meter prior to occupancy at the subject property.
3. Comply with all conditions of approval established by the County Department of Planning and Building and County Planning Commission.

The above conditions shall be effective until December 31, 2025, or until some unforeseen event occurs making this presently intended service unusually difficult or impossible to provide. If you have any questions regarding this letter, please feel free to call me at (805) 781-5135.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laura Holder".

LAURA HOLDER
Utilities Division Program Manager II

Attachments: Estimated Cost Estimate

c: CM Florence, cmf@oasisassoc.com
Nola Engelskirger, Utilities Division Manager, nengelskirger@co.slo.ca.us
Kyle James, Water Superintendent, kjames@co.slo.ca.us
Department of Planning & Building, planning@co.slo.ca.us

File: CF 320.420.02 Planning No. RBLD2022-00295

L:\Utilities\2023\June\3515 Gilbert Avenue, Stanley.docxLHmh



San Luis Obispo Local Agency Formation Commission

TO: MEMBERS OF THE COMMISSION

FROM: ROB FITZROY, EXECUTIVE OFFICER

DATE: MARCH 20, 2025

SUBJECT: SECOND QUARTER FISCAL YEAR 2024-2025 BUDGET STATUS AND WORK PLAN REPORT

COMMISSIONERS

Chairperson
STEVE GREGORY
City Member

Vice-Chair
HEATHER MORENO
County Member

DAWN ORTIZ-LEGG
County Member

ED WAAGE
City Member

ROBERT ENNS
Special District Member

VACANT
Special District Member

DAVID WATSON
Public Member

ALTERNATES

BRUCE GIBSON
County Member

CARLA WIXOM
City Member

ED EBY
Special District Member

MICHAEL DRAZE
Public Member

STAFF

ROB FITZROY
Executive Officer

IMELDA MARQUEZ-VAWTER
Analyst

MORGAN BING
Analyst

MELISSA MORRIS
Commission Clerk

HOLLY WHATLEY
Legal Counsel

RECOMMENDATION

Action: Review the second quarter budget and work plan report for fiscal year (FY) 2024-2025 and approve, by motion, to direct the Executive Officer to file it with the County Auditor.

BUDGET OVERVIEW

This report is the second FY 2024-2025 quarterly report for the San Luis Obispo Local Agency Formation Commission (LAFCO). The LAFCO operating budget is comprised of four components: 1) salaries, payroll taxes, and benefits, 2) services and supplies, 3) revenues, and 4) fund balance and reserves. Day-to-day management of the budget is based on "bottom-line" principles that allow for variation within individual line-item accounts as long as the overall expenditures remain within the approved budget.

LAFCO's budget is funded by the County, Cities, and Independent Special Districts. City and District shares are pro-rated based on general revenues reported to the State Controller's Office on an annual basis. LAFCO also receives revenue from application fees and interest earnings.

The County Auditor Controller provides LAFCO with various financial services. Every financial transaction of LAFCO is processed through the County Auditor's financial system. This approach ensures accuracy, transparency, and accountability. The County Auditor's Office also provides LAFCO with claims processing, invoicing, and financial review services. The Auditor's financial tracking system assists LAFCO in monitoring the budget, compiling budget report data, and providing an independent review of the budget.

QUARTERLY BUDGET SUMMARY

Executive Officer Comments. The second quarter's budget actuals indicate that LAFCO continues to be in a strong budgetary position. Expenditures are as expected within the first quarter. Application activity and associated revenue continue to be very strong; with 50% of the fiscal year complete, we have reached 141% of our revenue projections for proposal applications. Additionally, total revenues are 101% realized. There were some one-time expenditures related to office furniture/supplies/software licenses for the new Commission Clerk position added to the organization.

Expenditures. Overall, second-quarter expenditures are at 51% with 50% of the fiscal year complete. A detailed budget report is provided in Attachment A. It should be noted that Salaries are at 51% with 50% of the year completed, in part, due to the slightly earlier than expected start date of the recently added Commission Clerk position as approved by the Commission. Overall bottom-line expenditures will not exceed the overall budget, as per our standard practice. Below is a brief summary of line-item expenditures:

- Salaries and benefits are 51% expended.
- Services and Supplies are 53% expended.

LAFCO uses a credit card from a program implemented by the Special District Risk Management Association (SDRMA) for public agencies. LAFCO's policy is to pay each bill in full each month. The statements for October, November, and December are included as Attachment B. Additionally, with any "significant value" (i.e., a purchase over \$400), a receipt is provided for that item for further transparency.

- **October:** Microsoft Office Subscription \$37.50, Microsoft Office Subscription \$37.50, USPS Stamps for Noticing \$224.00, Clerk Recorder \$82.49, Staples \$32.61
- **November:** Truthfinder Background Check \$28.33, Lenovo Laptop \$1,004.41, Microsoft Office Subscription \$37.50, Trophy Hunters \$26.01, Fedex Scanning \$10.86, USPS \$8.40, Smart & Final \$35.96, Trophy Hunters \$49.76, Clerk Recorder \$82.49, Staff & Legal Counsel Lunch During November Hearing \$94.04
- **December:** Transitions Office Items \$29.34, Trophy Hunters \$26.01, Microsoft Office Subscription \$50.00, Uplift Office Desk \$1,369.16, Fedex \$43.56, USPS Stamps \$226.31, Canva Business Cards \$78.00, Amazon Office Supplies \$209.68, USPS \$10.00

Revenues. Overall, revenues are 101% realized through the second quarter. Contributing agencies (Cities, Special Districts, and County) have paid 100% of the LAFCO charges billed in the first quarter by the County Auditor. Application fees have been submitted in the amount of \$42,381 or 141% of projected application revenue for the year. In line with current projections, due to higher than expected application fees, use of reserves will be about 25% less than budgeted.

Fund Balance (Reserves). Fund Balance is the LAFCO reserve of funds for various expenditures. Fund Balance expenditure requires Commission approval. The current fund balance available is \$300,873.

WORK PLAN QUARTERLY UPDATE

Work Plan Update. In conjunction with the FY 2024-2025 budget process, the Commission adopted an accompanying Work Plan for FY 2024-2025. Our adopted work prioritization is as follows:

1. Process proposal applications as mandated by statute and conduct critical operations necessary for the organization to function.
2. Prepare Municipal Service Reviews (MSRs) as mandated by statute, based on the date an MSR was last updated.
3. Execute special work efforts as directed by the Commission.

Consistent with the priorities established by the Commission for the FY 2024-2025 Work Plan, during the second quarter staff have been diligently working on the following items:

- Dana Reserve Hearing and Subsequent Lawsuit
- Commission Clerk Recruitment & Onboarding
- Legal Counsel Recruitment & Onboarding
- Public Member Recruitment & Onboarding
- Special District Member Request for Nominations
- OCSD Divestiture Hearing, Protest Proceedings, and Post Approval Tasks
- Continued proposal application processing including the Cayucos SD annexations, County Service Area 23 annexation application, and annexations into special independent districts
- Conducted ongoing critical operations, invoicing, payroll, records management, office administration, directory update
- Additional work efforts include attendance/presentations at various district public meeting to discuss LAFCO processes, response to numerous public inquiries regarding annexations, incorporations, and dissolutions, coordination with numerous districts and cities regarding potential future annexations, coordination with districts regarding activation/divestiture of powers, responses to Public Record Act requests, reorganizing our record management systems, and LAFCO maps/GIS Boundary Data maintenance

Significant Project Status Updates

Below is a brief summary of the current status of significant applications currently in process or items that will be forthcoming in the near future:

- **San Miguel Community Services District** – On November 21, 2024, San Miguel CSD passed a resolution to divest its fire authority. While no formal application has been received, we do anticipate an application in the near future. The details of the proposal are not yet known, but our understanding is that the CSD wishes to divest its fire authority and there will be an initiative to create a new fire district that expands beyond the current CSD boundaries. More details to come.
- **Dana Reserve Specific Plan** – The Board of Supervisors approved the Dana Reserve Specific Plan on April 24, 2024. Your Commission approved the annexation into Nipomo CSD on November 14, 2024. All post-approval requirements are complete, however, within the 30-day statute of limitations, a lawsuit was filed against LAFCO related to the Environmental Impact Report. Staff have been working with legal counsel on this matter and it currently requires staff bandwidth and is expected to do so over the next several months.
- **San Simeon CSD Dissolution** – The San Simeon CSD submitted a Resolution of Application to LAFCO on May 30, 2024. As required by law, staff provided a 30-day review letter, a copy of which was provided to your Commission. The dissolution is currently on information hold. In brief, the County, the proposed successor agency, requested time to study the issue and would like to explore options. The LAFCO 30-day response letter details some of the items that need to be analyzed, much of which depends on how the County would like to proceed as the successor agency. The process requires a comprehensive analysis of existing and future governance structures and the services to be provided. It requires a detailed Plan for Service pursuant to Government Code Section 56653. The information within the Plan for Service should be informed by a comprehensive analysis reflective of the entirety of the action. In pursuing dissolution, the County, as a successor agency, will be assuming all assets and liabilities which, in part, includes the responsibility to fund and relocate a wastewater treatment plant as well as several other significant financial obligations. These items will be reviewed in detail by the County. County staff have indicated they intend to bring the item to the Board of Supervisors for direction in the near future, no date has yet been identified.
- **County Service Area 23** – The County of SLO submitted a Resolution of Application to LAFCO on June 22, 2023. Staff deemed the application complete and issued a Certificate of Filing on December 4, 2024, and set the item for hearing on January 16, 2025. The Commission approved the proposal and staff are working on post-approval items.
- **Shandon San Juan Water District Annexation** – A landowner petition of application request to annex approximately 4,000 acres into the District has been formally submitted. The proposal was reviewed within the 30-day review period and placed on hold for multiple reasons. The primary issue with the proposed annexation, as identified by the County, is that it would require a boundary modification to the County Groundwater Sustainability Agency (GSA) boundary. Currently, the County does not allow any new wells within the Paso Robles Groundwater Basin within the County's GSA boundary; however, Shandon San Juan Water District does allow new wells if certain criteria are met. Should the County allow the boundary modification, it would allow increased groundwater extraction that was not otherwise allowed. This matter would have significant implications for the Paso Robles Groundwater Basin Groundwater Sustainability Plan and

may trigger environmental review under California Environmental Quality Act (CEQA). The County and the District are actively in discussions on this matter. Staff will keep the Commission apprised as this develops.

Work Plan Projections. Looking ahead, we expect the workload to remain high and staff to be operating at full capacity. We will be focused on the existing workload while also focusing on training our new Commission Clerk. We expect that once fully trained, our capacity will increase, and we will be able to further execute items on our work plan.

ATTACHMENTS

Attachment A: Quarterly Budget Status Report

Attachment B: Credit Card Statements

Attachment A

Quarterly Budget Status Report

	Adopted FY 24-25	Expenditures / Revenue	Percent Expended / Revenue	Projected Year End
Expenditures Summary <i>(Services, Supplies, Salaries, Benefits, Taxes)</i>	\$781,961	\$400,620	51%	\$778,350
Revenues Summary <i>(Processing Fees, Reserves, Agency Contributions)</i>	\$781,961	\$792,217	101%	\$778,350
Services and Supplies Expenditure Details				
Computer Software	\$1,000	\$343	34%	\$1,000
Copying-Printing	\$300	\$0	0%	\$300
Commission Meeting Expenses	\$600	\$622	104%	\$622
LAFCO Insurance Policies	\$20,000	\$18,041	90%	\$18,041
Maintenance-Equipment	\$300	\$55	18%	\$300
Maintenance-Software	\$500	\$38	8%	\$500
CALAFCO/ SDRMA / Other Memberships	\$9,000	\$7,447	83%	\$7,447
Employee Mileage Reimbursement	\$200	\$0	0%	\$200
Commissioner Mileage Reimbursement	\$1,500	\$307	20%	\$1,500
Office Supplies	\$2,500	\$1,201	48%	\$2,500
Custodial Services	\$1,800	\$1,050	58%	\$1,800
County Auditor Services	\$10,000	\$9,879	99%	\$9,879
Legal Counsel	\$33,600	\$15,308	46%	\$33,600
Postage	\$1,000	\$280	28%	\$1,000
General Services	\$15,000	\$4,011	27%	\$15,000
Publication & Legal Notices	\$1,000	\$460	46%	\$1,000
Training	\$5,000	\$0	0%	\$5,000
Office Lease	\$42,000	\$21,000	50%	\$42,000
Large Equipment	\$2,000	\$1,004	50%	\$2,000
Small Equipment	\$600	\$0	0%	\$600
Telephone / Internet	\$3,000	\$1,433	48%	\$3,000
Travel Expenses	\$3,000	\$0	0%	\$3,000
IT Support	\$850	\$0	0%	\$850
Vehicle Allowance	\$5,400	\$2,908	54%	\$5,400
Vehicle Rental	\$500	\$0	0%	\$500
Services and Supplies Subtotal	\$160,650	\$85,386	53%	\$157,039
Salary, Benefits, and Taxes Expenditures				
Salaries	\$396,105	\$191,085	48%	\$396,105
Taxes - FICA SS Employer Match	\$21,204	\$12,075	57%	\$21,204
Taxes - Medicare Employer Match	\$4,959	\$2,884	58%	\$4,959
Pension Rate	\$112,440	\$62,540	56%	\$112,440
Pension Obligation Bond	\$19,303	\$9,865	51%	\$19,303
SDI/SUI Employer Contribution	\$1,500	\$291	19%	\$1,500
Health Insurance	\$55,800	\$31,119	56%	\$55,800
Deferred Compensation	\$10,000	\$5,376	54%	\$10,000
Salary, Benefits, and Taxes Subtotal	\$621,311	\$315,234	51%	\$621,311
Total Expenditures	\$781,961	\$400,620	51%	\$778,350
Revenue Details		Revenue to Date		
Interest Earned	\$9,000	\$6,872	76%	\$9,000
Environmental Review Fees	\$3,000	\$1,500	50%	\$3,000
Sphere of Influence Fees	\$3,000	\$0	0%	\$3,000
Application Processing Fees	\$24,000	\$40,881	170%	\$40,881
Other Revenue (Transfer of Reserves)	\$84,107	\$84,107	100%	\$63,615
Agency Contributions				
Cities	\$219,618	\$219,619	100%	\$219,618
County	\$219,618	\$219,619	100%	\$219,618
Special Districts	\$219,618	\$219,619	100%	\$219,618
Total Revenue	\$781,961	\$792,217	101%	\$778,350
Reserves Fund Balance	\$220,419	\$300,873	137%	\$237,258

Attachment B

Credit Card Statements

Account Summary

Billing Cycle		10/31/2024
Days In Billing Cycle		31
Previous Balance		\$1,198.58
Purchases	+	\$414.10
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$0.00
Payments	-	\$1,198.58-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

NEW BALANCE \$414.10

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$9,585.90
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Account Inquiries

- Call us at: (866) 777-9013
Lost or Stolen Card: (866) 839-3485
- Go to www.umpquabank.com
- Write us at PO BOX 35142 - LB1181, SEATTLE, WA 98124-5142

Payment Summary

NEW BALANCE	\$414.10
MINIMUM PAYMENT	\$414.10
PAYMENT DUE DATE	11/25/2024

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Corporate Activity

Trans Date	Post Date	Reference Number	Transaction Description	Amount
TOTAL CORPORATE ACTIVITY				\$1,198.58-
10/15	10/15	70005604289555289750145	PAYMENT - THANK YOU SPOKANE WA	\$1,198.58-

Cardholder Account Summary

ROBERT FITZROY ##### 4	Payments & Other Credits	Purchases & Other Charges	Cash Advances	Total Activity
	\$0.00	\$75.00	\$0.00	\$75.00

Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/05	10/06	PPLN01	24204294279001011600090	Microsoft-G060745063 701-2817490 WA	\$37.50
10/25	10/27	PPLN01	24430994299130644160359	MICROSOFT#G063189308 MSBILL.INFO WA	\$37.50

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

- *

UMPQUA BANK
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142



Account Number

##

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
10/31/24	\$414.10	\$414.10	11/25/24

\$



LAFCO
1042 PACIFIC ST
SUITE A
SAN LUIS OBISPO CA 93401



MAKE CHECK PAYABLE TO:

UMPQUA BANK COMMERCIAL CARD OPS
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142

IMPORTANT INFORMATION

Finance Charge Calculation Methods and Computation of Average Daily Balance Subject to Finance Charge: The Finance Charge Calculation Method applicable to your account for Cash Advances and Credit Purchases of goods and services that you obtain through the use of your card is specified on the front side of this statement and explained below:

Method A - Average Daily Balance (including current transactions): The Finance Charge on purchases begins on the date the transaction posted to your account. The Finance Charge on Cash Advances begins on the date you obtained the cash advance, or the first day of the billing cycle within which it is posted to your account, whichever is later. There is no grace period.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance"™ of your account. To get the average daily balance, we take the beginning balance of your account each day, add any new purchases or cash advances, and subtract any payments, credits, non-accruing fees, and unpaid finance charges. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

Method E - Average Daily Balance (excluding current transactions): To avoid incurring an additional Finance Charge on the balance of purchases (and cash advances if Method E is specified as applicable to cash advances) reflected on your monthly statement, you must pay the New Balance shown on your monthly statement on or before the Payment Due Date. The grace period for the New Balance of purchases extends to the Payment Due Date.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance"™ of purchases (and if applicable, cash advances). To get the average daily balance, we take the beginning balance of your account each day and subtract any payments, credits, non-accruing fees, and unpaid finance charges. We do not add in any new purchases or cash advances. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

Method G - Average Daily Balance (including current transactions): To avoid incurring an additional Finance Charge on the balance of purchases (and cash advances, if Method G is specified as applicable to cash advances) reflected on your monthly statement and, on any new purchases (and if applicable, cash advances) appearing on your next monthly statement, you must pay the New Balance, shown on your monthly statement, on or before the Payment Due Date. The grace period for the New Balance of purchases extends to the Payment Due Date.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance"™ of purchases (and if applicable, cash advances). To get the average daily balance, we take the beginning balance of your account each day, add any new purchases or cash advances, and subtract any payments, credits, non-accruing fees, and unpaid finance charges. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

Payment Crediting and Credit Balance: Payments received at the location specified on the front of the statement after the phrase "MAKE CHECK PAYABLE TO"™ will be credited to the account specified on the payment coupon as of the date of receipt. Payments received at a different location or payments that do not conform to the requirements set forth on or with the periodic statement (e.g. missing payment stub, payment envelope other than as provided with your statement, multiple checks or multiple coupons in the same envelope) may be subject to delay in crediting, but shall be credited within five days of receipt. If there is a credit balance due on your account, you may request in writing, a full refund. Submit your request to the Account Inquiries address on the front of this statement.

By sending your check, you are authorizing the use of the information on your check to make a one-time electronic debit from the account on which the check is drawn. This electronic debit, which may be posted to your account as early as the date your check is received, will be only for the amount of your check. The original check will be destroyed and we will retain the image in our records. If you have questions please call the customer service number on the front of this billing statement.

Closing Date: The closing date is the last day of the billing cycle; all transactions received after the closing date will appear on your next statement.

Annual Fee: If your account has been assessed an annual fee, you may avoid paying this annual fee by sending written notification of termination within 30 days following the mailing date of this bill. Submit your request to the Account Inquiries address on the front of this statement. You may use your card(s) during this 30 day period but immediately thereafter must send your card(s), which you have cut in half, to this same address.

Negative Credit Reports: You are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

BILLING RIGHTS SUMMARY

In Case of Errors or Inquiries About Your Bill: If you suspect there is an error on your account or you need information about a transaction on your bill, send your written inquiry to the Account Inquiries address on the front of this statement within 60 days of the date of the statement containing the transaction in question. You may telephone us, however a written request is required to preserve your rights.

In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Please provide a legal document evidencing your name change, such as a court document.

Please use blue or black ink to complete form

NAME CHANGE Last

First Middle

ADDRESS CHANGE Street

City State ZIP Code

Home Phone () - Business Phone () -

Cell Phone () - E-mail Address

Cardholder Account Summary				
MORGAN BI .	Credits \$0.00	Purchases & Other Charges \$339.10	Cash Advances \$0.00	Total Activity \$339.10

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/16	10/17	PPLN01	24137464291001640107611	USPS PO 0568770075 SAN LUIS OBIS CA	\$224.00
10/17	10/18	PPLN01	24343114291900014197713	SLO CLERK RECORDER 805-7815080 CA	\$81.00
10/17	10/20	PPLN01	24343114292900011197731	AMS*SERVICE FEE 101653 888-9147768 FL	\$1.49
10/21	10/23	PPLN01	24164074296105441563027	STAPLES 00103614 SAN LUIS OBIS CA	\$32.61

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
Purchases									
PPLN01 001	PURCHASE	E	\$0.00	0.06008%(D)	21.9900%	\$0.00	\$0.00	0.0000%	\$414.10
Cash									
CPLN01 001	CASH	A	\$0.00	0.06554%(D)	23.9900%	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 31		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
¹ FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									

Account Summary		
Billing Cycle		11/29/2024
Days In Billing Cycle		29
Previous Balance		\$414.10
Purchases	+	\$1,377.76
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$0.00
Payments	-	\$414.10-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

NEW BALANCE \$1,377.76

Credit Summary	
Total Credit Line	\$10,000.00
Available Credit Line	\$8,622.24
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Account Inquiries	
	Call us at: (866) 777-9013 Lost or Stolen Card: (866) 839-3485
	Go to www.umpquabank.com
	Write us at PO BOX 35142 - LB1181, SEATTLE, WA 98124-5142

Payment Summary	
NEW BALANCE	\$1,377.76
MINIMUM PAYMENT	\$1,377.76
PAYMENT DUE DATE	12/25/2024

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Corporate Activity				
Trans Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL CORPORATE ACTIVITY	\$414.10-
11/12	11/12	0000000LBX2411126423001	PAYMENT - THANK YOU	\$414.10-

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT - *

UMPQUA BANK
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142



Account Number

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
11/29/24	\$1,377.76	\$1,377.76	12/25/24

\$

AFCO
1042 PACIFIC ST
SUITE A
SAN LUIS OBISPO CA 93401

e-Statement (8926)

MAKE CHECK PAYABLE TO:

UMPQUA BANK COMMERCIAL CARD OPS
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142

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By sending your check, you are authorizing the use of the information on your check to make a one-time electronic debit from the account on which the check is drawn. This electronic debit, which may be posted to your account as early as the date your check is received, will be only for the amount of your check. The original check will be destroyed and we will retain the image in our records. If you have questions please call the customer service number on the front of this billing statement.

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BILLING RIGHTS SUMMARY

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In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Please provide a legal document evidencing your name change, such as a court document.

Please use blue or black ink to complete form

NAME CHANGE Last

First Middle

ADDRESS CHANGE Street

City State ZIP Code

Home Phone () - Business Phone () -

Cell Phone () - E-mail Address

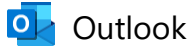
BL ACCT

Account Number

Cardholder Account Summary					
ROBERT FITZROY #4		Payments & Other Credits \$0.00	Purchases & Other Charges \$1,070.24	Cash Advances \$0.00	Total Activity \$1,070.24
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
11/01	11/03	PPLN01	24906414306213021282957	TRTHFDR*TRUTHFINDER.COM 800-6998081 CA	\$28.33
11/20	11/21	PPLN01	24906414325214576673340	Lenovo United States 855-2536686 NC	\$1,004.41
11/26	11/26	PPLN01	24204294331001001210096	Microsoft-G067524610 701-2817490 WA	\$37.50

Cardholder Account Summary					
MORGAN BING #####		Payments & Other Credits \$0.00	Purchases & Other Charges \$307.52	Cash Advances \$0.00	Total Activity \$307.52
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
11/04	11/05	PPLN01	24453884310000014300036	TROPHY HUNTERS SN LUIS OBISP CA	\$26.01
11/04	11/05	PPLN01	24164074309069222821258	FEDEX OFFIC51500051508 SAN LUIS OBIS CA	\$10.86
11/07	11/08	PPLN01	24137464313001580222770	USPS PO 0568770075 SAN LUIS OBIS CA	\$8.40
11/12	11/13	PPLN01	24231684318149489014716	SMART AND FINAL 913 SAN LUIS OBIS CA	\$35.96
11/13	11/14	PPLN01	24453884319000015100014	TROPHY HUNTERS SN LUIS OBISP CA	\$49.76
11/14	11/15	PPLN01	24343114319900010610634	AMS*SERVICE FEE 101653 888-9147768 FL	\$1.49
11/14	11/15	PPLN01	24343114319900012110591	SLO CLERK RECORDER 805-7815080 CA	\$81.00
11/15	11/17	PPLN01	24692164320102919967764	TST*SEEDS 805-592-2929 CA	\$94.04

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
Purchases									
PPLN01001	PURCHASE	E	\$0.00	0.06008%(D)	21.9900%	\$0.00	\$0.00	0.0000%	\$1,377.76
Cash									
CPLN01001	CASH	A	\$0.00	0.06554%(D)	23.9900%	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 29		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
¹ FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									



Fw: Thank you for your order!

From Rob Fitzroy <rfitzroy@slo.lafco.ca.gov>
Date Thu 1/23/2025 1:28 PM
To Morgan Bing <mbing@slo.lafco.ca.gov>

Rob Fitzroy | Executive Officer

San Luis Obispo Local Agency Formation Commission
slo.lafco.ca.gov
(805) 788-2096

From: Lenovo <lenovomail@lenovo.com>
Sent: Monday, November 18, 2024 9:01 AM
To: Rob Fitzroy <rfitzroy@slo.lafco.ca.gov>
Subject: Thank you for your order!



Thank you for your order!

Order Number: 4647249036
Order Placed: 11/18/2024


Rob,

We've successfully received your order. Your order is processing and we'll email you as soon as it ships. Click below to view your order details and the latest status information. Thank you for shopping with Lenovo!

Please note: During checkout, we authorized your card for the total order amount. This is not an actual charge. You will only be charged for the items on your order once they ship or are electronically delivered. The final order amount will be split into separate charges if items are shipped separately. Our standard order delivery date is 4-9 days after Lenovo ships your product. Delivery date information is updated from carriers as it becomes available.

[View Order Status](#)

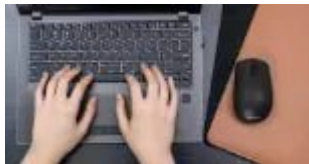
Your order summary:

ITEM	DELIVERY METHOD	QTY	TOTAL PRICE
 ThinkPad P16s Gen 2 Intel (16") mobile workstation 21HKS0YJ00	Get it by Wed. Nov 20	1	\$919.00
Billing Details: 1042 Pacific Street, Suite A San Luis Obispo US-CA 93401 United States of America Card Payment	Shipping Details: 1042 Pacific Street, Suite A San Luis Obispo US-CA 93401 United States of America	Sub total: \$2,609.00 Instant Savings: -\$1,690.00 Tax: \$80.41 Recycle Fee: \$5.00 Shipping: FREE Total: \$1,004.41	

Still shopping? You might be interested in:



Microsoft Office



Accessories



Our Latest Deals



Want to connect with others? Join our communities:



Lenovo Communities

Whether you're a gamer, student, or business owner, we've got a dedicated community for you.



Have questions? We're here to help:



View our FAQ



Contact Us



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Unless there is an agreement in place between you and Lenovo applicable to your order, the terms

From: [Seeds](#)
To: rfitzroy@gmail.com
Subject: Online Order Receipt for \$94.04 at Seeds
Date: Thursday, November 14, 2024 11:31:42 AM

Powered by **Toast**

Seeds - (805) 592-2929
Check #61 for Robert Fitzroy
Pick up 12:00 PM PST



1040 Court St.
San Luis Obispo, CA 93401

**Online Ordering
Information**

Thank you for your order! Please collect at the back of the store at the “Pick up” station. Be sure to mention ONLINE ORDER AND CHECK #.

Online Ordering (Online)

Robert F.

Check #61	Robert Fitzroy
Ordered:	11/14/24 11:31 AM
Due:	11/14/24 12:00 PM

How was your visit?



The restaurant tracks feedback and may reach out using the contact info you previously provided.

Full Panini 2	\$19.00
3 Full Panini 3	\$57.00
Subtotal	\$76.00

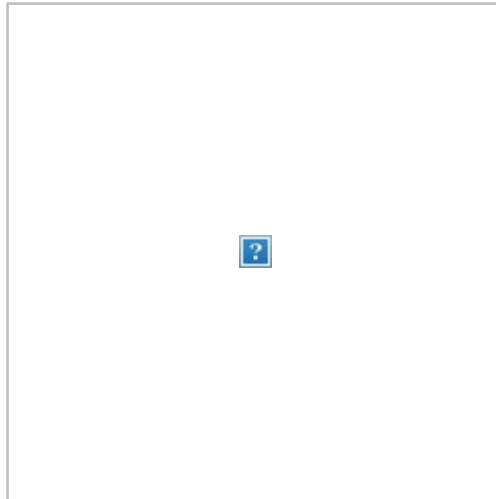
Tax	\$6.64
Tip	\$11.40
Total	\$94.04

Visa xxxxxxxx9256

Transaction Type	Sale
Authorization	Approved
Approval Code	
Payment ID	JkFnbsbRrNLW

Download the Local by Toast app

Food you love without the wait.



[Privacy Statement](#) | [Terms of Service](#) | [Refer a Restaurant & Earn \\$500](#)

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BL ACCT

Account Number: #####



Account Summary

Billing Cycle		12/31/2024
Days In Billing Cycle		32
Previous Balance		\$1,377.76
Purchases	+	\$2,042.06
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$0.00
Payments	-	\$1,377.56
Other Charges	+	\$0.00
Finance Charges	+	\$13.25

NEW BALANCE \$2,055.51

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$7,944.49
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Account Inquiries

- Call us at: (866) 777-9013
Lost or Stolen Card: (866) 839-3485
- Go to www.umpquabank.com
- Write us at PO BOX 35142 - LB1181, SEATTLE, WA 98124-5142

Payment Summary

NEW BALANCE	\$2,055.51
MINIMUM PAYMENT	\$2,055.51
PAYMENT DUE DATE	01/25/2025

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Corporate Activity

				TOTAL CORPORATE ACTIVITY	\$1,364.31-
Trans Date	Post Date	Reference Number	Transaction Description	Amount	
12/16	12/17	70005604352555352270189	PAYMENT - THANK YOU SPOKANE WA	\$1,377.56-	
12/31	12/31	74807254366285366664009	FINANCE CHARGE PURCHASE	\$13.25	

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

- *

UMPQUA BANK
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142



Account Number

##

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
12/31/24	\$2,055.51	\$2,055.51	01/25/25

\$



1042 PACIFIC ST
SUITE A
SAN LUIS OBISPO CA 93401



MAKE CHECK PAYABLE TO:



UMPQUA BANK COMMERCIAL CARD OPS
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142

Cardholder Account Summary				
IMELDA MARQUEZ #####9	Payments & Other Credits \$0.00	Purchases & Other Charges \$55.35	Cash Advances \$0.00	Total Activity \$55.35

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
12/06	12/08	PPLN01	24692164342100005559671	SQ *TRANSITIONS MENTAL HE San Luis Obis CA	\$29.34
12/13	12/15	PPLN01	24453884349000017200063	TROPHY HUNTERS SN LUIS OBISP CA	\$26.01

Cardholder Account Summary				
ROBERT FITZROY #####4	Payments & Other Credits \$0.00	Purchases & Other Charges \$50.00	Cash Advances \$0.00	Total Activity \$50.00

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
12/25	12/26	PPLN01	24430994360193253200944	MICROSOFT#G071356455 MSBILL.INFO WA	\$50.00

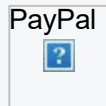
Cardholder Account Summary				
MORGAN BING #####6	Payments & Other Credits \$0.00	Purchases & Other Charges \$1,936.71	Cash Advances \$0.00	Total Activity \$1,936.71

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
12/03	12/04	PPLN01	24027624338067885694784	PAYPAL *UPLIFTDESK 800-349-3839 TX	\$1,369.16
12/12	12/13	PPLN01	24164074347069222832986	FEDEX OFFIC51500051508 SAN LUIS OBIS CA	\$43.56
12/12	12/13	PPLN01	24137464348001796041781	USPS PO 0568770075 SAN LUIS OBIS CA	\$226.31
12/16	12/17	PPLN01	24011344352000000367493	CANVA* I04367-79984569 HTTPSCANVA.CO DE	\$78.00
12/19	12/19	PPLN01	24692164354102011620799	AMAZON MKTPL*Z19Z36YB0 Amzn.com/bill WA	\$209.68
12/23	12/24	PPLN01	24137464359002441295570	USPS PO 0568770075 SAN LUIS OBIS CA	\$10.00

Finance Charge Summary / Plan Level Information										
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance	
Purchases										
PPLN01001	PURCHASE	E	\$688.98	0.06008%(D)	21.9900%	\$13.25	\$0.00	21.9958%	\$2,055.51	
Cash										
CPLN01001	CASH	A	\$0.00	0.06554%(D)	23.9900%	\$0.00	\$0.00	0.0000%	\$0.00	
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 32			
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate			
¹ FCM = Finance Charge Method										
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.										

From: service@paypal.com
To: [Morgan Bing](#)
Subject: Your PayPal receipt
Date: Tuesday, December 3, 2024 12:40:11 PM

Hello, Morgan Bing



You paid \$1,369.16 USD to Square Grove LLC

Create a PayPal account for fast, secure checkouts at millions of merchants.

[Activate PayPal Now](#)

Your purchase details

Your Transaction ID:
0LC24553J0194592F

Merchant Transaction ID:
72A765515H059702E

Purchase Date:
December 3, 2024

Payment to:
Square Grove LLC
info@upliftdesk.com

Payment from:
Morgan Bing

Shipping Address
Morgan Bing
1042 Pacific St Ste A
San Luis Obispo, CA 93401-3656
United States

Subtotal \$1,369.16 USD

Total \$1,369.16 USD

You paid using: Visa x-9256

This credit card transaction will appear on your statement as PAYPAL *UPLIFTDESK.

Activate PayPal Now



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PayPal RT000398:en_US(en-US):1.4.1:f90334135a660

UPLIFT Desk
 1848 Ferguson Ln, Building 1
 Austin, TX 78754

UPLIFT Desk
 #EST175583

Bill To
 Morgan Bing
 1042 PACIFIC ST, STE A
 SAN LUIS OBISPO CA 93401
 United States
 Phone: 805-781-5795
 Email: mbing@slo.lafco.ca.gov

Ship To
 Morgan Bing
 1042 PACIFIC ST, STE A
 SAN LUIS OBISPO CA 93401
 United States
 Phone: 8057815795

Quote Date	Shipping Method
12/03/2024	Free Standard Shipping

Qty	Item	Price Per Unit	Total
1	PARENT-UPL934-walnut-lam-72x30 UPLIFT L-Shaped Standing Desk, 3-Leg Desktop Style upl934-walnut-lam > Walnut Laminate 1" (+\$0) Desktop Size 72x78 > 72"Mx78"R (+\$270.00) Return Side R-shape > Return on Right Side Frame Color & Type black-v2-3 > V2 C-Frame - Black	\$700.00	\$700.00
1	TOP402-LSHAPE-48X27-RTN ---GREENGUARD Laminate Desktop - Walnut - 48" x 27.5" rectangular return [no grommets]	\$0.00	\$0.00
1	TOP402-LSHAPE-72X30-MAIN-G ---GREENGUARD Laminate Desktop - Walnut - 72" x 30" rectangular main [with grommets]	\$0.00	\$0.00
2	ACC088B Grommet Cover [Black]	\$0.00	\$0.00
1	F550B UPLIFT V2 L-Shaped Standing Desk Frame, Box 1 [Black]	\$309.50	\$309.50
1	F551B UPLIFT V2 L-Shaped Standing Desk Frame, Box 2 [Black]	\$309.50	\$309.50
1	FRM502B V2 2-Leg Frame - Feet & Side Brackets, C27 [Black]	\$100.00	\$100.00
1	FRM704B Basic Comfort Flush Keypad [Black] by UPLIFT Desk	\$0.00	\$0.00
1	MVT012-BMB Bamboo Rocker-X Board	\$0.00	\$0.00
1	ACC047 Foot Hammock	\$0.00	\$0.00

Qty	Item	Price Per Unit	Total
1	STR210BB Bamboo Desk Organizer Set [Black]	\$0.00	\$0.00
1	STR118DB Dark Bamboo Desk Drawer	\$0.00	\$0.00
1	included-accessories-3-leg Free Wire Management Tray [qty 1], Cable Tie Mounts [qty 15], Anchor Plates [qty 2]	\$0.00	\$0.00
1	No-TR-InfoEmail No thank you	\$0.00	\$0.00

Subtotal	\$1,419.00
Shipping	\$0.00
Discount	\$-160.00
Estimated Tax	\$110.16
Total	\$1,369.16



San Luis Obispo Local Agency Formation Commission

TO: MEMBERS OF THE COMMISSION

FROM: ROB FITZROY, EXECUTIVE OFFICER

DATE: MARCH 20, 2025

SUBJECT: APPOINTMENT OF LABOR NEGOTIATOR

COMMISSIONERS

Chairperson
STEVE GREGORY
City Member

Vice-Chair
HEATHER MORENO
County Member

DAWN ORTIZ-LEGG
County Member

ED WAAGE
City Member

ROBERT ENNS
Special District Member

VACANT
Special District Member

DAVID WATSON
Public Member

ALTERNATES

BRUCE GIBSON
County Member

CARLA WIXOM
City Member

ED EBY
Special District Member

MICHAEL DRAZE
Public Member

STAFF

ROB FITZROY
Executive Officer

IMELDA MARQUEZ-VAWTER
Analyst

MORGAN BING
Analyst

MELISSA MORRIS
Commission Clerk

HOLLY WHATLEY
Legal Counsel

RECOMMENDATION

Action: Approve, by motion, the appointment of Legal Counsel as the Labor Negotiator.

OVERVIEW

On October 17, 2024, the Commission appointed a new general legal counsel, Holly Whatley of Colantuono, Highsmith and Whatley PC. A required step is to formally designate her as the agency's Labor Negotiator. This is a procedural step to ensure LAFCO has a designated Labor Negotiator when needed. Actions related to labor negotiations such as salary adjustments ultimately require approval of the Commission.