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

THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 5/8/2026

TO: **ASSESSOR, BUILDING, COASTAL COMMISSION, COUNTY FIRE, CAMBRIA CSD, CHIEF OF STAFF 2ND DIST, NORTH COAST ADVISORY COUNCIL, AND PUBLIC WORKS.**

FROM: Dane Mueller / 805-788-2959 / dmueller@co.slo.ca.us

PROJECT NUMBER & NAME: C-DRC2026-00015 Schafer

PROJECT DESCRIPTION: A request by John Schafer for a Minor Use Permit / Coastal Development Permit (C-DRC2026-00015) to allow for construction of a new approximately 2,570 square-foot single-family residence with attached 563 square-foot garage. The proposed project is in the Residential Single-Family land use category, in the Community of Cambria. The project is in the Coastal Zone and in the North Coast Planning Area.

APN: 023-131-014

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.**)**
- ❑ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

_____

_____	_____	_____	_____
Date	**Name**		**Phone**

**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1000
04/01/2020

Land Use – Checklist & Application Package

REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents.

We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

FORMS

For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).

Please provide one (1) completed copy of the following form:

- ☑ **PLN-1000: Land Use Application Checklist & Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
  - GEN-3000: General Application Contact Information
  - PLN-1004: Land Use – Project Information Form
  - PLN-1003: Environmental Description Form
  - PLN-1006: Information Disclosure form
  - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
  - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)
- ☐ **Accessory Application form(s), if applicable**. These forms are not included in this package. Examples include, but are not limited to:
  - Curb, Gutter, and Sidewalk Waiver
  - Tree Removal form
  - Variance Application form

FEES

- ☐ Application fee (refer to current fee schedule)

SITE LAYOUT PLAN(S)

For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.

Plans should consist of an accurate drawing of the property, and the site plan must show the following items (where they apply to your site):

- ☐ Exterior boundaries and dimensions of the entire site
- ☐ North arrow and scale

Land Use – Checklist & Application Package

- ☐ Slope contour map (except when a grading plan in required), showing the following:
  - *Inside urban reserve lines* – show contours at 5-feet intervals for undeveloped areas and 2-feet intervals for building sites and paved or graded areas
  - *Outside urban reserve lines* – show contours at 10-feet intervals for undeveloped areas and 2-feet intervals for building sites
  - *Steep slopes* – areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations
- ☐ General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas
- ☐ Location, dimensions, and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas
- ☐ Location, name, width, and pavement type of adjacent and on-site streets/alleys
- ☐ Existing/proposed curbs, gutters, and sidewalks. Include all points of access, both existing and proposed
- ☐ Types and location of existing/proposed water supply and sewage disposal facilities
- ☐ Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type
- ☐ Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed
- ☐ All areas proposed for grading and landscaping
- ☐ Any areas proposed to be reserved and maintained as open space
- ☐ Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- ☐ A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- ☐ Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach
- ☐ Preliminary Floor Plans and Architectural Elevations – showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings)
- ☐ Elevations – (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance
- ☐ Legal Lot Verification – how the parcel(s) was/were legally created

Land Use – Checklist & Application Package

PLN-1000
04/01/2020

SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Use application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

- ☐ Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- ☐ Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq.
- ☐ Preliminary grading/drainage plan – when required by Section 22.52/23.05.020 and .040
- ☐ Agricultural buffers – if any adjacent parcels are used for agriculture, show all proposed agricultural buffers
- ☐ Archeological Report – two (2) copies, where required
- ☐ Biological Report – two (2) copies, where required
- ☐ Botanical Report – two (2) copies, where required
- ☐ Building Site Envelopes – on site layout plan show all areas proposed for development, or areas proposed to be excluded from development
- ☐ Noise Study – two (2) copies, if the property either adjoins or will be a noise generator or a potential source of noise
- ☐ Traffic Study – two (2) copies, where required
- ☐ Geological Report – two (2) copies, where required
- ☐ Visual Analysis – for applications that propose development along significant visual corridors (such as Highways 101 and 1)
- ☐ Location, size, design and text of all existing and proposed signs
- ☐ Location and design of solid waste disposal facilities, as required by Section 22.10.150/23.04.280
- ☐ Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided
- ☐ Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- ☐ Water will-serve letter OR Well pump test (4-72 hour)
- ☐ Sewer will-serve letter OR Percolation tests
- ☐ County Public Works road requirements
- ☐ Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- ☐ Completed Cost Accounting Agreement – one (1) copy
- ☐ Abandoned oil and gas wells, if applicable – Information is available from the California Division of Oil & Gas: 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246
- ☐ Other _____

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Land Use -- Project Information Form

PLN-1004
04/01/2020

APPLICATION TYPE – CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Removal Permit
- ☑ Minor Use Permit
- ☐ Conditional Use Permit/Development Plan
- ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Zoning Clearance
- ☐ Amendment to approved Land Use Permit
- ☐ Variance
- ☐ Other_____

TYPE OF PROJECT:

☐ Commercial ☐ Industrial
☑ Residential ☐ Recreational ____ Other: _____

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):
None

Describe existing and future access to the proposed project site:
None Existing. Proposed Driveway

SURROUNDING PARCEL OWNERSHIP Do you own adjacent property? ☐ YES ___ NO
If YES, what is the acreage of all property you own that surrounds the project site?
_____

SURROUNDING LAND USE What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: R-1. R1 South:
_____

East: R-1. R-1 West:
_____

FOR ALL PROJECTS, ANSWER THE FOLLOWING – Square footage and percentage of the total site (approximately) that will be used:

Buildings: 2243 sq. feet _____%
Paving: 278 sq. feet 4.5 %
Landscaping: 0 sq. feet _____%
Other: _____ sq. feet _____%

Total area of all paving structures: 2521 ☑ sq. feet __acres

Total area of grading or removal of ground cover: _____ __ sq. feet __ acres

Land Use – Project Information Form

PLN-1004
04/01/2020

Trees:
Number of trees to be removed: 0

Type(s) of tree(s):

Setbacks:
Front 10 Back 15 Left 5 Right 5

PROPOSED WATER SOURCE:
☐ On-Site Well ☐ Shared Well ___ Other: _____

Community System (agency / company responsible for the provision of water):
Cambria CSD

WILL-SERVE LETTER?
☐ Yes (If yes, please submit copy)
☐ No

PROPOSED SEWAGE DISPOSAL
☐ Individual On-Site System
☐ Other: _____
☑ Community System (list the agency or company responsible provision):
Cambria CSD

WILL-SERVE LETTER?
☐ Yes (If yes, please submit copy)
☐ No

RESPONSIBLE FIRE PROTECTION AGENCY:

FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:

Total outdoor use area: _____ __ sq. feet __ acres

Total floor area of all structures including upper stories: _____ sq. feet

FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING:

Number of residential units: 1 Number of bedrooms per unit: ☑

Total floor area of all structures including upper stories, but not garages and carports: 2570 sq. feet

Total of area of the lot(s) minus building footprint and parking spaces: 3692 sq. feet

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

GEN-3000
04/01/2020

General Application Contact Information

Staff: Input File Number or File Label Here

Please check *ONLY ONE* of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts

PROPERTY OWNER

☑ Primary Billing Contact

Name: John Schafer
Company: None
Telephone: 559-696-7783
Email Address: 644jhs@gmail.com
Mailing address: 644 Mesa Ave
City: Fresno 93420
State:
Zip Code:

APPLICANT

☐ Primary Billing Contact

Name: John Schafer
Company:
Telephone: same
Email address: same
Mailing address: same
City: same
State: Ca
Zip Code: 93420

AUTHORIZED AGENT

☐ Primary Billing Contact

Name: David Einung
Company: Custom Home Design
Telephone: 805-674-2842
Email address: davideinung@gmail.com
Mailing Address: 670 Pine Ridge Lane
City: Arroyo Grande
State: Ca
Zip Code: 93420

PROPERTY INFORMATION

Assessor's Parcel Number: 023-131-014
Physical address: pending
Total size, in acres: 6213 sq.ft.

Directions to the property (include landmarks and any gate codes):
Hwy 1 North to Cambria. Right on Ardath. Left On Benson. Right on St. Thomas. Right on Newhall

Describe current uses on the property (include structures, improvements, and vegetation):
Vacant Lot

PROJECT INFORMATION

Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary:
Build 2 Story Single Family Dwelling. 3 Bedroom. 4 Baths. 2 1/2 bath. 2 car garage

Legal Declaration

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

SIGNATURE: _____ **DATE:** 4-23-266213

NOTE: *Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record. All applications must be filed under the subject property's owner of record; however, you may use an alternate contact address and telephone number.*

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Environmental Description

PLN-1003
01/01/2020

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether your project will significantly affect the quality of the environment.
To ensure that your environmental review is completed as quickly as possible, please remember to:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
4. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

PHYSICAL SITE CHARACTERISTICS

Acres with 0-10% slopes:	Acres with 10-20% slopes:	Acres with 20-30% slopes:	Acres over 30% slopes:
none		Total parcel apx 22%	none

Are there any springs, streams, lakes, or marshes on or near the site?
___Yes ☐No
If yes, please describe:
spring on adjacent property apx 100 feet away

Are there any flooding problems on the site or in the surrounding area?
___Yes ☑No
If yes, please describe:

Has a drainage plan been prepared?
___Yes ☐No
If yes, please attach a copy.

Has there been any grading or earthwork on the site?
___Yes ☑No
If yes, please describe:

Has a grading plan been prepared?
___Yes ☐No
If yes, please attach a copy.

Are there any sewer ponds/waste disposal sites on or adjacent to the site?
___Yes ☑No
If yes, please describe:

Are there any railroads or highways within 300 feet of the site? ☐Yes ☐No
If yes, please describe:

Can the site be seen from surrounding public roads?
☐Yes ☐No
If yes, please describe:

PLN-1003
01/01/2020

Environmental Description

WATER SUPPLY INFORMATION

What type of water supply is proposed?
☐ Individual Well ☐ Shared Well
☑ Community Water System

What is the proposed use of the water?
☑ Residential ☐ Non-Residential
If non-residential, please describe: _____

What is the expected daily water demand associated with the project? residential

How many service connections will be required?
1

Do operable water facilities exist on the site?
☐ Yes ☑ No

If yes, please describe: _____

Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☑ No

If yes, please attach a copy.

Does Water Meet the Health Agency's Quality Requirements?
☑ Yes ☐ No

Bacteriological?
☑ Yes ☐ No

Chemical? ☑ Yes ☐ No

Physical? ☐ Yes ☐ No

Water analysis report submitted. ☐ Yes ☑ No

Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health:

☐ Well Driller's Letter
☐ Water Quality Analysis OK Problems
☑ Will-Serve Letter
☐ Other: _____

☐ Pump Test Hours: ___ GPM: ___
☐ Surrounding Well Logs
☐ Hydrologic Study

SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM)

Has an engineered percolation test been completed?
___Yes ___No
If yes, please attach a copy.

Has a piezometer test been completed?
___Yes ___No
If yes, please attach a copy.

Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☑ No

Will a Waste Discharge Permit from the Regional Water Quality Control Board be required a waste discharge (typically needed in excess of 2,500 gallons per day)?
___Yes ___No

What is the distance from proposed leach field to any neighboring water wells? None feet

Environmental Description

SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)

Is this project to be connected to an existing sewer line? ☑ Yes ☐ No
Distance to nearest sewer line: 50 ft apx Location of connection: Ogden St. Below house

What is the amount of proposed flow?
0 (gallons per day)

Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☑ Yes ☐ No

SOLID WASTE INFORMATION

What is the name of solid waste disposal company?
Cambria CSD

Where is the waste disposal storage in relation to buildings? Trash Cans in Garage

What type of solid waste will be generated by the project?
☑ Domestic ☐ Industrial
☐ Agricultural ☐ Other
If other, please describe:

Does your project design include an area for collecting recyclable materials and/or composting materials?
☐ Yes ☑ No

COMMUNITY SERVICE INFORMATION

Name of school district: Coast Unified School District

Are services (grocery/other shopping) within ½ mile of the project?
☐ Yes ☑ No

Location of nearest....
Police station: Templeton
Fire station: Cambria
Public transit stop: None

HISTORIC AND ARCHEOLOGICAL INFORMATION

Describe the historic use of the site:
None in last 200 years. Previous occupation by Chumash Indians. See attached archeology report

Are you aware of the presence of any historic, cultural, or archaeological materials on the project site or in the vicinity?
☑ Yes ☐ No
If yes, please describe: see archeology report

Has an archaeological surface survey been done for the project site?
☑ Yes ☐ No
If yes, please attach two copies.

AGRICULTURAL INFORMATION

If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop?

Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No

Is the site currently under land conservation contract?
☐ Yes ☐ No

Environmental Description

PLN-1003
01/01/2020

SPECIAL PROJECT INFORMATION

Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan):

Will the development occur in phases?
☐ Yes ☑ No
If yes, please describe: _____

Are there any proposed or existing deed restrictions?
☐ Yes ☑ No
If yes, please describe: _____

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?
☐ Yes ☑ No
If yes, please describe: _____

ENERGY CONSERVATION INFORMATION

Describe any special energy conservation measures or building materials that will be incorporated into your project:
Standard Title 24 Requirements

ENVIRONMENTAL INFORMATION

List any mitigation measures that you propose to lessen the impacts associated with your project:
Standard Conditions of Approval

Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?
☐ Yes ☑ No
If yes, please describe: _____

Are you aware of any previous environmental determinations for all or portions of this property?
☐ Yes ☑ No
If yes, please describe and provide permit or subdivision numbers(s): _____

OTHER RELATED PERMITS

List all permits, licenses or government approvals that will be required for your project (federal, state, and local):
Planning Permit. Building Permit. Minor Grading Permit. Fire sprinkler permit. Solar PV permit

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Information Disclosure Form

PLN-1006
01/24/2020

Time Limits for Processing and Public Notice Distribution Requirements

California state law (California Government Code Section 65941.5) requires that the County provide the following information to applicants, when a permit application is filed:

- Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)
- A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)
- When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)
- Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

Right to Farm Disclosure

The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

Information Disclosure Form

1. The agricultural operation must be conducted or maintained for commercial purposes;
2. The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;
3. The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

Landfill Disclosure

Please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)" ☐ Yes ☑ No

Acknowledgement

I acknowledge that I have read and understand the sections detailed above:

1. Time Limits for Processing and Public Notice Distribution Requirements
2. Right to Farm Disclosure
3. Landfill Disclosure



Applicant Signature	4-23-26 Date
Additional Applicant Signature (if applicable)	Date

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1012
04/01/2020

Land Use Consent of Property Owner

Property Address:	**APN(s):**
Pending.	023-131-014
Project Description: 2 Story Single Family Dwelling. 3 Bedroom 4 Bath. 2 one half bath. 2 Car Garage	

CONSENT

I (we) the undersigned owner(s*****) of record of the fee interest in the parcel of land located at the above address, identified as the above Assessor Parcel Number, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCO application referral is being filed with the County requesting an approval for the above project description, do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permit applications in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property, please contact:
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials, or specify none)

CONSENT GRANTOR / PROPERTY OWNER		**AUTHORIZED AGENT FOR CONSENT GRANTOR**	
Name: John Schafer	Phone: 559-696-77	Name: David Einung	Phone: 805-674-2842
		Company / Agency: Custom Home Design	Email: davideinung@gmail.com
Full Mailing Address: 644 Mesa Ave. Fresno Calif. 93710		Full Mailing Address: 670 Pine Ridge Lane Arroyo Grande Calif. 93420	
Signature:	Date: 4-23-26	Signature:	Date: 4-23-26

attach additional PLN-1012 forms for multiple owners, if applicable

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1122
04/01/2020

Hazardous Waste and Substances Statement Disclosure

PROJECT TITLE: _____ **PROJECT APN(s):** _____

Per Government Code section 65962,5, known as the 'Cortese List' (AB3750), I have consulted the following website resources and lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (http://www.envirostor.dtsc.ca.gov/public/)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (http://geotracker.waterboards.ca.gov/)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable):

☑ **Is not** included on any of lists found on the above-referenced websites.

☐ **Is** included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of Applicant: _____

Address of site (street name & number if available, City, State and ZIP Code):

_____

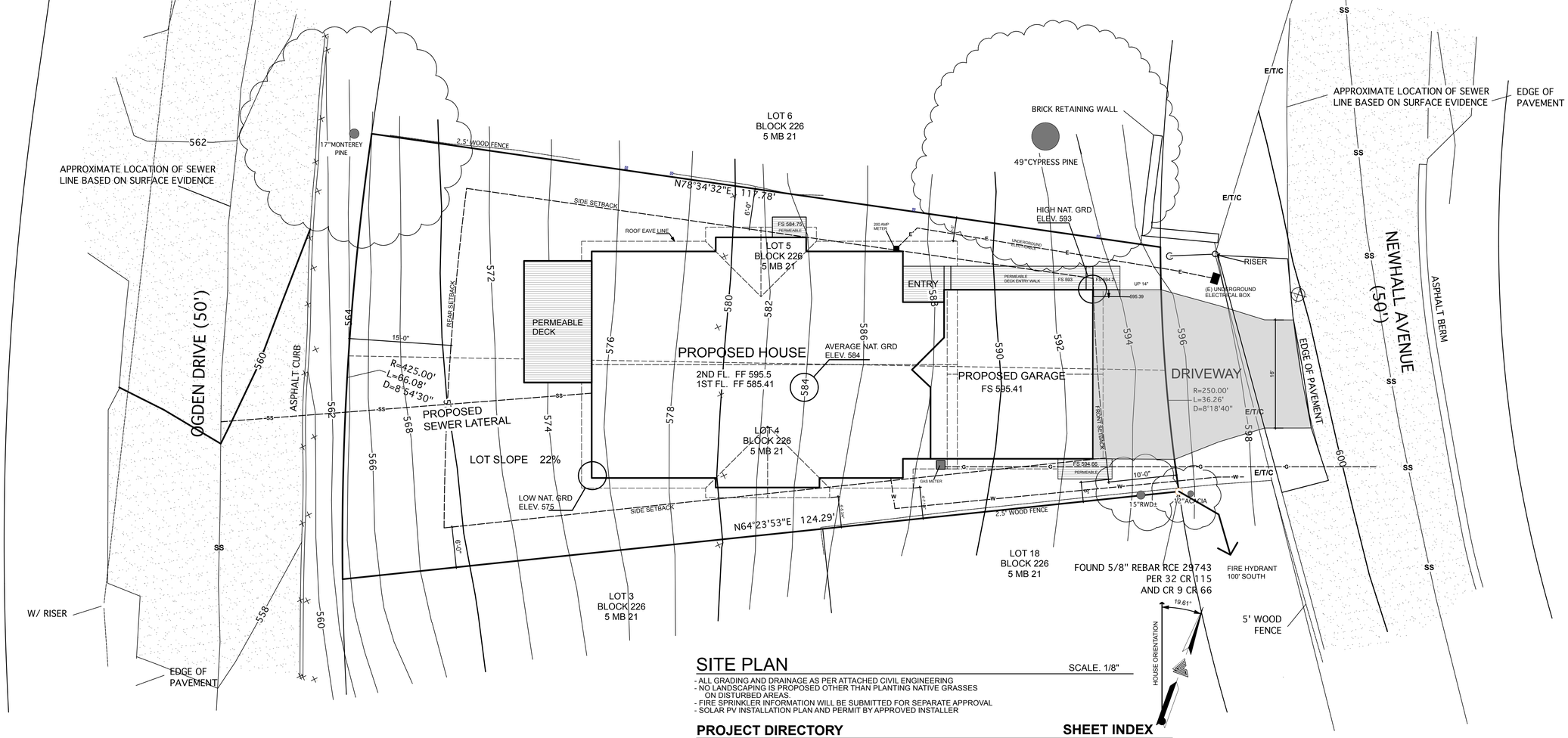
Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____ Date of list: _____

Applicant Signature:	Applicant Name (Print): John Schafer
Date of Signature: 4-23-26	Phone: 559-696-7783
Email: 644jhs@gmail.com	



SITE PLAN

SCALE. 1/8"

- ALL GRADING AND DRAINAGE AS PER ATTACHED CIVIL ENGINEERING
- NO LANDSCAPING IS PROPOSED OTHER THAN PLANTING NATIVE GRASSES ON DISTURBED AREAS.
- FIRE SPRINKLER INFORMATION WILL BE SUBMITTED FOR SEPARATE APPROVAL
- SOLAR PV INSTALLATION PLAN AND PERMIT BY APPROVED INSTALLER

PROJECT DIRECTORY

OWNER:
JOHN SCHAFER
644 MESA AVE
FRESNO CA. 93710
559-696-778

CIVIL ENGINEER:
RICHARD BURDE, P.E. (C-88309)
WWW.SLOCIVILDESIGN.COM
615 CLARION CT. STE 2
SAN LUIS OBISPO, CA
(O) 805-548-1770
(C) 805-503-8059
richard@slocivildesign.com

SURVEYOR:
LEA & BRAZE ENGINEERING, INC.
21 SANTA ROSA SUITE 50
SAN LUIS OBISPO 93405
805-476-4086

SOILS ENGINEER:
GEOSOLUTIONS
220 HIGH STREET
SAN LUIS OBISPO CA. 93401
805-543-8539

ARCHEOLOGIST:
PROVENIENCE GROUP, INC.
1759 COTTONWOOD ST.
SOLVANG, CALIF. 93463
805-350-3134

APN: 023-131-014

SCOPE OF WORK:
BUILD 2570 SQ.FT 2 STORY HOUSE WITH ATTACHED GARAGE 563 SF

PLUS ASSOCIATED:
GRADING
DRIVEWAY
PERMEABLE DECKS
UTILITIES

PROPOSED DESIGN:
2 STORY
3 BEDROOM
1 GAME ROOM
3 FULL BATHROOMS
2 1/2 BATHROOMS
2 CAR GARAGE

LOT AREA:
6213 SF

ZONING:
R-1
CAMBRIA FORESTED

SETBACKS:
FRONT: 10'
REAR: 15'
SIDE: 5'

FIRE ZONE:
HIGH CAL-FIRE AND A
HIGH CCSD FD WILDLAND
FIRE RISK ZONE.

BUILDING STATISTICS:

MAIN RESIDENCE:	
UPPER FLOOR	1680SF
LOWER FLOOR	890 SF
TOTAL CONDITIONED SF.	2570 SF
2 CAR GARAGE (UNCOND')	563 SF
GROSS STRUCT. AREA	3133 SF

AVERAGE NATURAL GRADE CALC:

LOW GRADE	575'
HIGH GRADE	593'
AVERAGE NAT. GRADE.	584'

ALLOWED HEIGHT:
28 FT ABOVE NATURAL GRADE
584 + 28'= 612'

PROPOSED HEIGHT 611.41'

CONSTRUCTION:

OCCUPANCY.	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES.	2
FIRE SPRINKLERS.	YES

FIXTURE COUNT:

TOILETS	6
SINKS	1
LAVS	6
TUBS	0
SHOWERS	4
TUB/SHOWERS	0
LAUNDRY SINK	1
BAR SINK	0
CLOTHS WASH'	1

SHEET INDEX

DESIGN SHEETS	
SITE PLAN	MUP-1
1ST FLOOR PLAN	MUP-2
2ND FLOOR PLAN	MUP-3
SECTIONS	MUP-4
ELEVATIONS	MUP-5
CIVIL ENGINEERING	
COVER	C-1
GRADING AND DRAINAGE	C-2
SECTIONS	C-3
EROSION CONTROL	C-4

ASSOCIATED DOCUMENTS
- CAMBRIA CSD WATER LETTER
- CAMBRIA FIRE DEPT. LETTER
- SOILS REPORT/ GEOLOGICAL REPORT
- ARCHEOLOGIST REPORT

WATER FIXTURE RESTRICTIONS:
- TOILETS: 1.28 GALLONS PER FLUSH (GPF) OR DUAL FLUSH (1.6 GPF).
- SHOWERHEADS: 1.5 GALLONS PER MINUTE (GPM) AND MUST INCLUDE A SHUT-OFF VALVE ON OR NEAR THE SHOWERHEAD.
- KITCHEN/BAR/UTILITY SINKS: 1.5 GPM, ACHIEVED VIA AERATORS OR FLOW CONTROL VALVES.
- LAVATORY (BATHROOM) SINKS: 0.5 GPM.
- HOSE BIBS: 4.0 GPM MAXIMUM; MUST HAVE RESTRICTOR AND ANTI-SIPHON VALVES (VACUUM BREAKERS).
- PRESSURE REGULATORS: MUST BE INSTALLED AND SET TO A MAXIMUM OF 50 PSI FOR ALL LOCATIONS.
- APPLIANCES: HIGH-EFFICIENCY, EPA WATERSENSE OR ENERGY STAR CERTIFIED UNITS ARE REQUIRED, INCLUDING SPECIFIC STANDARDS FOR CLOTHES WASHERS AND DISHWASHERS.

TRADE FOR DEVELOPMENTAL CREDITS CALCULATION:

UPPER FLOOR.	1680	LIVING COVERAGE.	1680
LOWER FLOOR	890	GARAGE COVERAGE	563
CONDITIONED SPACE.	2570	**LOT COVERAGE.**	**2243**
GARAGE	563		
GSA	**3133**		

TABLE 7-1 CAMBRIA RSF BUILDING SIZE CALCULATION

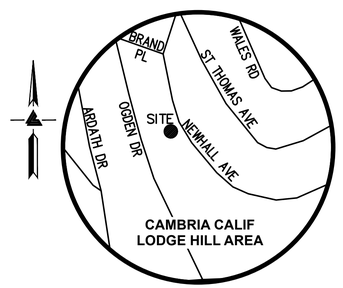
SITE AREA	6213	
SQ. FOOTAGE BASIS	5250	
LOT COVERAGE	1893	VS. 2243 = 350 TDC
GSA.	2840	VS. 3133 = (293) TDC OK
TDC ALLOWED.	473	

PROPOSED PERM' DECK SIZE: 473
ALLOWED PERM' DECK SIZE: 170 (OK)



STREET VIEW OF PROPOSED HOUSE

NEIGHBORHOOD CONTEXT



VICINITY MAP

NO SCALE

DAVID EINUNG
CUSTOM HOME DESIGN
DAVIDEINUNG.COM
670 PINE RIDGE LN. ARROYO GRANDE 93401
805-674-2842 davideinung@gmail.com

APPLICANT
JOHN SCHAFER
644 MESA AVE
FRESNO CA. 93710
559-696-7783

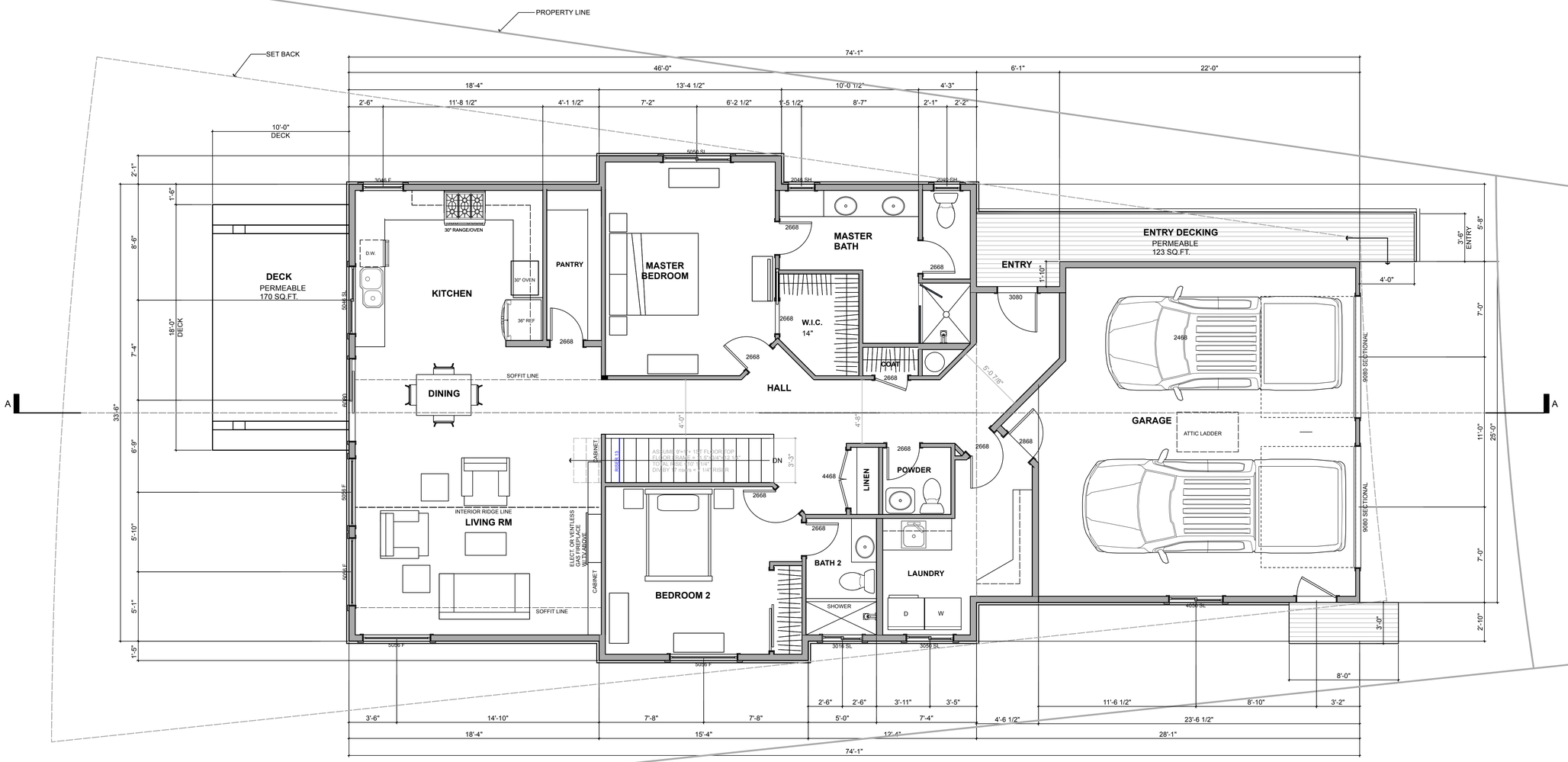
SITE LOCATION
APN: 023-131-014
LOTS 4&5 BLOCK 226
TRACT 8
NEWHALL AVE.
CAMBRIA CA.

SHEET
SITE PLAN

MUP 1

SCHAFER **04-23-26**

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805-674-2842 davideinung@gmail.com



MAIN LEVEL FLOOR PLAN

CONDITIONED SPACE: 1680 SQ.FT.
UNCONDITIONED SPACE: 890 SQ.FT.

SCALE 1/4"

APPLICANT

JOHN and DIANE SCHAFER
644 MESA AVE
FRESNO CA. 93710
559-696-7783

SITE LOCATION

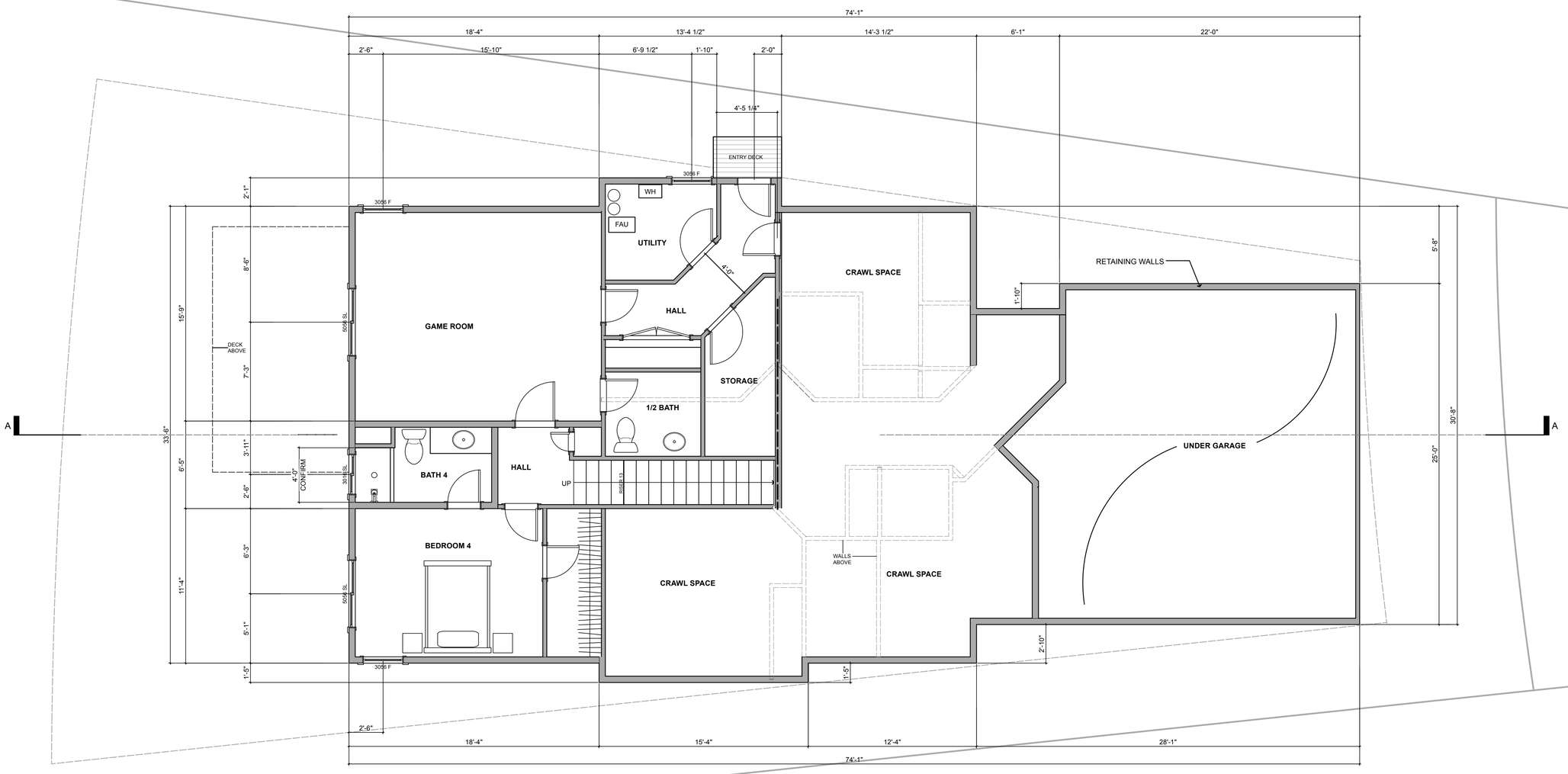
APN: 023-131-014
LOTS 4&5 BLK 226
TRACT 8
NEWHALL AVE.
CAMBRIA CA.

FLOOR PLAN

MUP 2

SCHAFER **04-23-26**

DAVID EINUNG
CUSTOM HOME DESIGN
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805-674-2842 davideinung@gmail.com



LOWER LEVEL FLOOR PLAN

CONDITIONED SPACE: 890

APPLICANT

JOHN and DIANE SCHAFER
644 MESA AVE
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559-696-7783

SITE LOCATION

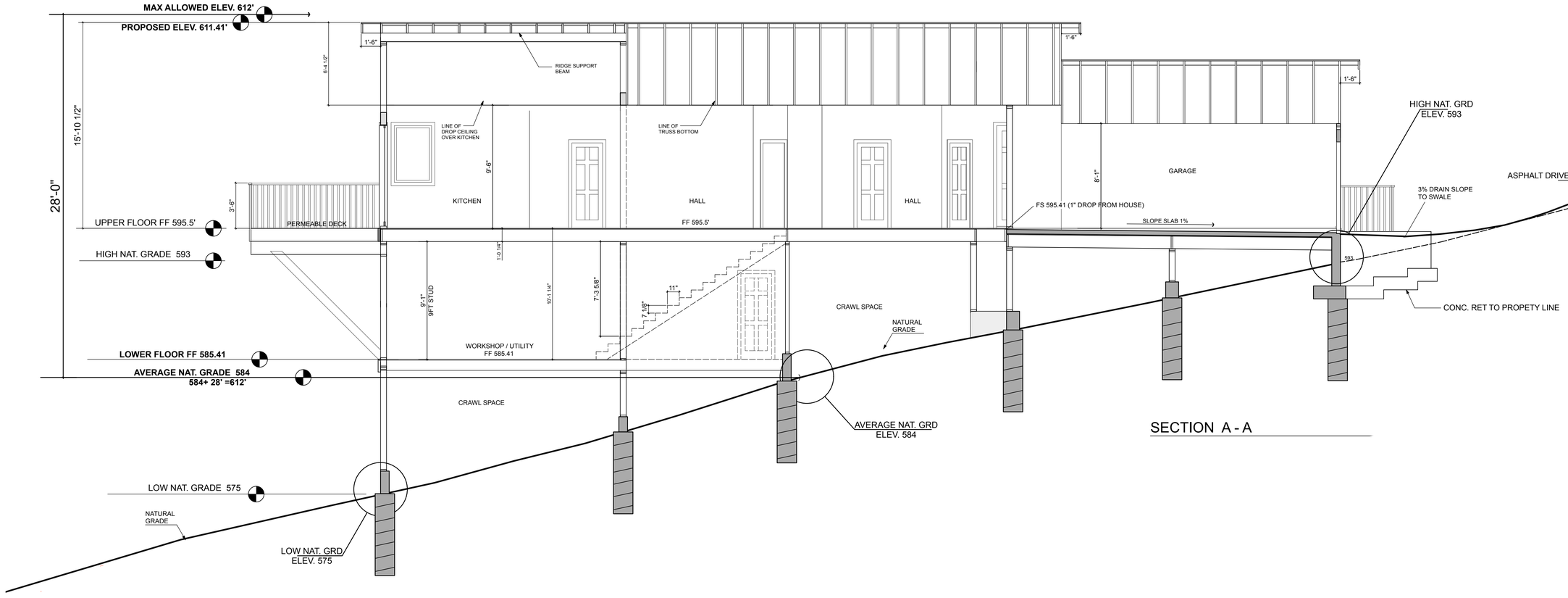
APN: 023-131-014
LOTS 4&5 BLK 226
TRACT 8
NEWHALL AVE.
CAMBRIA CA.

LOWER FLOOR PLAN

MUP 3

SCHAFER **04-23-26**

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SECTION A - A

APPLICANT

JOHN and DIANE SCHAFER
644 MESA AVE
FRESNO CA. 93710
559-696-7783

SITE LOCATION

APN: 023-131-014
LOTS 4&5 BLK 226
TRACT 8
NEWHALL AVE.
CAMBRIA CA.

SECTIONS

MUP 4

SCHAFER **04-23-26**



SOUTH (RIGHT) ELEVATION

SCALE 3/16"

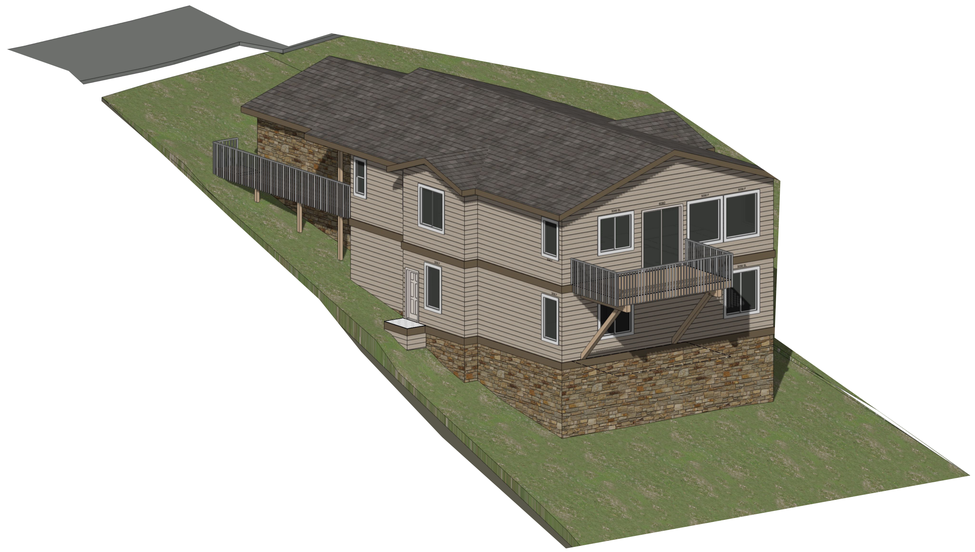


WEST (BACK) ELEVATION

SCALE 3/16"

BUILDING HEIGHT ANALYSIS

ELEVATION AT NAT. GRADE:	
HIGH ELEV.	593'
LOW ELEV.	575'
AVERAGE ELEV.	584'
28' MAX HEIGHT.	+28'
MAX ALLOWED ELEV.	612'
PROPOSED HEIGHT	611.41'





EAST (FRONT) ELEVATION

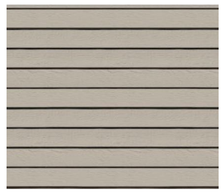
SCALE 3/16"



NORTH (LEFT) ELEVATION

SCALE 3/16"

EXTERIOR MATERIAL COLOR



7" HARDIE BOARD SHIP LAP SIDING
PAINTED BEIGE/TAUPE



SYNTHETIC STONE. ELDORADO BRAND
LIMESTONE "NEW HAVEN"



30 YEAR FIBERGLASS SHINGLES
GAF BRAND. TIMBERLINE HDZ/RS
SAGEWOOD COLOR



FASCIA. PRE PRIMED PINE 2X8
DARK BROWN PAINT

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DAVIDEINUNG.COM
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APPLICANT

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FRESNO CA. 93710
559-696-7783

SITE LOCATION

APN: 023-131-014
LOTS 4&5 BLK 226
TRACT 8
NEWHALL AVE.
CAMBRIA CA.

ELEVATIONS
COLOR BOARD

MUP 5

SCHAFER 04-23-26

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 THE ACCEPTANCE OF THESE RESTRICTIONS.

Grading, Drainage and Utility Plans

for the

Schafer Residence

APN# 023-131-014

in the

Town of Cambria

San Luis Obispo County, California



VICINITY MAP

N.T.S.

SCOPE OF WORK:

MINOR GRADING, UTILITY INSTALLATION, AND EROSION CONTROL TO SUPPORT THE CONSTRUCTION OF A SINGLE-FAMILY HOME

NOTE:

SLO CIVIL DESIGN DOES NOT PROVIDE CONSTRUCTION STAKING AND WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED.

TEMPORARY BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 600.00'
(ASSUMED)

NOTES TO CONTRACTOR:

1. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTUCTION 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.
2. 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.
3. 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
4. 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.
5. 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.
6. 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.
7. 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

STORMWATER CONTROL PLAN (SWCP) NOTE:

THE PROPOSED PROJECT CREATES LESS THAN 2500 SF OF IMPERVIOUS SURFACE AND THEREFORE DOES NOT REQUIRE A STORMWATER CONTROL PLAN.

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

A. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE;

B. 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;

C. ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;

D. 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.

E. 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;

F. 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;

G. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE;

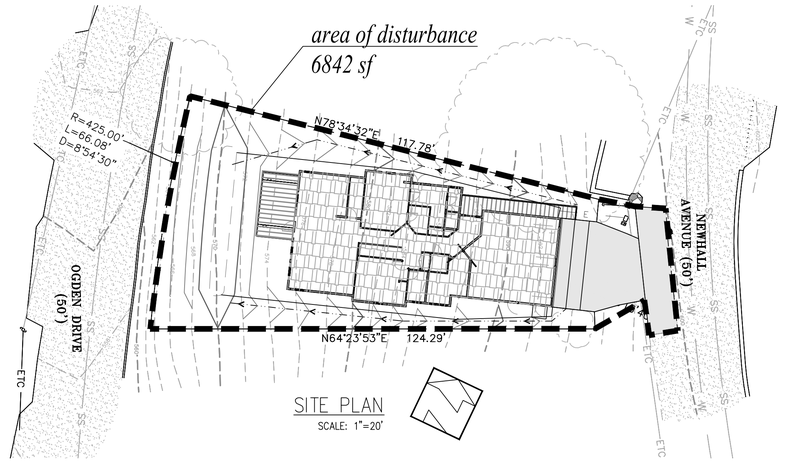
H. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114 (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 (PARTICULATE MATTER) EMISSIONS FROM THIS SOURCE BY 7 TO 14%);

I. 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%);

J. 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%);

K. MAINTAIN EQUIPMENT IN TUNE PER MANUFACTURER'S SPECIFICATIONS;

L. LIMIT THE CUT AND FILL PROCESS TO LESS THAN 2,000 CUBIC YARDS PER DAY



SITE PLAN

SCALE: 1"=20'

GENERAL NOTES:

1. ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATION. (THE CURRENT ADOPTED STANDARDS ARE DATED AUGUST 2020.)
2. ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK, OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
5. ANY EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR SHALL BE TIED OUT BY A LICENSED LAND SURVEYOR PRIOR TO DISTURBANCE AND THEN REPLACED PRIOR TO OCCUPANCY IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.

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

TOTAL PROPOSED IMPERVIOUS

3117 SF

EARTHWORK

CUT	40 ± C.Y.
FILL	10 ± C.Y.
TOTAL GRADING	50 ± C.Y.

AREA OF DISTURBANCE

6842 SF

GRADING

AVERAGE GRADE = 8.0%

MAX SLOPE WHERE =12.0%
GRADING OCCURS

OWNER

JOHN & DIANE SCHAFER
644 MESA AVE
FRESNO, CA 93710
PHONE: 559-696-7783

CIVIL ENGINEER

SLO CIVIL DESIGN LLC
615 CLARION CT. SUITE #2
SAN LUIS OBISPO, CA 93401

OFFICE: 805-503-8059
EMAIL: RICHARD@SLOCIVILDESIGN.COM

GEOTECHNICAL ENGINEER

GEOSOLUTIONS INC
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
OFFICE: 805-543-8539

SURVEYOR

LEA & BRAZE ENGINEERING
21 SANTA ROSA SUITE 50,
SAN LUIS OBISPO, CA 93405
805-476-4086

ARCHITECTURE

DAVID EINUNG
670 PINE RIDGE LN
ARROYO GRANDE, CA 93420
OFFICE: 805-674-2842

ABBREVIATIONS

AB	AGGREGATE BASE
AGG	AGGREGATE
BC	BEGIN CURVE
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOWLINE
GB	GRADE BREAK
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MP	MID POINT OF RADIUS
(N)	NEW
PCC	PORTLAND CONCRETE CEMENT
R	RADIUS
S	SLOPE
SD	STORM DRAIN PIPE
SS	SANITARY SEWER PIPE
W	WATER LINE

REVISIONS:

No.	DESCRIPTION	BY:

REGISTERED PROFESSIONAL ENGINEER — RICHARD C. BUDDE — No. C 88309 — CIVIL — STATE OF CALIFORNIA

DATE: February 23, 2026
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

SLO Civil Design, LLC
615 Clarion Ct Suite #2, San Luis Obispo CA 93401
T: 805-503-8059 E: richard@slocivildesign.com

REFERENCES

FEBRUARY 2026

Cover Sheet

Schafer Residence - Newhall Street

CAMBRIA CALIFORNIA

SHEET C-1 OF 4

JOB NO. 26002

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GRADING NOTES:

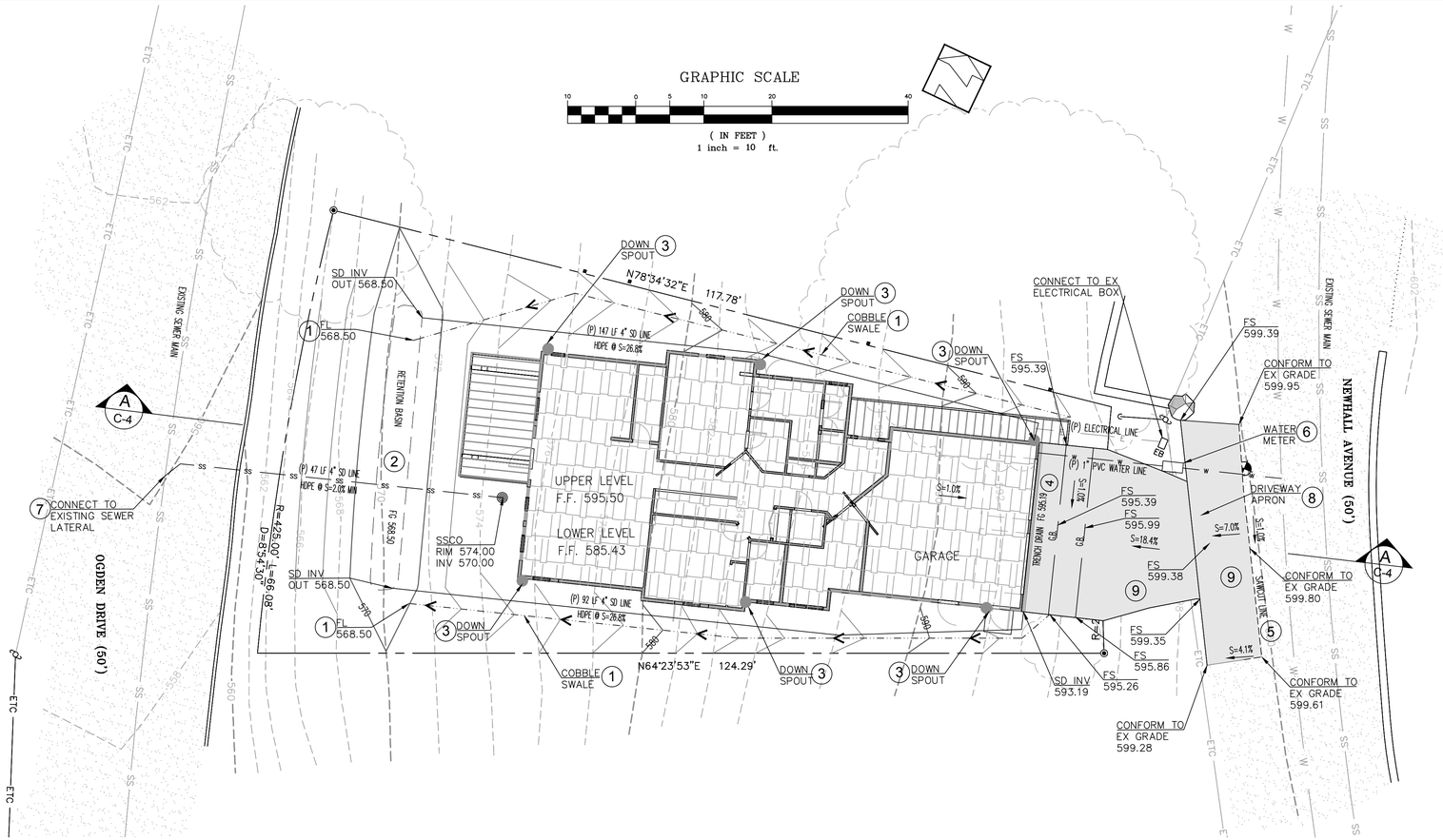
1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE AND COUNTY OF SAN LUIS OBISPO DESIGN STANDARDS ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S ENGINEERING DEPARTMENT.
2. ALL WORK SHOWN ON THESE PLANS EXISTS OUTSIDE OF THE COUNTY R.O.W.
3. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT PROVIDED BY GEOSOLUTIONS, PROJECT SL09047-1 DATED 12/16/2014 FILED WITH THE COUNTY OF SAN LUIS OBISPO
4. 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
5. ESTIMATED EARTHWORK QUANTITIES: CUT 40 CY FILL 10 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 GRADESM 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.
6. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL MEASURES AT ALL TIMES.
7. 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.
8. ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDED AFTER COMPACTION TO PREVENT EROSION.
9. ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.
10. CONTRACTOR TO INSTALL WATER LINE AT A MINIMUM DEPTH OF 3'
11. CONTRACTOR SHALL NOTIFY CITY AND ENGINEER 48 HOURS PRIOR TO INTENTION TO COMMENCE WORK.
12. 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
13. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY CONFORMING GRADES AND NOTIFY OWNER OF ANY DISCREPANCY
14. ALL FILL AREAS SHALL BE COMPACTED TO REQUIREMENT PROVIDED IN THE SOILS REPORT.
15. CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL.
16. 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.
17. EXPOSED EARTH ADJACENT TO FOUNDATION SHALL BE 8 INCHES BELOW FINISH FLOOR ELEVATION

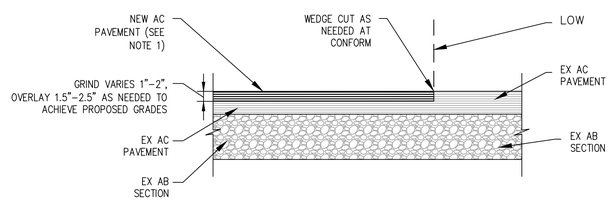
LEGEND

- PROPOSED ROOFTOP – 2,281 SF, SEE PLANS BY OTHERS FOR DETAILS
- PERMEABLE DECK – 307 SF, SEE PLANS BY OTHERS FOR DETAILS
- ASPHALT PAVEOUT– 836 SF SEE CONSTRUCTION NOTE 10 FOR STRUCTURAL SECTION
- SS — PROPOSED 4" PVC SDR-35, SEWER LINE SEE DETAIL 1 SHEET C-3 FOR TRENCHING DETAILS
- W — PROPOSED WATER LINE, SEE DETAIL 1 SHEET C-3 FOR TRENCHING DETAILS
- E — PROPOSED ELECTRICAL LAYOUT, SEE PLANS BY OTHERS FOR DETAILS
- DRAINAGE SWALE, SEE DETAIL 1 SHEET C-3
- SAWCUT LINE, SEE CONSTRUCTION NOTE 9
- ROOFTOP DOWNSPOUT TO BE HARD PIPED TO STORM DRAIN SYSTEM
- STORM WATER AREA DRAIN

CONSTRUCTION CALLOUTS

1. COBBLE LINED DRAINAGE SWALE PER DETAIL 1, SHEET C-3. SWALES SHALL TERMINATE AT AREA DRAINS
2. RETENTION BASIN AND LEVEL SPREADER SHALL BE PLACED AT STORMWATER LINE OUTLETS, PLACE 2) LEVELS OF 6" MINIMUM SIZED ROCK 4' LONG AND 3'WIDE AT DRAINAGE TERMINATION POINTS, SEE DETAIL 2, SHEET C-3
3. ROOFTOP DOWNSPOUT TO BE HARD PIPED TO STORM DRAIN SYSTEM
4. 6" WIDE ZURN Z886HD HEAVY DUTY TRENCH DRAIN OR APPROVED EQUAL
5. CONTRACTOR SHALL SAWCUT EXISTING ASPHALT 12" OF OFF EDGE OF ROADWAY, REFER TO DETAIL 1 SHEET C-2 FOR AC CONFORM AND OVERLAY.
6. INSTALL NEW 1" WATER METER PER COUNTY STANDARD W-4
7. CONNECT TO EXISTING SEWER MAIN PER COUNTY STD S-3, CONTRACTOR SHALL CONFIRM INVERT ELEVATION OF SEWER MAIN LINE PRIOR TO THE START OF CONSTRUCTION
8. DRIVEWAY APRON PER COUNTY STANDARD B1-a
9. ASPHALT PAVEOUT SECTION SHALL BE 3.5" ASPHALT OVER 7" BASE, OVER 9" SUBBASE AND SHALL CONFORM TO CITY OF SAN LUIS OBISPO STANDARDS 7110 AND UNIFORM DESIGN CRITERIA SECTION 3.1.9

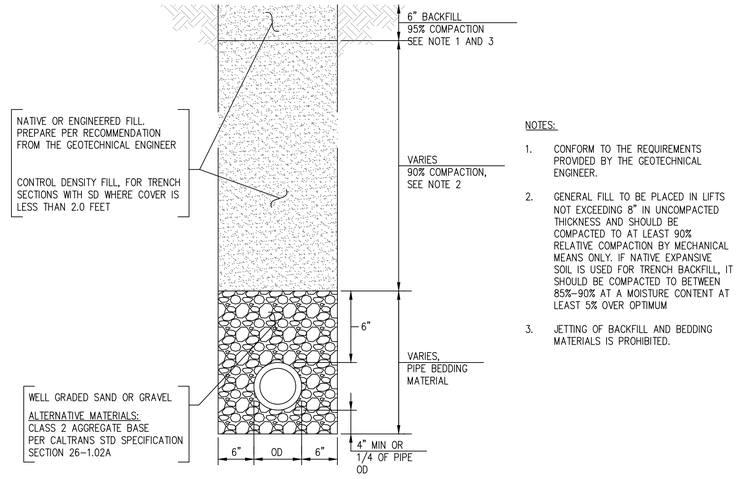




NOTE:

1. GRIND EXISTING AC 2" MAX.
2. OVERLAY 1.5"-2.5" AS NEEDED TO ACHIEVE PROPOSED GRADES

AC GRIND AND OVERLAY
DETAIL-1
NO SCALE



NOTES:

1. CONFORM TO THE REQUIREMENTS PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. 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
3. JETTING OF BACKFILL AND BEDDING MATERIALS IS PROHIBITED.

UTILITY TRENCH DETAIL
DETAIL-2 NO SCALE

REVISIONS:		
No.	DESCRIPTION	BY:

REGISTERED PROFESSIONAL ENGINEER RICHARD C. BURGE No. C 88309 CIVIL STATE OF CALIFORNIA

DATE: February 23, 2026
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

SLO Civil Design, LLC
615 Clarion Ct. Suite #2, San Luis Obispo CA 93401
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REFERENCES

FEBRUARY 2026

Grading and Drainage Plan

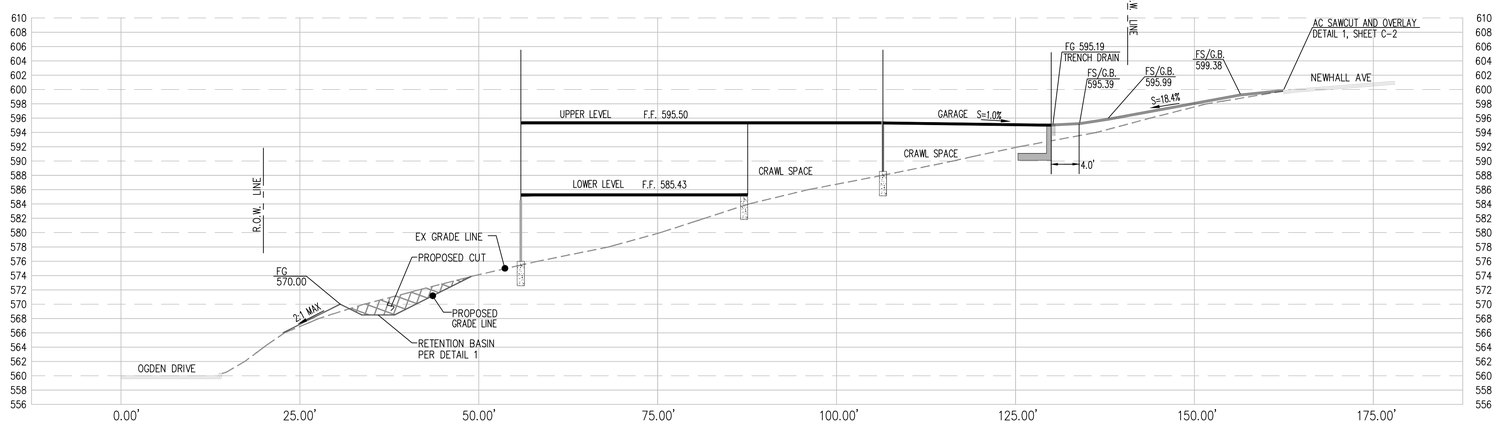
Schafer Residence - Newhall Street

CAMBRIA CALIFORNIA

SHEET C-2 OF 4

JOB NO. 26002

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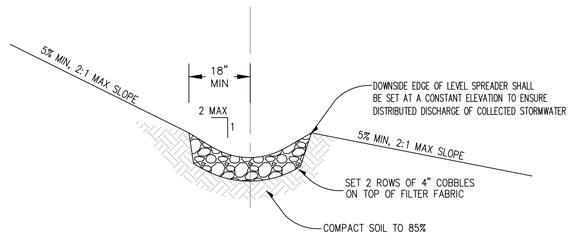


SECTION A

SCALE: 1"=10'

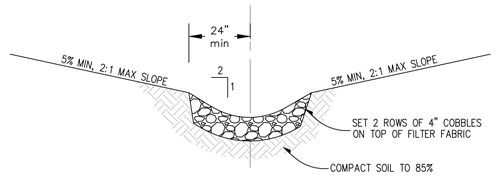
NOTES:

1. NON-EXPANSIVE IMPORT REQUIRED PER GEOTECHNICAL REPORT. FINAL THICKNESS DETERMINED DURING EXCAVATION.
2. SEE GEOTECHNICAL REPORT FOR OVER EXCAVATION REQUIREMENTS
3. FOOTINGS SHALL BE EMBEDDED INTO NATIVE SOILS PER GEOTECHNICAL REPORTS



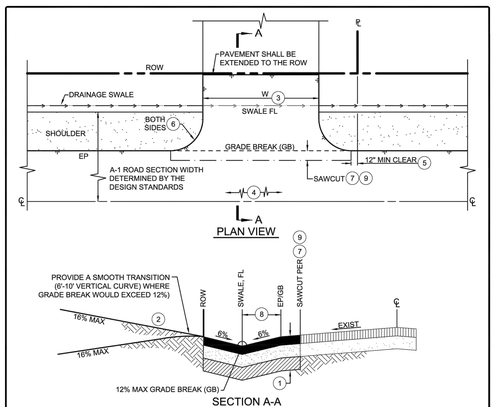
COBBLE LINED RETENTION BASIN & LEVEL SPREADER DETAIL-1

NO SCALE



COBBLE LINED DRAINAGE SWALE DETAIL-2

NO SCALE



SECTION A-A

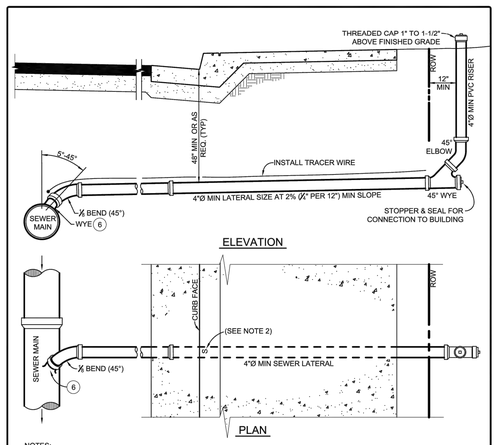
NOTES:

1. WITHIN THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY SECTION SHALL MATCH THE APPROVED ROAD SECTION OR SHALL MATCH THE EXISTING ROAD SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - HOT MIX ASPHALT (HMA) PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
2. OUTSIDE THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY STRUCTURAL SECTION SHALL BE DETERMINED BY THE PROJECT DESIGNER AND SHALL BE IN COMPLIANCE WITH CDF/FIRE REGULATIONS.
3. RESIDENTIAL DRIVEWAY WIDTH SHALL BE 10-FEET MINIMUM TO 20-FEET MAXIMUM, COMMERCIAL-INDUSTRIAL DRIVEWAY WIDTH SHALL BE 12-FEET MINIMUM TO 35-FEET MAXIMUM. ALL DRIVEWAYS SHALL MEET FIRE AGENCY REGULATIONS.
4. REFER TO A-5 SERIES STANDARD DRAWINGS FOR DRIVEWAY SIGHT DISTANCE REQUIREMENTS.
5. THE END OF DRIVEWAY RETURN SHALL BE 1-FOOT MINIMUM CLEAR FROM THE PROPERTY LINE.
6. THE DRIVEWAY RETURN SHALL HAVE A RADIUS OF 5-FEET FOR RESIDENTIAL (ALTERNATIVE: 5-FEET CHAMFER), AND A RADIUS OF 10-FEET FOR COMMERCIAL-INDUSTRIAL (ALTERNATIVE: 10-FEET CHAMFER).
7. FOR NEW DRIVEWAY CONSTRUCTION AGAINST EXISTING ROADWAY, SAWCUT TO REMOVE EXISTING ROADWAY AND RECONSTRUCT PER DRAWINGS R-1 AND R-2.
8. DISTANCE TO MATCH ROADSIDE DRAINAGE SWALE PER SERIES A-1 DRAWING REQUIREMENTS.
9. AFTER PAVING, APPLY SS1H OIL (OR APPROVED EQUAL) TO ALL SURFACE SEAMS.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

RURAL DRIVEWAY
FOR EDGE OF PAVEMENT (NO DIKE)

Issued:	Scale:
August 2022	1"=10'
Revised:	Revision No:
Drawing No:	B-1a



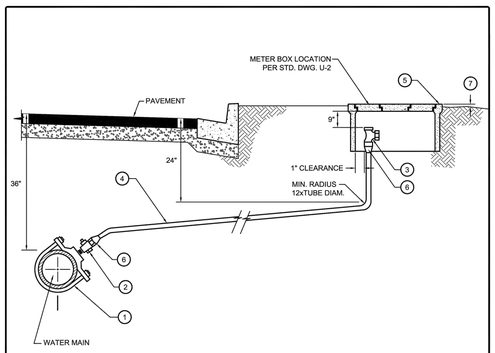
NOTES:

1. SEWER LATERAL SHALL BE 4-INCH DIAMETER PVC PIPE AND SHALL MEET ASTM STANDARD D 3034, SDR 35.
2. AN "S" SHALL BE STAMPED OR CHISELED ON THE CURB OVER THE SEWER LATERAL WHEN CURB AND GUTTER IS EITHER CONSTRUCTED OR EXISTING. THE "S" SHALL BE A MINIMUM OF 3" HIGH x 2" WIDE x 3/16" DEEP.
3. MAINTAIN A 5-FEET MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LATERALS.
4. SEWER LATERALS SHALL NOT BE LOCATED UNDER DRIVEWAYS.
5. SADDLE CONNECTIONS ARE NOT PERMITTED ON NEW SEWER MAINS.
6. FACTORY-FABRICATED WYE IN SEWER MAIN WITH 1/8 (45-DEGREE) BEND. BEND SHALL POINT DOWNSTREAM AND ENTER MAIN AT A VERTICAL ANGLE OF NOT LESS THAN 5-DEGREES OR MORE THAN 45-DEGREES. FOR SEWER LATERALS CONNECTING ONTO EXISTING SEWER MAIN A SADDLE TEE-BRANCH MAYBE USED IF APPROVED BY THE DEPARTMENT.
7. UNDER NO CIRCUMSTANCES SHALL UTILITY LIDS AND CONCRETE COLLARS BE LOCATED WITHIN CURBS, GUTTERS, SIDEWALKS, DRIVEWAY APRONS, CURB RAMPS, OR CROSS GUTTERS.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

SANITARY SEWER
SERVICE LATERAL

Issued:	Scale:
August 2022	NTS
Revised:	Revision No:
Drawing No:	S-3



NOTES:

1. FOR EXISTING STEEL AND ACP WATER MAINS USE BRONZE SERVICE SADDLE, DOUBLE STRAP MUELLER BR2B 0899 IP 077 OR 100, FORD 202B, OR APPROVED EQUAL. FOR NEW C900 PVC WATER MAINS USE DOUBLE STRAP WITH BAND MUELLER BR2S, FORD 202BS, OR APPROVED EQUAL.
2. CORPORATION STOP WITH IP THREADS, MUELLER H-10012N, OR APPROVED EQUAL.
3. ANGLE METER STOP, JONES J-1969W, 3/4-INCH OR 1-INCH, OR APPROVED EQUAL.
4. POLYETHYLENE PIPE 1-INCH MIN. I.D.
5. METER BOX, CHRISTY B12 WITH B12S READER CONCRETE COVER, OR APPROVED EQUAL.
6. MUELLER INSTA-TITE CONNECTION H-15426 (MALE) OR APPROVED EQUAL H-15456 (FEMALE).
7. IN UNPAVED AREA SET METER BOX 1-INCH TO 1.5-INCHES ABOVE FINISHED GRADE.
8. IF SAMPLE STATION IS PROPOSED TO COINCIDE WITH WATER SERVICE CONNECTION LOCATION, INSTALL NEW SAMPLE STATION PER W-7a.
9. WATER METER AND CUSTOMER SIDE SHUT OFF VALVE TO BE INSTALLED BY THE WATER PURVEYOR.
10. CORPORATION STOPS SHALL NOT BE SPACED CLOSER THAN 12-INCHES MEASURED ALONG THE CENTERLINE OF THE PIPE.
11. SERVICES LARGER THAN 1-INCH MAY BE PVC SCHEDULE 80 PIPE.
12. 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.
13. COLOR CODED BLUE 3-INCHES WIDE POLYETHYLENE NON-DETECTABLE TAPE MARKED "CAUTION BURIED WATER LINE BELOW" SHALL BE BURIED IN THE TRENCH AND ABOVE THE PIPE AND TRACER WIRE.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

WATERLINE
WATER SERVICE CONNECTION

Issued:	Scale:
August 2022	NTS
Revised:	Revision No:
Drawing No:	W-4

REVISIONS:		
No.	DESCRIPTION	BY:

REGISTERED PROFESSIONAL ENGINEER
RICHARD C. BUDGE
No. C 88309
CIVIL
STATE OF CALIFORNIA

DATE: February 23, 2026
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

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REFERENCES

Sections

Schafer Residence - Newhall Street

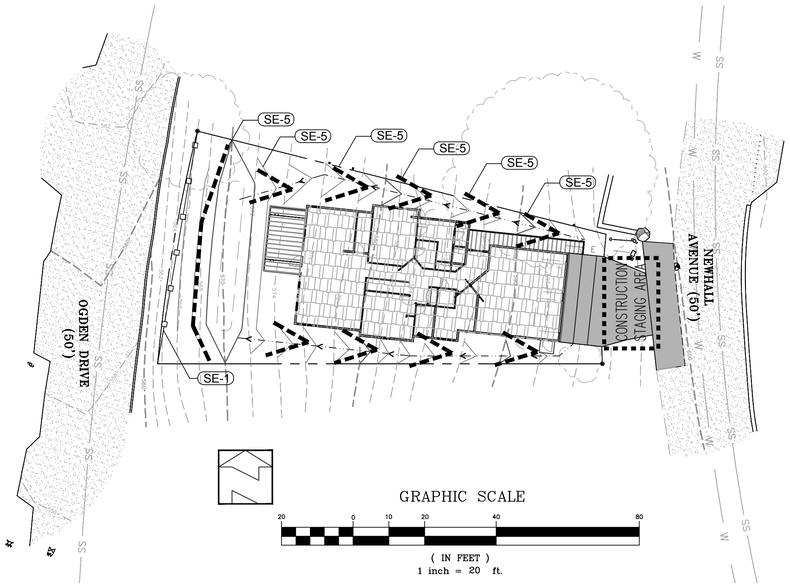
FEBRUARY 2026

CAMBRIA
CALIFORNIA

SHEET
C-3
OF 4

JOB NO.
26002

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LEGEND

FIBER ROLL BARRIER PER DETAIL SE-5

CONSTRUCTION STAGING AREA

SILT FENCING PER DETAIL SE-1

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
- (SE-5) FIBER ROLLS
- (SE-10) INLET PROTECTION

THE FOLLOWING BMPS SHALL BE USED TO STABILIZE ANY EXPOSED SOILS WITHIN THE LIMITS OF GRADING

- (EC-4) HYDROSEEDING
- (EC-6) STRAW MULCH

CONTRACTOR SHALL IMPLEMENT THE FOLLOWING GENERAL BPMS 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

EROSION CONTROL NOTES

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 SAN LUIS OBISPO.
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 INSTALL, 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 "SD 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:

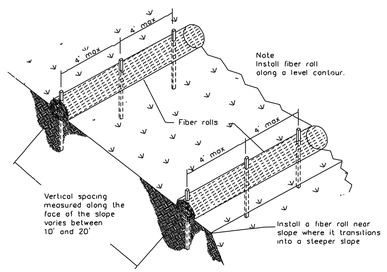
A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

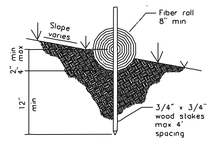
C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY

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.

SE-5 Fiber Rolls

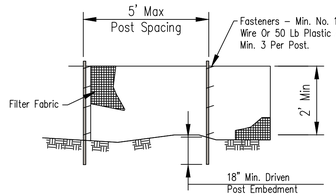


TYPICAL FIBER ROLL INSTALLATION
N.T.S

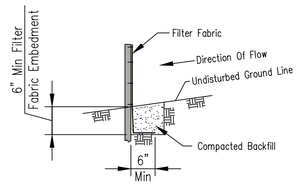


ENTRENCHMENT DETAIL
N.T.S.

Silt Fence Instillation

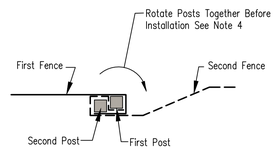


ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



SPLICE DETAIL-PLAN VIEW

REVISIONS:		
No.	DESCRIPTION	BY:

REGISTERED PROFESSIONAL ENGINEER RICHARD C. BURDE No. C 88309 CIVIL STATE OF CALIFORNIA

DATE: February 23, 2026
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

SLO Civil Design, LLC
615 Clarion Ct. Suite #2, San Luis Obispo CA 93401
T: 805-503-8059 E: richard@slocivildesign.com

REFERENCES

Erosion Control

Schafer Residence - Newhall Street

FEBRUARY 2026

CAMBRIA CALIFORNIA

SHEET C-4 OF 4

JOB NO. 26002

CAMBRIA CSD FIRE DEPARTMENT

Michael Burkey, Fire Chief
2850 Burton Drive • Cambria, CA 93428 Phone: (805) 927-6240 Cell: 805-635-5982 Mburkey@cambriacsd.org

FOR MINOR USE PERMIT ONLY

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: **03/06/2026** ***Note: see below***

Building owners Name: **John and Diane Schafer**

Project Address: **0 Newhall**

Project type: **New Residential Construction**

Building Permit Number: **pending** APN# **023.131.014**

Occupancy Type: **R-3**

Square Footage of Existing Structure: **0 ft²**

Square Foot of Proposed Addition/Remodel: 2580**ft ²** **(addition of 2580 ft²)**

Sprinkler System required: **Yes** Hydrant(s) required: **Existing**

Nearest Fire Hydrants: **Approximately 150 feet from property on Newhall.**

Driveway Access: **As proposed** Turnarounds required: **As proposed** Road width: **As proposed**

Comments: This structure is located in a High Cal-Fire and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached. (Any addition must comply with the California State Fire Code exit requirements if it is to be utilized as a bedroom and must have a smoke detector installed. If an additional Sprinkler Plan Review is required, sprinkler plans must be submitted to the fire department for review and be designed and stamped by a certified FPE.)

Signature:

Michael Burkey
Fire Chief

Note Fire Plan Review valid one (1) year from review date listed above. All construction initiated after the review date will require a new application to and review by the CCSD and CSD Fire Department at the sole expense of the applicant.

The applicant will comply with all requirements as set forth in the adopted 2025 California Fire Code, 2025 California Building Code, 2024 International Wildand-Urban Interface Code, Local Amendments, and N.F.P.A. standards throughout the planning, design, and construction process.

Except as provided in 6.04.040, all articles and appendices of the 2025 California Fire Code and the 2024 edition of the International Wildland Urban Interface Code are adopted, including annual supplements, State amendments and errata.

More restrictive local amendments apply.

2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (WUI) – LOCAL AMENDMENTS

IWUIC SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

IWUIC Section 504.1 is hereby amended to read as follows: 504.1 General. Class 1 ignition-resistant construction shall be required for all new and remodel construction and shall be in accordance with Sections
504.2 through 504.11.

2025 CALIFORNIA FIRE CODE-LOCAL AMENDMENTS

CFC SECTION 202 GENERAL DEFINITIONS

CFC Section 202 General Definitions, the definition of "Floor Area", is added to read as follows: Floor Area. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, workshops and alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area.

CFC SECTION 503 FIRE APPARATUS ACCESS ROADS

CFC Section 503.1.2.1.1 is hereby added to read as follows: 503.1.2.1.1 Developments of multi-dwelling units. where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads when located in located in a state responsibility area or a very high fire hazard severity zone.

CFC Sections 503.2.9, 503.2.9.1, 503.2.9.2 and 503.2.9.3 are hereby added to read as follows:

503.2.9 Driveway. Driveway specifications shall be provided for the fire plan review process.

503.2.9.1 Driveway width:

LENGTH	REQUIRED WIDTH
0-199 Feet	12 Feet
Greater than 200 Feet	14 feet

503.2.9.2 Turnarounds. Turnarounds must be provided if driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turnaround shall be at the building site and must be within 50 feet of the dwelling.

Section 503.2.9.3 Turnouts. For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

CFC SECTION 505 PREMISES IDENTIFICATION

CFC Section 505.1 is hereby amended to read as follows: Section 505.1 Address Identification. New and existing buildings shall have approved address Identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their backgrounds and be reflective material. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of: 6" inches for residential, 8" inches for commercial, and 10" inches in height for industrial with a minimum stroke width on ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure.

CFC SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

CFC Sections 903.2 is hereby amended to read as follows, including the following Table 903.2.1, 903.2.1 References, 903.2.2 and 903.2.2 Reference:

903.2 Where required:

TABLE 903.2.1 – AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS FOR NEW CONSTRUCTION

STRUCTURE TYPE	SPRINKLERS REQUIRED 2	DESCRIPTION	SQUARE FOOTAGE 1		MIN. DISTANCE BETWEEN STRUCTURES AND PROPERTY LINE (PL)	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
			MIN	MAX				
New Construction	Yes	New buildings including mobile homes and commercial coaches 1	0		Per CBC, CRC	Throughout new buildings	All new construction and dwellings	Exceptions 2, 3, 4
Residential Accessory Structure	Yes	Accessory structures as defined in CRC	1,000	3,000	50 feet from PL	No heating, cooling, living or 30 feet between any structure on site	One story garage, workshop, studio, residential storage building	Exception 1
Agricultural Structure	Yes	Accessory to agricultural operation, livestock, crops. Agricultural operations in accordance with AGLUO & CBC definition	3,000	5,000	100 feet from PL, 50 feet from other structures	Primary usage must be 75% livestock or crops	One story barn or stables	Exception 1
Pole barn, Covered arena, Greenhouse	No	One story hay storage, covered riding arena, greenhouses	Unlimited if 60 feet on all sides per CBC		100 feet from PL, 50 feet from other structures	No public use or access	See description	None

Agricultural Exempt (no permit required)	No	LUOA Ag Exempt & Signed affidavit	0	3,000	100 feet from PL, 50 feet from other structures	Per Ag exempt agreement	Ag - Barn on Ag zoned land over 20 acres	See Title 19

Table 903.2.1 References:

CRC: California Residential Code	**CFC: California Fire Code**	**CBC: California Building Code**	**LUO: Land Use Ordinance (San Luis Obispo County)**

Footnotes:

1. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, and workshops.

2. Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental or operational conditions warrant.

Exceptions:

1. Structures between the minimum and the maximum square footage must meet all the above table criteria and all the following are required in lieu of fire sprinklers: ▪ no conditioned or habitable space, ▪ no second stories (lofts 1/3 the floor area and open to below are allowed), ▪ minimum two exits including one pedestrian door (side hinge swinging door), ▪ workshops or offices limited to 10% of floor area, ▪ dedicated fire water storage minimum of 5,000 gallons steel tank in full compliance with NFPA 1142 (see fire safety plan) if there is no community provided fire hydrant within 500 ft., ▪ structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements, ▪ Cannot be used as a place of employment or for public assemblage/events. ▪ Cannot be used as a commercial building.
2. A single-story building or commercial coach where floor area does not exceed 1000 square feet and the occupancy is not a Group A, E Daycare, F1 Woodworking, group R, Group H, Group I occupancy or any occupancy where cellulose nitrate film, pyroxylin plastics or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC and the fire flow from a hydrant is less than 750gpm at 20psi.
3. Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers.
4. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

TABLE 903.2.2 – AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS FOR EXISTING CONSTRUCTION

OCCUPANCY OR STRUCTURAL MODIFICATION TYPE	SPRINKLERS REQUIRED 3	Description	SQURES FOOTAGE 1	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
Alterations 1	Yes, if…	Alteration includes modifications to the structure	50% or more of existing	Alterations, additions and remodel square	Interior remodels Rehabilitations	Exceptions 1, 2, 3, 4

			floor area 2	footage will be considered a combined and cumulative sum of floor area		
Additions 1	Yes, if…	Additions cumulative from January 01, 2008 regardless of any change of ownership	1,000 square feet or 50% of floor area 2	Alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area	Any addition	Exception 4
Hazard Category and Occupancy Classification Changes	Yes	Change results in higher hazard or as deemed necessary by fire code official and building official	Any	Hazard classification rating as determined by the fire code official, and occupancy classification as determined by the building official.	Any change of occupancy defined in Chapter 3 of the CBC	None
Hazardous Materials Inside Buildings	Yes	Cellulose nitrate film or pyroxylin plastic or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC	Any	Building and any portion of a building must also include requirements as listed in CFC Chapter 50	Any occupancy	None

Table 903.2.2 References:

CRC: California Residential Code	CFC: California Fire Code	CBC: California Building Code

Footnotes:

1. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers and workshops.
2. Fire sprinklers are required when all ceiling coverings are removed, or a project reaches the threshold of 50% of addition or alteration; determination of fire sprinklers shall be made by one of the following methods: 1) By net floor area: Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their net floor area calculated and compared to the total net floor area of the existing structure to find the calculated percentage. 2) By surface area: Surface area shall be defined as surfaces of walls and ceilings. Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their surface area calculated compared to the total wall and ceiling surface area of the existing structure to find the calculated percentage. Note: Change(s) in project scope after the plan review process shall require that the fire sprinkler calculation be revised and submitted for review and approval.
3. Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental conditions warrant.

4. Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers are not subject to fire sprinkler requirements.

Exceptions:

1. Alterations limited to only one of the following: replacement of exterior coverings and windows, roofing, electrical services, sewer laterals, retaining walls, or routine plumbing, electrical and mechanical repairs.
2. A loft open to the floor below and no more than one third of the floor area of the room below may be added without requiring sprinklers.
3. REPAIR is the reconstruction or renewal for the purpose of maintenance.
4. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. Footnote 2 determination is required.

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 THE ACCEPTANCE OF THESE RESTRICTIONS.

Grading, Drainage and Utility Plans

for the

Schafer Residence

APN# 023-131-014

in the

Town of Cambria

San Luis Obispo County, California



VICINITY MAP

N.T.S.

SCOPE OF WORK:

MINOR GRADING, UTILITY INSTALLATION, AND EROSION CONTROL TO SUPPORT THE CONSTRUCTION OF A SINGLE-FAMILY HOME

NOTE:

SLO CIVIL DESIGN DOES NOT PROVIDE CONSTRUCTION STAKING AND WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED.

TEMPORARY BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 600.00'
(ASSUMED)

NOTES TO CONTRACTOR:

1. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTUCTION 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.
2. 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.
3. 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
4. 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.
5. 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.
6. 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.
7. 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

STORMWATER CONTROL PLAN (SWCP) NOTE:

THE PROPOSED PROJECT CREATES LESS THAN 2500 SF OF IMPERVIOUS SURFACE AND THEREFORE DOES NOT REQUIRE A STORMWATER CONTROL PLAN.

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

A. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE;

B. 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;

C. ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;

D. 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.

E. 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;

F. 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;

G. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE;

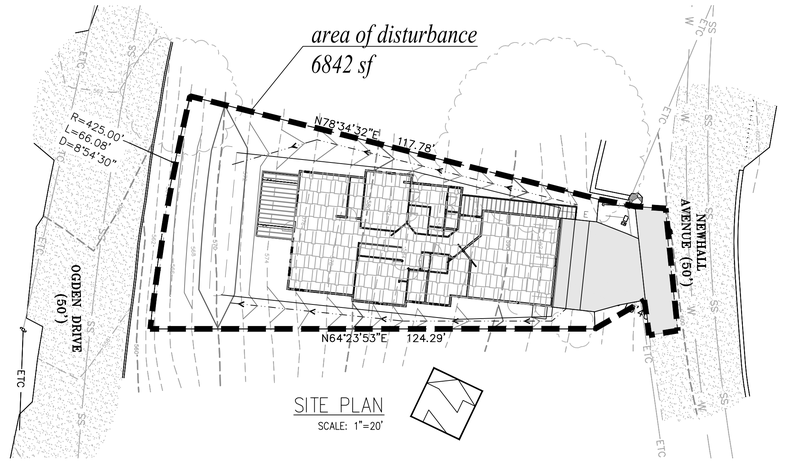
H. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114 (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 (PARTICULATE MATTER) EMISSIONS FROM THIS SOURCE BY 7 TO 14%);

I. 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%);

J. 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%);

K. MAINTAIN EQUIPMENT IN TUNE PER MANUFACTURER'S SPECIFICATIONS;

L. LIMIT THE CUT AND FILL PROCESS TO LESS THAN 2,000 CUBIC YARDS PER DAY



SITE PLAN

SCALE: 1"=20'

GENERAL NOTES:

1. ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATION. (THE CURRENT ADOPTED STANDARDS ARE DATED AUGUST 2020.)
2. ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK, OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
5. ANY EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR SHALL BE TIED OUT BY A LICENSED LAND SURVEYOR PRIOR TO DISTURBANCE AND THEN REPLACED PRIOR TO OCCUPANCY IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.

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

TOTAL PROPOSED IMPERVIOUS

3117 SF

EARTHWORK

CUT	40 ± C.Y.
FILL	10 ± C.Y.
TOTAL GRADING	50 ± C.Y.

AREA OF DISTURBANCE

6842 SF

GRADING

AVERAGE GRADE = 8.0%

MAX SLOPE WHERE =12.0%
GRADING OCCURS

OWNER

JOHN & DIANE SCHAFER
644 MESA AVE
FRESNO, CA 93710
PHONE: 559-696-7783

CIVIL ENGINEER

SLO CIVIL DESIGN LLC
615 CLARION CT. SUITE #2
SAN LUIS OBISPO, CA 93401

OFFICE: 805-503-8059
EMAIL: RICHARD@SLOCIVILDESIGN.COM

GEOTECHNICAL ENGINEER

GEOSOLUTIONS INC
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
OFFICE: 805-543-8539

SURVEYOR

LEA & BRAZE ENGINEERING
21 SANTA ROSA SUITE 50,
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805-476-4086

ARCHITECTURE

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ABBREVIATIONS

AB	AGGREGATE BASE
AGG	AGGREGATE
BC	BEGIN CURVE
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOWLINE
GB	GRADE BREAK
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MP	MID POINT OF RADIUS
(N)	NEW
PCC	PORTLAND CONCRETE CEMENT
R	RADIUS
S	SLOPE
SD	STORM DRAIN PIPE
SS	SANITARY SEWER PIPE
W	WATER LINE

REVISIONS:

No.	DESCRIPTION	BY:

REGISTERED PROFESSIONAL ENGINEER — RICHARD C. BUDDE — No. C 88309 — CIVIL — STATE OF CALIFORNIA

DATE: February 23, 2026
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

SLO Civil Design, LLC
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REFERENCES

FEBRUARY 2026

Cover Sheet

Schafer Residence - Newhall Street

CAMBRIA CALIFORNIA

SHEET C-1 OF 4

JOB NO. 26002

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GRADING NOTES:

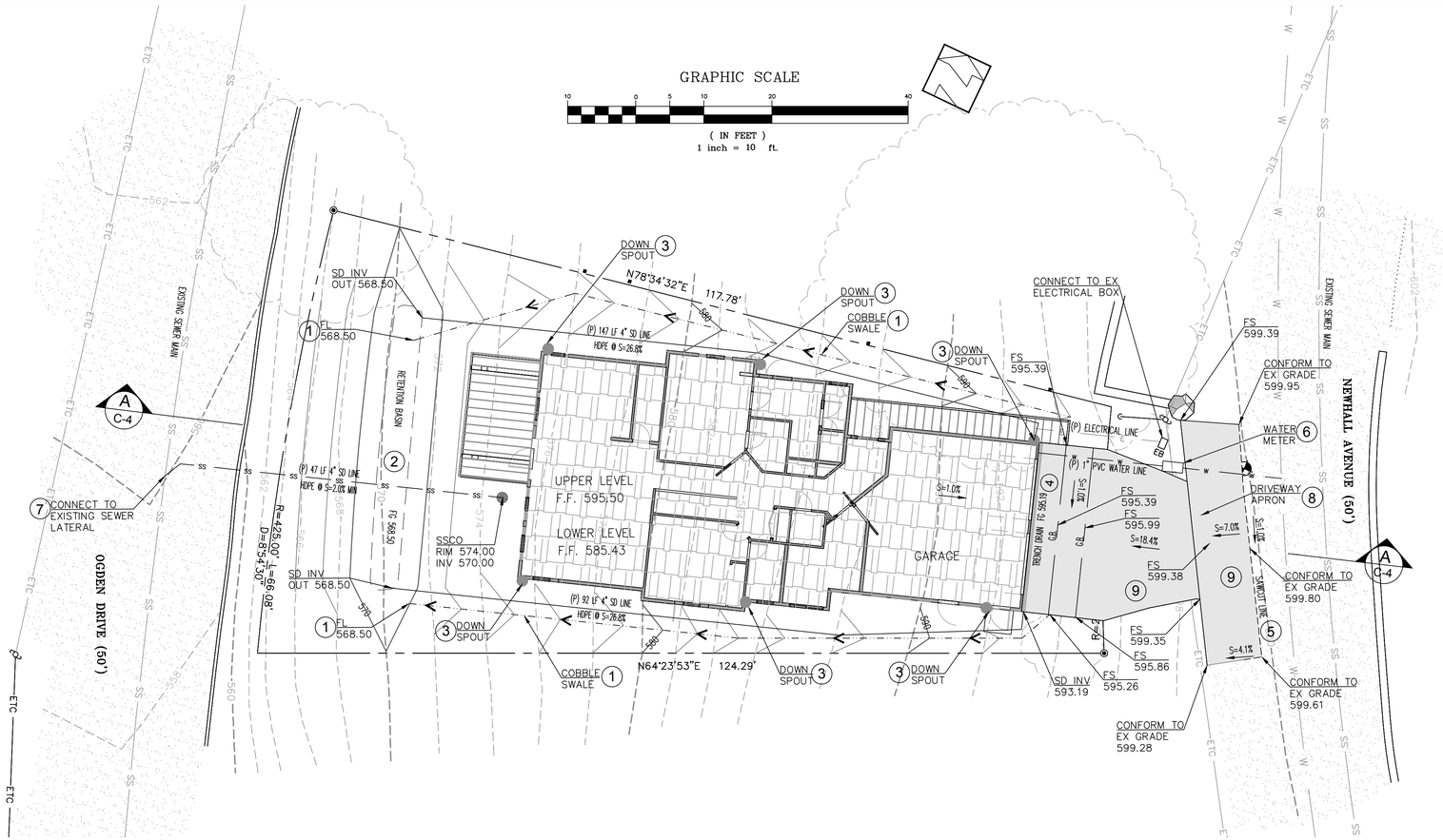
1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE AND COUNTY OF SAN LUIS OBISPO DESIGN STANDARDS ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S ENGINEERING DEPARTMENT.
2. ALL WORK SHOWN ON THESE PLANS EXISTS OUTSIDE OF THE COUNTY R.O.W.
3. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT PROVIDED BY GEOSOLUTIONS, PROJECT SL09047-1 DATED 12/16/2014 FILED WITH THE COUNTY OF SAN LUIS OBISPO
4. 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
5. ESTIMATED EARTHWORK QUANTITIES: CUT 40 CY FILL 10 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 GRADESM 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.
6. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL MEASURES AT ALL TIMES.
7. 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.
8. ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDED AFTER COMPACTION TO PREVENT EROSION.
9. ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.
10. CONTRACTOR TO INSTALL WATER LINE AT A MINIMUM DEPTH OF 3'
11. CONTRACTOR SHALL NOTIFY CITY AND ENGINEER 48 HOURS PRIOR TO INTENTION TO COMMENCE WORK.
12. 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
13. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY CONFORMING GRADES AND NOTIFY OWNER OF ANY DISCREPANCY
14. ALL FILL AREAS SHALL BE COMPACTED TO REQUIREMENT PROVIDED IN THE SOILS REPORT.
15. CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL.
16. 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.
17. EXPOSED EARTH ADJACENT TO FOUNDATION SHALL BE 8 INCHES BELOW FINISH FLOOR ELEVATION

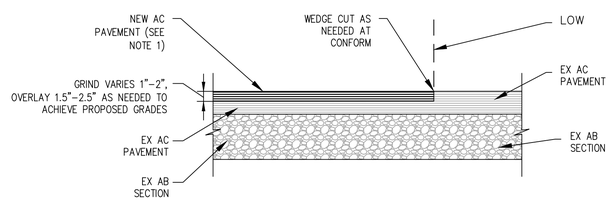
LEGEND

- PROPOSED ROOFTOP – 2,281 SF, SEE PLANS BY OTHERS FOR DETAILS
- PERMEABLE DECK – 307 SF, SEE PLANS BY OTHERS FOR DETAILS
- ASPHALT PAVEOUT– 836 SF SEE CONSTRUCTION NOTE 10 FOR STRUCTURAL SECTION
- SS — PROPOSED 4" PVC SDR-35, SEWER LINE SEE DETAIL 1 SHEET C-3 FOR TRENCHING DETAILS
- W — PROPOSED WATER LINE, SEE DETAIL 1 SHEET C-3 FOR TRENCHING DETAILS
- E — PROPOSED ELECTRICAL LAYOUT, SEE PLANS BY OTHERS FOR DETAILS
- DRAINAGE SWALE, SEE DETAIL 1 SHEET C-3
- SAWCUT LINE, SEE CONSTRUCTION NOTE 9
- ROOFTOP DOWNSPOUT TO BE HARD PIPED TO STORM DRAIN SYSTEM
- STORM WATER AREA DRAIN

CONSTRUCTION CALLOUTS

1. COBBLE LINED DRAINAGE SWALE PER DETAIL 1, SHEET C-3. SWALES SHALL TERMINATE AT AREA DRAINS
2. RETENTION BASIN AND LEVEL SPREADER SHALL BE PLACED AT STORMWATER LINE OUTLETS, PLACE 2) LEVELS OF 6" MINIMUM SIZED ROCK 4' LONG AND 3'WIDE AT DRAINAGE TERMINATION POINTS, SEE DETAIL 2, SHEET C-3
3. ROOFTOP DOWNSPOUT TO BE HARD PIPED TO STORM DRAIN SYSTEM
4. 6" WIDE ZURN Z886HD HEAVY DUTY TRENCH DRAIN OR APPROVED EQUAL
5. CONTRACTOR SHALL SAWCUT EXISTING ASPHALT 12" OF OFF EDGE OF ROADWAY, REFER TO DETAIL 1 SHEET C-2 FOR AC CONFORM AND OVERLAY.
6. INSTALL NEW 1" WATER METER PER COUNTY STANDARD W-4
7. CONNECT TO EXISTING SEWER MAIN PER COUNTY STD S-3, CONTRACTOR SHALL CONFIRM INVERT ELEVATION OF SEWER MAIN LINE PRIOR TO THE START OF CONSTRUCTION
8. DRIVEWAY APRON PER COUNTY STANDARD B1-a
9. ASPHALT PAVEOUT SECTION SHALL BE 3.5" ASPHALT OVER 7" BASE, OVER 9" SUBBASE AND SHALL CONFORM TO CITY OF SAN LUIS OBISPO STANDARDS 7110 AND UNIFORM DESIGN CRITERIA SECTION 3.1.9

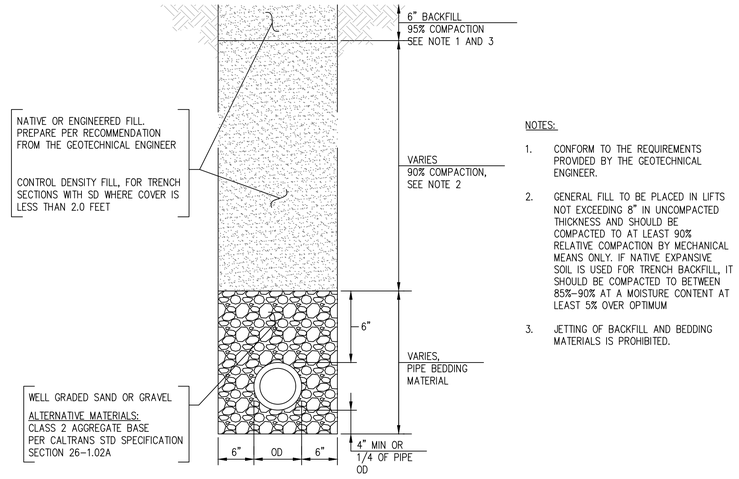




NOTE:

1. GRIND EXISTING AC 2" MAX.
2. OVERLAY 1.5"-2.5" AS NEEDED TO ACHIEVE PROPOSED GRADES

AC GRIND AND OVERLAY
DETAIL-1
NO SCALE



NOTES:

1. CONFORM TO THE REQUIREMENTS PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. 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
3. JETTING OF BACKFILL AND BEDDING MATERIALS IS PROHIBITED.

UTILITY TRENCH DETAIL
DETAIL-2 NO SCALE

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REFERENCES

FEBRUARY 2026

Grading and Drainage Plan

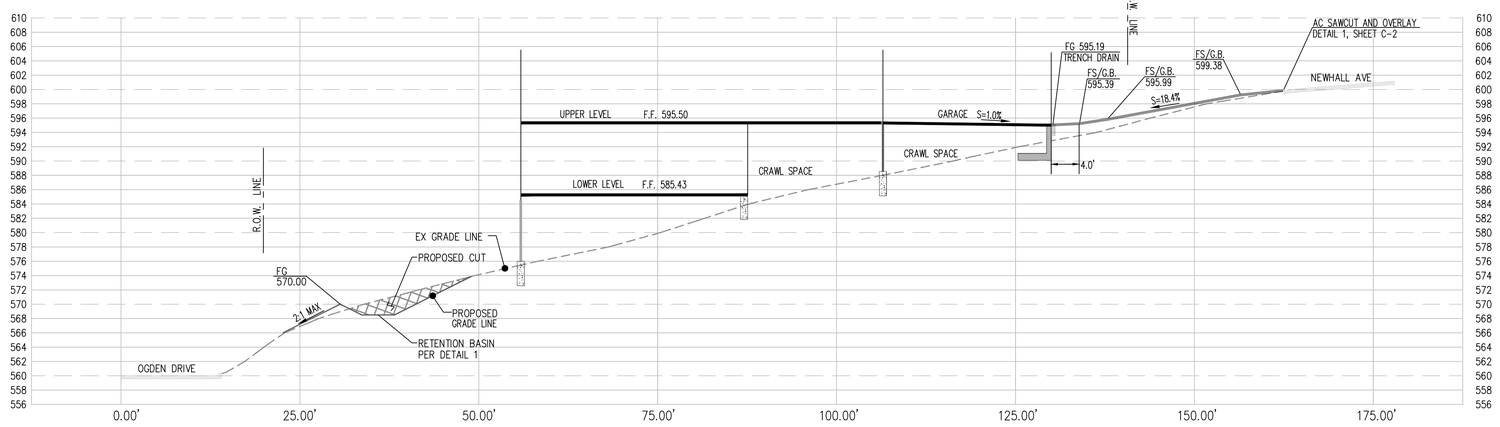
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SHEET C-2 OF 4

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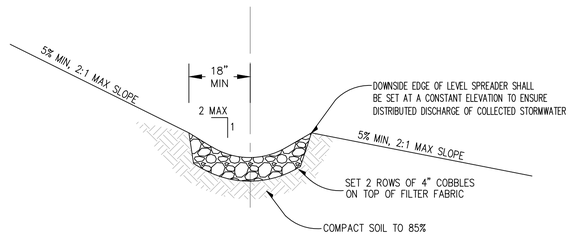


SECTION A

SCALE: 1"=10'

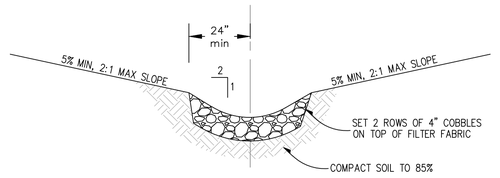
NOTES:

1. NON-EXPANSIVE IMPORT REQUIRED PER GEOTECHNICAL REPORT. FINAL THICKNESS DETERMINED DURING EXCAVATION.
2. SEE GEOTECHNICAL REPORT FOR OVER EXCAVATION REQUIREMENTS
3. FOOTINGS SHALL BE EMBEDDED INTO NATIVE SOILS PER GEOTECHNICAL REPORTS



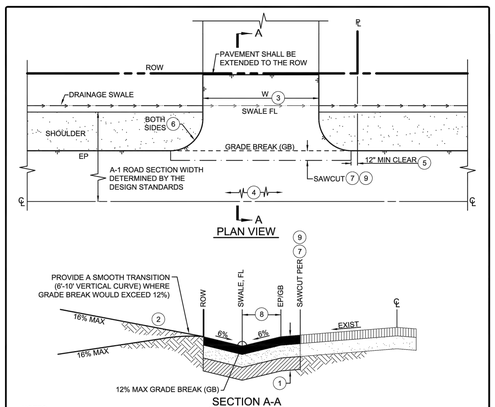
COBBLE LINED RETENTION BASIN & LEVEL SPREADER DETAIL-1

NO SCALE



COBBLE LINED DRAINAGE SWALE DETAIL-2

NO SCALE



SECTION A-A

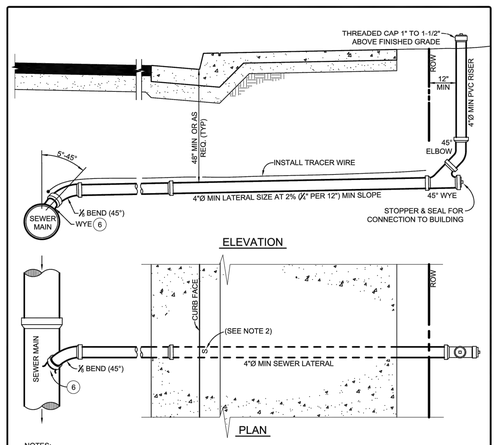
NOTES:

1. WITHIN THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY SECTION SHALL MATCH THE APPROVED ROAD SECTION OR SHALL MATCH THE EXISTING ROAD SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - HOT MIX ASPHALT (HMA) PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
2. OUTSIDE THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY STRUCTURAL SECTION SHALL BE DETERMINED BY THE PROJECT DESIGNER AND SHALL BE IN COMPLIANCE WITH CDF/FIRE REGULATIONS.
3. RESIDENTIAL DRIVEWAY WIDTH SHALL BE 10-FEET MINIMUM TO 20-FEET MAXIMUM, COMMERCIAL-INDUSTRIAL DRIVEWAY WIDTH SHALL BE 12-FEET MINIMUM TO 35-FEET MAXIMUM. ALL DRIVEWAYS SHALL MEET FIRE AGENCY REGULATIONS.
4. REFER TO A-5 SERIES STANDARD DRAWINGS FOR DRIVEWAY SIGHT DISTANCE REQUIREMENTS.
5. THE END OF DRIVEWAY RETURN SHALL BE 1-FOOT MINIMUM CLEAR FROM THE PROPERTY LINE.
6. THE DRIVEWAY RETURN SHALL HAVE A RADIUS OF 5-FEET FOR RESIDENTIAL (ALTERNATIVE: 5-FEET CHAMFER), AND A RADIUS OF 10-FEET FOR COMMERCIAL-INDUSTRIAL (ALTERNATIVE: 10-FEET CHAMFER).
7. FOR NEW DRIVEWAY CONSTRUCTION AGAINST EXISTING ROADWAY, SAWCUT TO REMOVE EXISTING ROADWAY AND RECONSTRUCT PER DRAWINGS R-1 AND R-2.
8. DISTANCE TO MATCH ROADSIDE DRAINAGE SWALE PER SERIES A-1 DRAWING REQUIREMENTS.
9. AFTER PAVING, APPLY SS1H OIL (OR APPROVED EQUAL) TO ALL SURFACE SEAMS.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

RURAL DRIVEWAY
FOR EDGE OF PAVEMENT (NO DIKE)

Issued:	Scale:
August 2022	1"=10'
Revised:	Revision No:
Drawing No:	B-1a



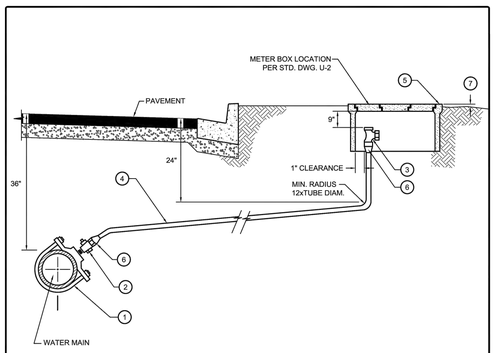
NOTES:

1. SEWER LATERAL SHALL BE 4-INCH DIAMETER PVC PIPE AND SHALL MEET ASTM STANDARD D 3034, SDR 35.
2. AN "S" SHALL BE STAMPED OR CHISELED ON THE CURB OVER THE SEWER LATERAL WHEN CURB AND GUTTER IS EITHER CONSTRUCTED OR EXISTING. THE "S" SHALL BE A MINIMUM OF 3" HIGH x 2" WIDE x 3/16" DEEP.
3. MAINTAIN A 5-FEET MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LATERALS.
4. SEWER LATERALS SHALL NOT BE LOCATED UNDER DRIVEWAYS.
5. SADDLE CONNECTIONS ARE NOT PERMITTED ON NEW SEWER MAINS.
6. FACTORY-FABRICATED WYE IN SEWER MAIN WITH 1/8 (45-DEGREE) BEND. BEND SHALL POINT DOWNSTREAM AND ENTER MAIN AT A VERTICAL ANGLE OF NOT LESS THAN 5-DEGREES OR MORE THAN 45-DEGREES. FOR SEWER LATERALS CONNECTING ONTO EXISTING SEWER MAIN A SADDLE TEE-BRANCH MAYBE USED IF APPROVED BY THE DEPARTMENT.
7. UNDER NO CIRCUMSTANCES SHALL UTILITY LIDS AND CONCRETE COLLARS BE LOCATED WITHIN CURBS, GUTTERS, SIDEWALKS, DRIVEWAY APRONS, CURB RAMPS, OR CROSS GUTTERS.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

SANITARY SEWER
SERVICE LATERAL

Issued:	Scale:
August 2022	NTS
Revised:	Revision No:
Drawing No:	S-3



NOTES:

1. FOR EXISTING STEEL AND ACP WATER MAINS USE BRONZE SERVICE SADDLE, DOUBLE STRAP MUELLER BR2B 0899 IP 077 OR 100, FORD 202B, OR APPROVED EQUAL. FOR NEW C900 PVC WATER MAINS USE DOUBLE STRAP WITH BAND MUELLER BR2S, FORD 202BS, OR APPROVED EQUAL.
2. CORPORATION STOP WITH IP THREADS, MUELLER H-10012N, OR APPROVED EQUAL.
3. ANGLE METER STOP, JONES J-1969W, 3/4-INCH OR 1-INCH, OR APPROVED EQUAL.
4. POLYETHYLENE PIPE 1-INCH MIN. I.D.
5. METER BOX, CHRISTY B12 WITH B12S READER CONCRETE COVER, OR APPROVED EQUAL.
6. MUELLER INSTA-TITE CONNECTION H-15426 (MALE) OR APPROVED EQUAL H-15456 (FEMALE).
7. IN UNPAVED AREA SET METER BOX 1-INCH TO 1.5-INCHES ABOVE FINISHED GRADE.
8. IF SAMPLE STATION IS PROPOSED TO COINCIDE WITH WATER SERVICE CONNECTION LOCATION, INSTALL NEW SAMPLE STATION PER W-7a.
9. WATER METER AND CUSTOMER SIDE SHUT OFF VALVE TO BE INSTALLED BY THE WATER PURVEYOR.
10. CORPORATION STOPS SHALL NOT BE SPACED CLOSER THAN 12-INCHES MEASURED ALONG THE CENTERLINE OF THE PIPE.
11. SERVICES LARGER THAN 1-INCH MAY BE PVC SCHEDULE 80 PIPE.
12. 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.
13. COLOR CODED BLUE 3-INCHES WIDE POLYETHYLENE NON-DETECTABLE TAPE MARKED "CAUTION BURIED WATER LINE BELOW" SHALL BE BURIED IN THE TRENCH AND ABOVE THE PIPE AND TRACER WIRE.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS

WATERLINE
WATER SERVICE CONNECTION

Issued:	Scale:
August 2022	NTS
Revised:	Revision No:
Drawing No:	W-4

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Sections

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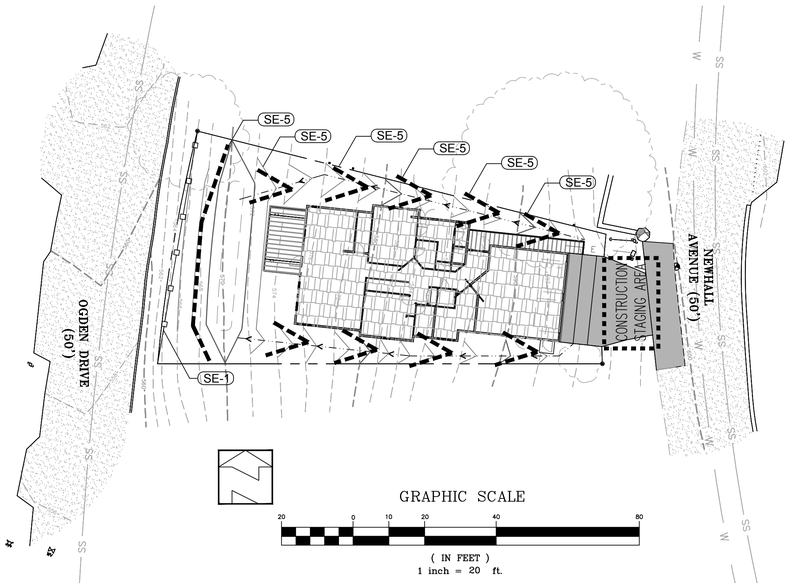
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LEGEND

FIBER ROLL BARRIER PER DETAIL SE-5

CONSTRUCTION STAGING AREA

SILT FENCING PER DETAIL SE-1

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
- (SE-5) FIBER ROLLS
- (SE-10) INLET PROTECTION

THE FOLLOWING BMPS SHALL BE USED TO STABILIZE ANY EXPOSED SOILS WITHIN THE LIMITS OF GRADING

- (EC-4) HYDROSEEDING
- (EC-6) STRAW MULCH

CONTRACTOR SHALL IMPLEMENT THE FOLLOWING GENERAL BPMS 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

EROSION CONTROL NOTES

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 SAN LUIS OBISPO.
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 INSTALL, 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 "SD 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:

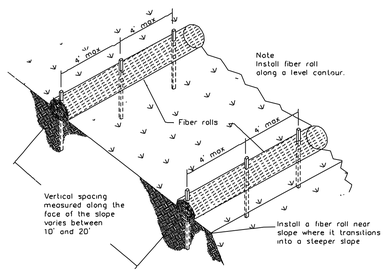
A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

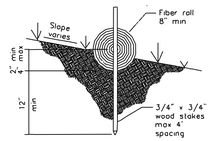
C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY

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.

SE-5 Fiber Rolls

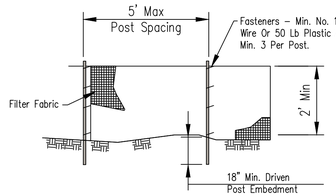


TYPICAL FIBER ROLL INSTALLATION
N.T.S

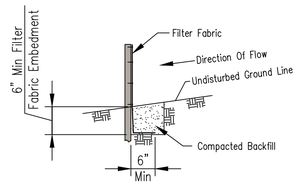


ENTRENCHMENT DETAIL
N.T.S.

Silt Fence Instillation

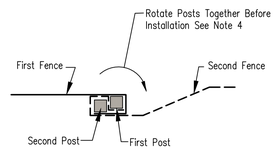


ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



SPLICE DETAIL-PLAN VIEW

REVISIONS:		
No.	DESCRIPTION	BY:

REGISTERED PROFESSIONAL ENGINEER RICHARD C. BURDE No. C 88309 CIVIL STATE OF CALIFORNIA

DATE: February 23, 2026
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

SLO Civil Design, LLC
615 Clarion Ct. Suite #2, San Luis Obispo CA 93401
T: 805-503-8059 E: richard@slocivildesign.com

REFERENCES

Erosion Control

Schafer Residence - Newhall Street

FEBRUARY 2026

CAMBRIA CALIFORNIA

SHEET C-4 OF 4

JOB NO. 26002

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:
HARRY FARMER, President
KAREN DEAN, Vice President
TOM GRAY, Director
DEBRA SCOTT, Director
MICHAEL THOMAS, Director

OFFICERS:
MATTHEW MCELHENIE, General Manager
TIMOTHY J. CARMEL, District Counsel

Physical address: 2150 Main Street, #1-A, Cambria, CA 93428
Mailing address: P.O. Box 65 • Cambria, CA 93428
Telephone (805) 927-6223

2/18/2026

County of San Luis Obispo
Department of Planning & Building
976 Osos St Room 200
San Luis Obispo, CA 93408

CCSD Retrofit Inspection Required Prior to Final
CONDITIONAL CONFIRMATION OF WATER & SEWER AVAILABILITY

Service Address	0 Newhall		
Project Summary	New House		
Project Type	Active Service Transfer	**Owner Name**	John and Diane Schafer, Trustees of the John and Diane Schafer Revocable Living Trust of 2019

Cambria Community Services District (CCSD) has reviewed the plans, dated 2/18/2026, provided by the applicant for a Will Serve to remodel/improve the above property. **Said project is authorized with conditions as indicated below:**

Standard Conditions

1. **If the project adds or changes water fixtures,** all existing and new water fixtures must meet current standards under Title 4 of District Code. CCSD plumbing code is more stringent than the Cal Green Plumbing Code. Visit https://www.cambriacsd.org/retrofit-program for more information.
2. **If the project adds or changes water fixtures**, applicant must go online to **submit a retrofit verification** form prior to permit finalization. Visit https://www.cambriacsd.org/retrofit-program to submit.
3. **Please note if fire sprinklers are required for the above project**, and as a result, the existing water meter and/or water service line needs to be increased, a separate agreement between the Applicant and CCSD will be required. All costs associated with increasing water meters

and water service lines, including roadway repair, are the responsibility of the Applicant. Applicants, or their fire protection engineer, must work with Cambria CSD Fire Department and Water Department staff to determine water meter size requirements.

4. **Guesthouses must conform to County standards and may not be rented as a separate dwelling unit.** CCSD code requires all separate dwelling units to be individually metered.

Projects Using Grandfathered or Active Service Meters:
Grandfathered meters are non-active service commitments which predate the Water Code Section 350 emergency declaration, and which are connected to the CCSD's water system. Grandfathers pay minimum bi-monthly billing to maintain their status. A listing of grandfathered meters, as well as other non-active and active service commitments is available on the CCSD's website at www.cambriacsd.org/water-permits-and-wait-lists.
Grandfather allocation N/A out of 8 for 2026.

Impact Fees for Added Water Fixtures
Per the plans dated 2/18/2026 provided by the applicant, the following impact fees have been assessed for added water fixtures. Impact fees are reserved to fund Board-approved retrofit and water use efficiency programs.

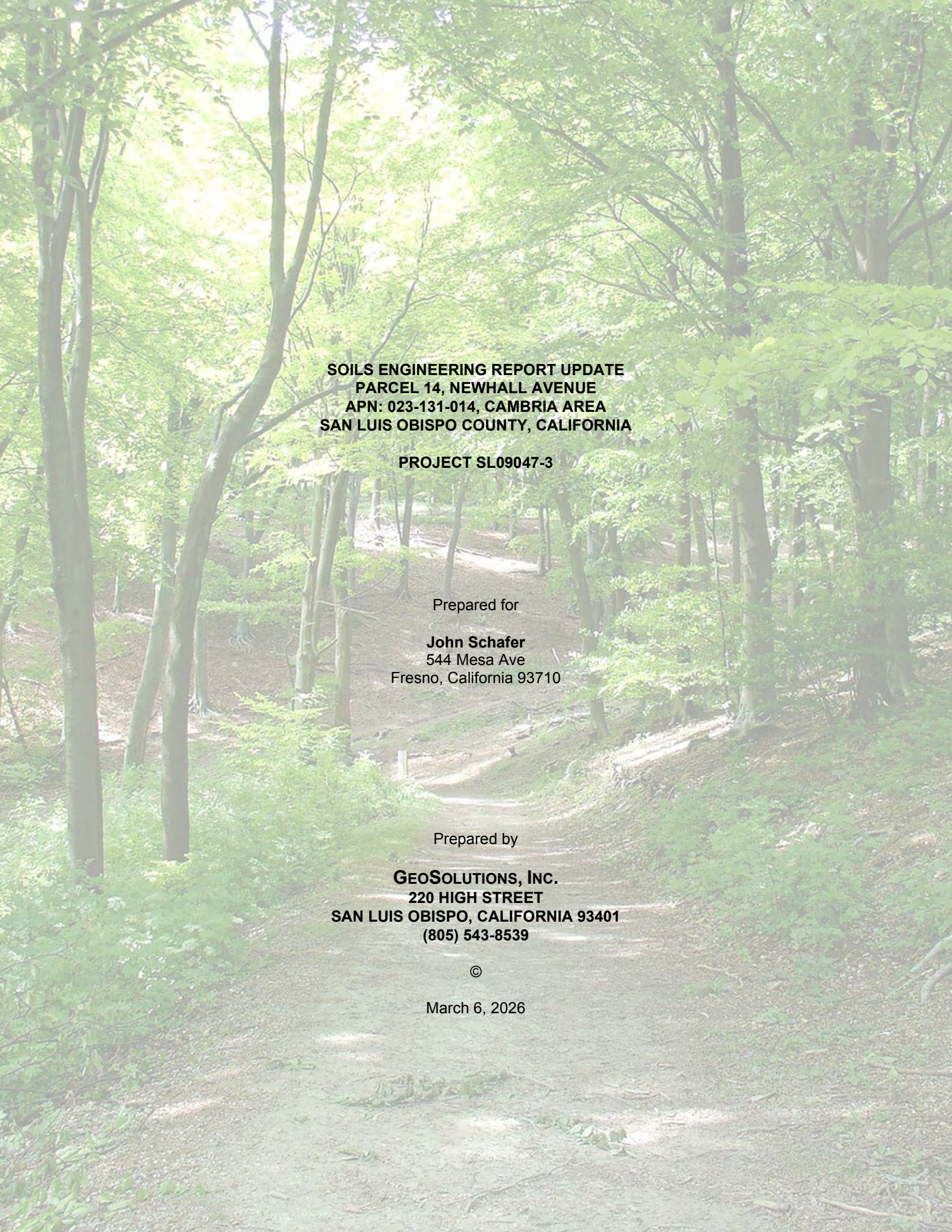
Water Fixture Added	Qty	Fee Assessed ($)
Lavatory/Kitchen Sink	6	2400
Toilet/Urinal	5	2000
Shower/Bathtub	3	2400
Bar/Laundry Sink	2	400
Clothes Washer	1	400

Approval of the subject project is valid for **3 years from the date of issuance** of this Will Serve. After this date, **or if the project plans are subsequently revised**, Applicant must re-apply for approval of the project, subject to the standards of CCSD's Municipal Code at the time of re-submission.

If you have any questions concerning this matter, please call this office for assistance.

CCSD Staff Approvals

Reviewed By:	Eric Johnson	Approved By:	James Green, Utilities Director
Review Date:	2/18/2026	Approved Date:	2/18/2026



SOILS ENGINEERING REPORT UPDATE
PARCEL 14, NEWHALL AVENUE
APN: 023-131-014, CAMBRIA AREA
SAN LUIS OBISPO COUNTY, CALIFORNIA

PROJECT SL09047-3

Prepared for

John Schafer
544 Mesa Ave
Fresno, California 93710

Prepared by

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

©

March 6, 2026

SOILS ENGINEERING REPORT UPDATE

DATE:
March 6, 2026

PROJECT NUMBER:
SL09047-3

CLIENT:
John Schafer
544 Mesa Avenue
Fresno, CA 93710

PROJECT NAME:
Parcel 14, Newhall Avenue
APN: 023-131-014
Cambria area
San Luis Obispo County
California

Dear Mr. Schafer:

This Soils Engineering Report Update has been prepared for the proposed single-family residence to be located at Parcel 14 Newhall Avenue, APN: 023-131-014, Cambria area, 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.

It is anticipated that the proposed single-family residence will be constructed utilizing continuous footings founded in competent formational material encountered at approximately 2.5 to 3.0 feet below ground surface as observed and approved by a representative of GeoSolutions, Inc. Deepened footings may be required in certain areas to achieve the required embedment depth in competent formational material. As an alternative, a graded pad may be constructed for the proposed residence with all foundations excavated into engineered fill. 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, PE
Principal, C61361

220 High Street
San Luis Obispo CA 93401
805.543.8539

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

327 E Haley Street, Unit A
Santa Barbara, CA 93105
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sbinfo@geosolutions.net

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SOILS ENGINEERING REPORT UPDATE
PARCEL 14, NEWHALL AVENUE
APN: 023-131-014, CAMBRIA AREA
SAN LUIS OBISPO COUNTY, CALIFORNIA

PROJECT SL09047-3

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed single-family residence to be located at Parcel 14 Newhall Avenue, APN: 023-131-014, Cambria area, 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 website application GIS Surfer 1.8 (Elfelt, 2016). This report serves as an update to the referenced *Soils Engineering Report* dated December 16, 2014 by GeoSolutions, Inc. (GeoSolutions, Inc., 2014). It is intended to address the applicable changes to the referenced report (GeoSolutions, Inc., 2014) required by the adoption of the 2025 California Building Code (CBSC, 2025).

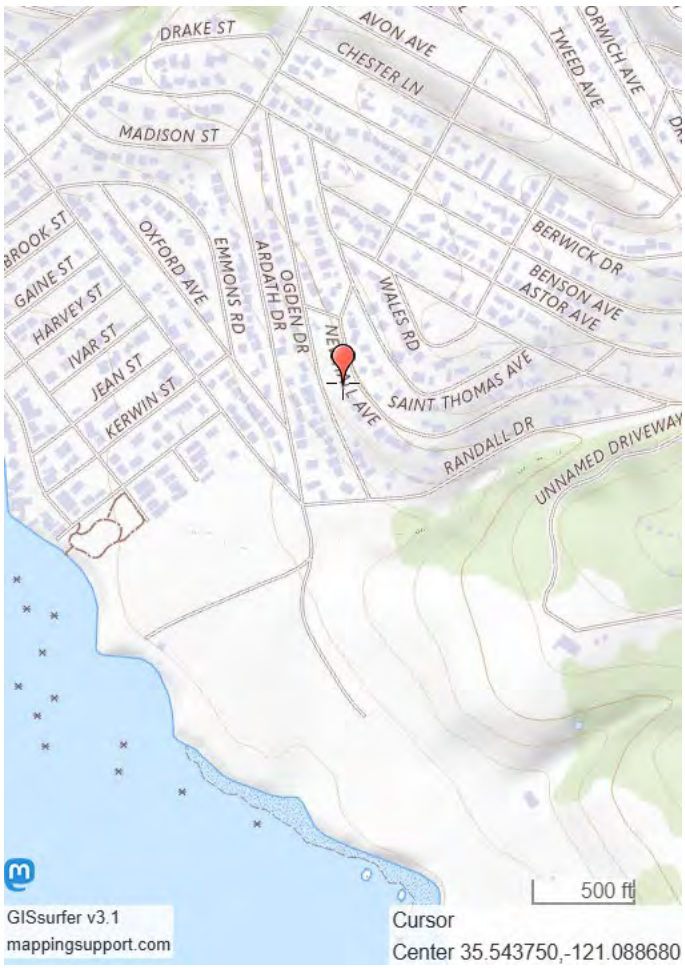


Figure 1: Site Location Map

1.1 Site Description

Parcel 14, Newhall Avenue is located at 35.5438 degrees north latitude and -121.0887 degrees east longitude at a general elevation of 180 feet above mean sea level. The property is approximately trapezoidal in shape and 0.14 acres in size. The nearest intersection is where Brand Place intersects Newhall Avenue approximately 300 feet to the north 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.

The Site is situated on a hill side that drops to the southwest at an approximate gradient of 6 to 1 (horizontal to vertical). Surface drainage follows the topography to the southwest and flows towards Ogden Drive. Annual grasses currently vegetate the Site.

1.2 Project Description

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

It is anticipated that the proposed single-family 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 1.5 kips per linear foot and 15 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 and review of previous GeoSolutions, Inc., report dated December 16, 2014.
2. A review of the previous 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.



Figure 2: Site Plan

3. Review of 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.

3.0 FIELD AND LABORATORY INVESTIGATION

The field investigation, as described in the referenced report (GeoSolutions, Inc., 2014), was conducted on October 20, 2014 using an excavator. Two 24-inch-wide trenches were excavated to a maximum depth of 5.5 feet below ground surface (bgs) at the approximate locations indicated on Figure 3: Field Investigation. Sampling methods included obtaining bulk bag samples.

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 black clayey SAND (SC) with shells encountered in a dry and medium dense condition to approximately 2.5 to 3.0 feet bgs. The sub-surface materials consisted of grayish brown poorly graded SAND with silt (SP-SM) encountered in a moist and soft to dense condition. The sub-surface materials were interpreted as competent formational material for the purposes of this report.

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 Cambria Quadrangle* (Dibblee and Minch, 2007). The majority of all underlying material at the Site was interpreted as Unnamed Sedimentary Rocks and will hereafter be referred to as competent formational material.

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

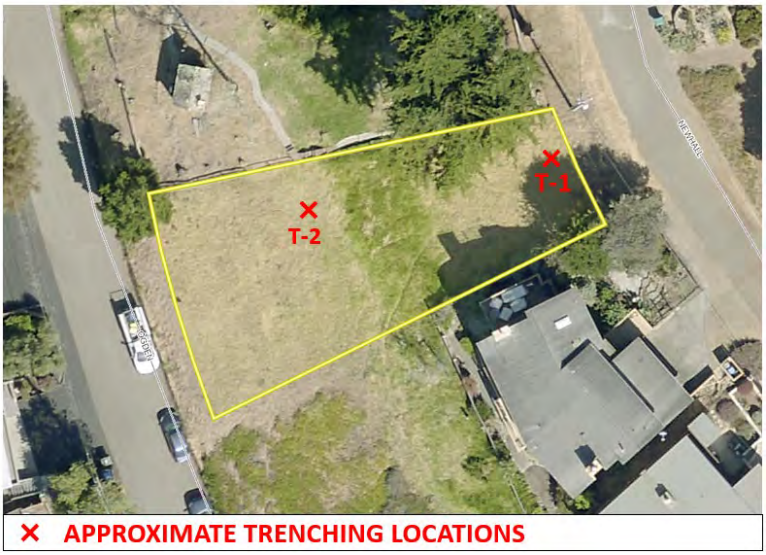


Figure 3: Field Investigation

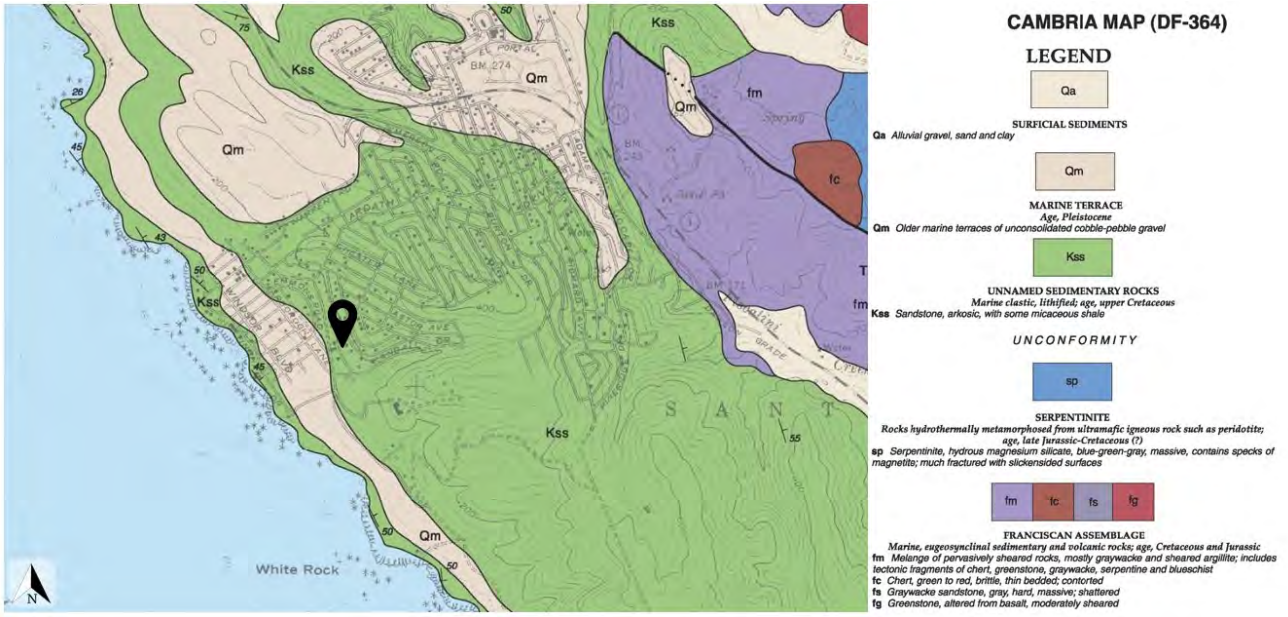


Figure 4: Regional Geologic Map

During the trenching operations of the referenced report (GeoSolutions, Inc., 2014), 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. The Boring Logs from the referenced report (GeoSolutions, Inc., 2014) are attached in **Appendix A**.

As part of the preparation of the referenced report (GeoSolutions, Inc., 2014), laboratory tests were performed on soil samples obtained from the Site during boring operations. 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 – (GeoSolutions, Inc., 2014)

Sample Name	Sample Description	USCS Specification	Expansion Index	Expansion Potential	Maximum Dry Density, γ_d (pcf)	Optimum Moisture (%)	Plasticity Index
A	Black Clayey SAND	SC	9	Very Low	112.8	12.7	8 Very Low
B	Grayish Brown Poorly Graded SAND with Silt	SP-SM	8	Very Low	126.6	8.14	-

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 2025 CBC (CBSC, 2025), 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 ASCE 7-22 (ASCE, 2022). 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 ASCE 7-22.

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-22 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 35.5438 degrees north latitude and -121.0887 degrees east longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2019). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class CD**, “Dense Sand or Very Stiff Clay” profile per ASCE7-22, 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	**CD “Dense Sand or Very Stiff Clay”**
Seismic Design Category	**D**
1-Second Period Design Spectral Response Acceleration, S_{D1}	**0.57g**
Short-Period Design Spectral Response Acceleration, S_{DS}	**0.98g**
Site Specific MCE Peak Ground Acceleration, PGA_M	**0.62g**

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 weathered rock rather than soil, there is no potential for liquefaction, seismically induced settlement or differential settlement. Rock 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 the proposed single-family residence will be constructed utilizing continuous footings founded in the competent formational material encountered at approximately 2.5 to 3.0 feet below ground surface as observed and approved by a representative of GeoSolutions, Inc. Deepened footings may be required in certain areas to achieve the required embedment depth in competent formational material. As an alternative, a graded pad may be constructed for the proposed residence with all foundations excavated into engineered fill. 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 potential for seepage of sub-surface moisture between the surface soils and underlying formational materials.
2. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and competent formational material or engineered fill. 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 foundations for the proposed residence will be excavated into competent formational material as observed and approved by a representative of GeoSolutions, Inc. Deepened footings may be required in certain areas to achieve the required embedment depth in uniform competent formational material. 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 footings founded a minimum of 12 inches into 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 least 10 inches below existing grade or finished floor elevation, or to competent (medium dense) 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 5: 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 24 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, cleared of debris, organics and oversize materials may then be processed as engineered fill. Refer to Figure 5: Sub-Slab Detail for under-slab drainage material and **Appendix D** for more details on fill placement.

4. 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 2025 CBC.

5. 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, based on field conditions observed during grading operations. See **Appendix D**, Detail A, Key and Bench with Backdrain for details on key and bench construction.

7.2 Conventional Foundations

1. Conventional continuous and spread footings with grade beams may be used for support of the proposed structure. Isolated pad footings should be a minimum of two feet square in size and are permitted for single floor loads only.

2. Minimum footing and grade beam sizes and depths in engineered fill or competent formational material should conform to the following table, as observed and approved by a representative of GeoSolutions, Inc.

Table 3: Minimum Footing Recommendations

	Perimeter Footings
Minimum Width	12 inches (one story) 15 inches (two story)
Minimum Depth	12 inches (one story) 18 inches (two story)
Minimum Embedment Depth into Competent Formational Material	12 inches
Minimum Reinforcing*	2 #4 bars (1 top / 1 bottom)
* 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).	

3. Minimum reinforcing for footings should conform to the recommendations provided in Table 3: Minimum Footing Recommendations which meets the specifications of Section 1808.6 of the 2025 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 **2,000 psf** may be used for the design of footings founded in engineered fill or competent formational material.

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 or competent formational material and the bottom of the footings. For resistance to lateral loads, a friction factor of **0.35** may be utilized for sliding resistance at the base of footings extending a minimum of 12 inches into engineered fill or a minimum of 12 inches deep with a minimum 12-inch embedment into competent formational material. A passive pressure of **350-pcf** equivalent fluid weight may be used against the side of shallow footings in engineered fill or competent formational material. 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 reinforcing steel and/or concrete.

10. Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2025).

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.

7.3 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	4 inches
Reinforcing*	#3 bars at 18 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 5: 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.

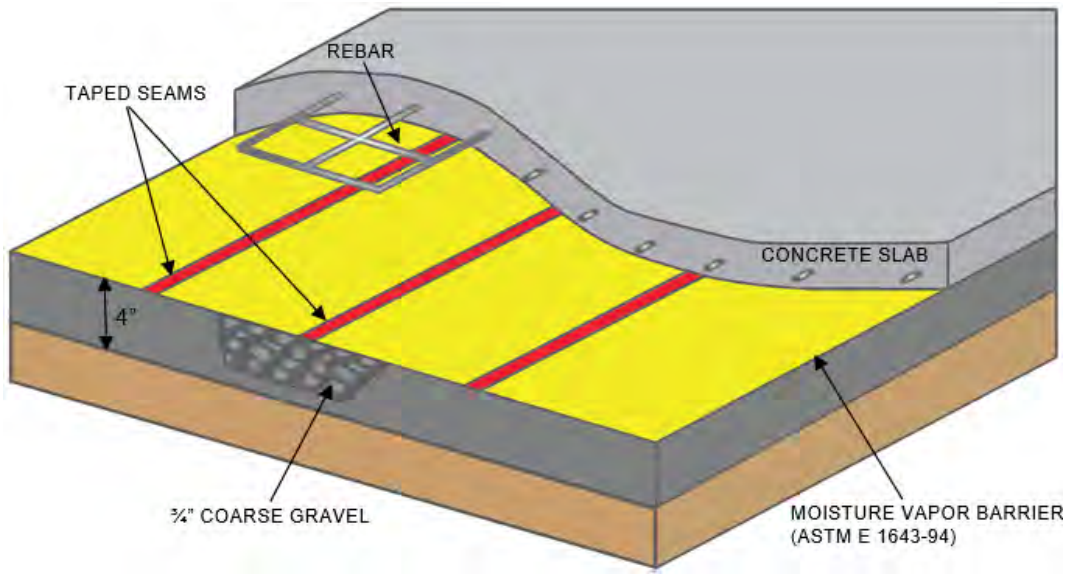


Figure 5: Sub-Slab Detail

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.

7.4 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 6: 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, Native Material ($\gamma' K_A$)	45
Static, At-Rest Case, Native Material ($\gamma' K_O$)	65
Static, Passive Case, Engineered Fill or Uniform Competent Formational Material ($\gamma' K_P$)	350

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 6: Retaining Wall Detail and Figure 7: Retaining Wall Active and Passive Wedges for a description of the location of the active wedge behind a retaining wall.

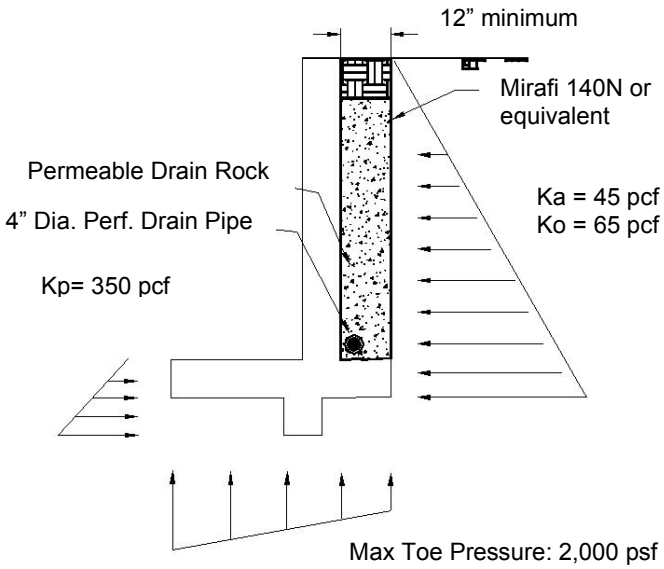


Figure 6: Retaining Wall Detail

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.

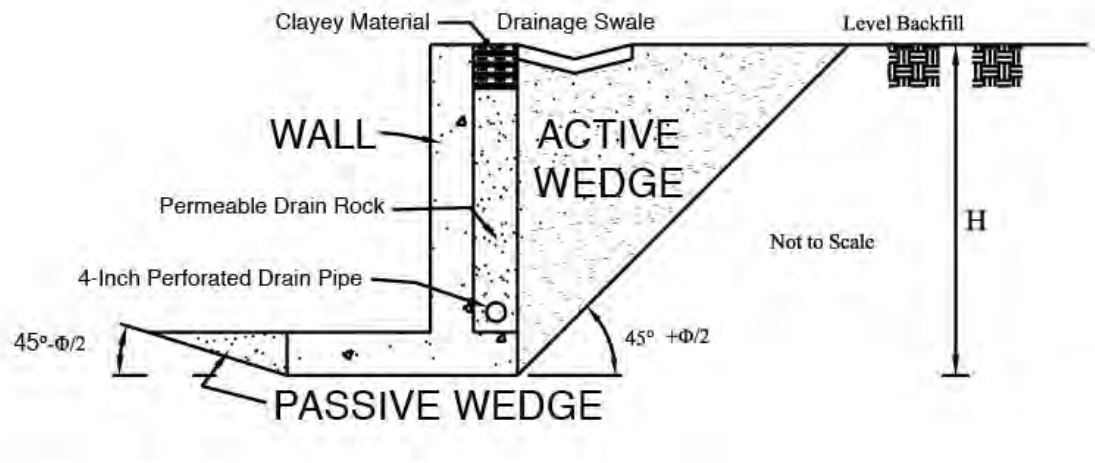


Figure 7: Retaining Wall Active and Passive Wedges

5. Retaining wall foundations should be founded a minimum of 12 inches below lowest adjacent grade in engineered fill or founded a minimum of 12 inches below lowest adjacent grade with a minimum embedment of 12 inches in competent formational material as observed and approved by a representative of GeoSolutions, Inc. A coefficient of friction of **0.40** may be used between engineered fill or competent formational material and concrete footings. Project designers may use a maximum toe pressure of **2,000 psf** for the design of retaining wall footings founded in engineered fill or competent formational material.

6. For earthquake conditions, retaining walls greater than 6 feet in height should be designed to resist an additional seismic lateral soil pressure of **18 pcf** equivalent fluid pressure for unrestrained walls (active condition). The pressure resultant force from earthquake loading should be assumed to act a distance of $^1/_3H$ 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 2019) utilizing the design peak ground acceleration, PGA_M, discussed in Section 4.0 (**PGA_M = 0.62g**). The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site.

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.

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. Damproofing and waterproofing shall meet the minimum standards of Section 1805 of the 2025 California Building Code.

7.5 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.

7.6 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 7.5, 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.

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 the County of San Luis Obispo, the 2025 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 2025 CBC (CBSC, 2025) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 6: Required Special Inspections and Tests of Soils:

Table 6: Required Special Inspections and Tests 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

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

REFERENCES

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APPENDIX A

Field Investigation

Soil Classification Chart

Trench Logs (GeoSolutions, Inc., 2014)

FIELD INVESTIGATION

The field investigation included a site investigation and literature review of the referenced report (GeoSolutions, Inc., 2014). The descriptions of the field investigations and associated Trenching Logs were examined and evaluated during the preparation of the field investigation section of this report.

The excavator excavated two trenches in locations indicated in the approximate locations indicated on Figure 3: Field Investigation. 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 borings showing the approximate depths and descriptions of the encountered soils, applicable geologic structures, and the results of laboratory tests 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 boring logs. The stratification lines recorded in the boring 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 retainined 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 below "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, gravely sands, little or no fines
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly and 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	LL (oven dried)/LL (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	LL (oven dried)/LL (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.

the "A" line, then dual symbols (i.e. CL-ML) are required.

CONSISTENCY

CLAYS AND PLASTIC SILTS	STRENGTH TON/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

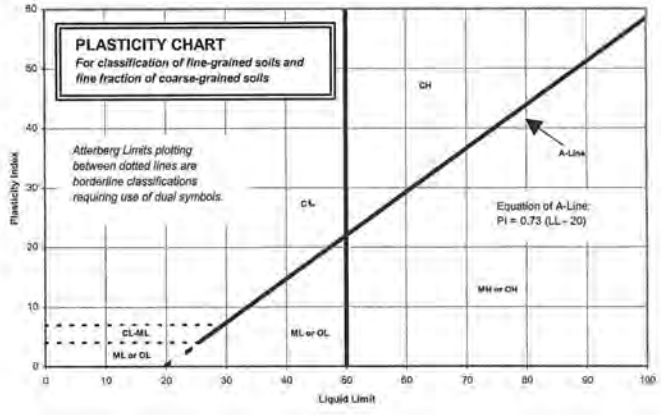
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/ FOOT +
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50

+ 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, torvane, or visual observation.

CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

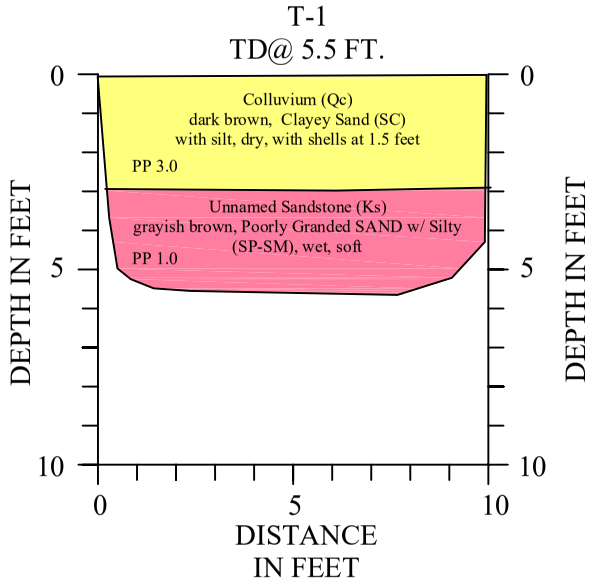
Less than 5%, Pass No. 200 (75mm)sieve — GW, GP, SW, SP
More than 12% Pass N. 200 (75 mm) sieve — GM, GC, SM, SC
5%-12% Pass No. 200 (75 mm) sieve — Borderline Classification requiring use of dual symbols

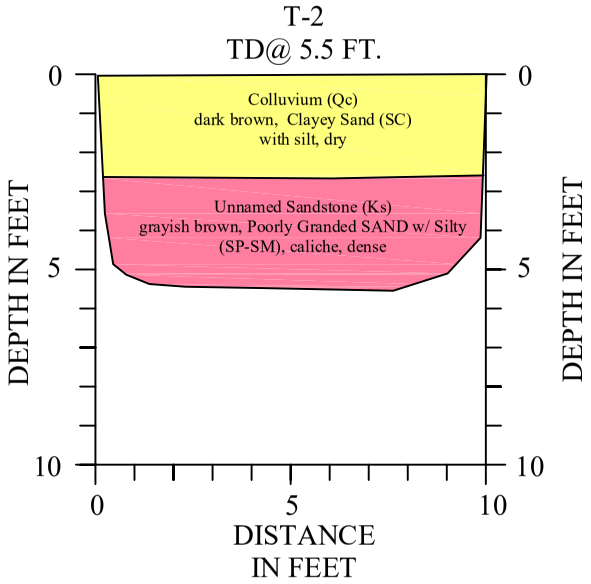


Drilling Notes:

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.)





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(805) 543-8539 Fax: (805) 543-2171

TRENCHING LOGS

PARCEL 14 NEWHALL, CAMBRIA AREA
SAN LUIS OBISPO COUNTY, CALIFORNIA

LOGS
1

PROJECT
SL09047-2

APPENDIX B

Laboratory Testing

Soil Test Reports (GeoSolutions, Inc., 2014)

LABORATORY TESTING

This appendix includes a discussion of the test procedures and of the laboratory test results performed during the preparation of the referenced report (GeoSolutions, Inc., 2014). The purpose of the laboratory testing was to assess the engineering properties of the soil materials at the Site. The program was carried out employing, wherever practical, currently accepted test methods of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests were obtained from various locations during the course of the field exploration described in the referenced report (GeoSolutions, Inc., 2014) and 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 during the referenced report (GeoSolutions, Inc., 2014). are described below; the associated Soil Test Reports are also included in this appendix:

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.

GeoSolutions, Inc.	SOILS REPORT	(805) 543-8539

Project:	Parcel 24 Newhall			Date Tested:	November 7, 2014
Client:				Project #:	SL09047-1
Sample:	A	Depth:	2.0 Feet	Lab #:	15881
Location:	T-1			Sample Date:	October 20, 2014
				Sampled By:	JK

Soil Classification
ASTM D2487-06, D2488-06

Result: Black Clayey SAND

Specification: SC

Sieve Analysis
ASTM D422-63R02

Sieve Size	Percent Passing	Project Specifications
3"		
2"		
1 1/2"		
1"		
3/4"		
No. 4		
No. 8		
No. 16		
No. 30		
No. 50		
No. 100		
No. 200		

Sand Equivalent Cal 217 (06/2011)

1		SE
2		
3		
4		

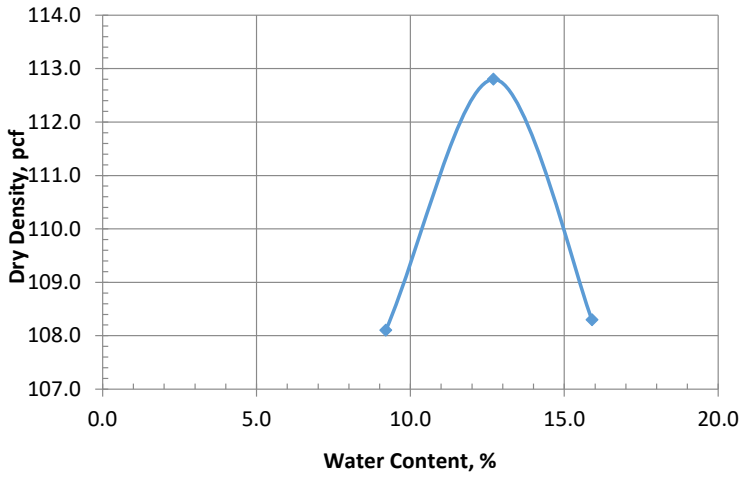
Plasticity Index
ASTM D4318-05

Liquid Limit:	27
Plastic Limit:	19
Plasticity Index:	**8**

Expansion Index
ASTM D4829-08

Expansion Index:	**9**
Expansion Potential:	Very Low
Initial Saturation, %:	50

Laboratory Maximum Density
ASTM D1557-07



Mold ID	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Estimated Specific Gravity for 100% Saturation Curve = 2.4

Trial #	1	2	3	4
Water Content:	9.2	12.7	15.9	
Dry Density:	108.1	112.8	108.3	

Maximum Dry Density, pcf:	**112.8**
Optimum Water Content, %:	**12.7**

Moisture-Density ASTM D2937-04, **Moisture Content** ASTM D2216-05

Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description

Report By: Aaron Eichman

GeoSolutions, Inc.	SOILS REPORT	(805) 543-8539

Project:	Parcel 24 Newhall			Date Tested:	November 11, 2014
Client:				Project #:	SL09047-1
Sample:	B	Depth:	4.0 Feet	Lab #:	15881
Location:	T-1			Sample Date:	October 20, 2014
				Sampled By:	JK

Soil Classification
ASTM D2487-06, D2488-06

Result:	Grayish Brown Poorly Graded SAND with Silt
Specification:	SP-SM

Sieve Analysis
ASTM D422-63R02

Sieve Size	Percent Passing	Project Specifications
3"		
2"		
1 1/2"		
1"		
3/4"		
No. 4		
No. 8		
No. 16		
No. 30		
No. 50		
No. 100		
No. 200		

Sand Equivalent Cal 217 (06/2011)

1		SE
2		
3		
4		

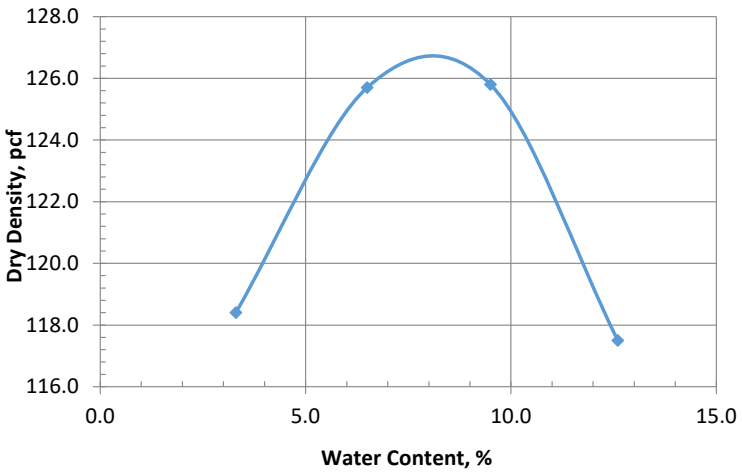
Plasticity Index
ASTM D4318-05

Liquid Limit:	N/A
Plastic Limit:	N/A
Plasticity Index:	**Non-Plastic**

Expansion Index
ASTM D4829-08

Expansion Index:	**8**
Expansion Potential:	Very Low
Initial Saturation, %:	50

Laboratory Maximum Density
ASTM D1557-07



Mold ID	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Estimated Specific Gravity for 100% Saturation Curve = 2.55

Trial #	1	2	3	4
Water Content:	3.3	6.5	9.5	12.6
Dry Density:	118.4	125.7	125.8	117.5

Maximum Dry Density, pcf:	**126.6**
Optimum Water Content, %:	**8.1**

Moisture-Density ASTM D2937-04, **Moisture Content** ASTM D2216-05

Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description

Report By: Aaron Eichman

APPENDIX C

Seismic Hazard Analysis

Design Map Summary (SEAOC, 2019)

SEISMIC HAZARD ANALYSIS

According to section 1613 of the 2025 CBC (CBSC, 2025), 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 ASCE7-22 (ASCE, 2022). 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 1613.2.2 of the 2025 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 ASCE7-22.

ASCE7-22 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*.

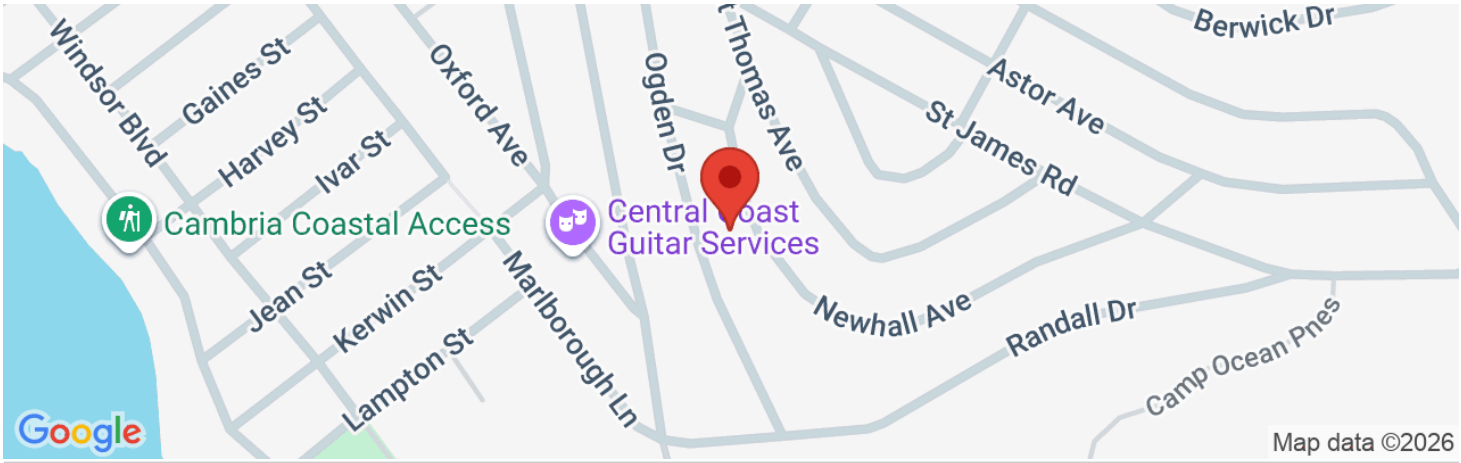
Spectral accelerations from the MCE_R are based on a 5% damped acceleration response spectrum and a 1% probability of exceedance in 50 years. *Maximum* short period (S_s) and 1-second period (S_1) spectral accelerations are interpolated from the MCE_R-based ground motion parameter maps for bedrock, provided in ASCE7-22. 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 of ASCE7-22 and section 1613 of the 2025 CBC, buildings and structures should be specifically proportioned to resist *design* earthquake ground motions. Section 1613.2.4 of the 2025 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 ASCE7-22, 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 and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-22 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.

Announcement
ASCE 7-22 is now available.

Latitude, Longitude: 35.5438, -121.0887



Date	1/26/2026, 9:26:45 AM
Design Code Reference Document	ASCE7-22
Risk Category	II
Site Class	CD

Type	Value	Description (Data)
S_S	1.34	The MCE_R spectral response acceleration at 0.2 seconds for Site Class BC, in units of g.
S_1	0.43	The MCE_R spectral response acceleration at 1 second for Site Class BC, in units of g.
S_{MS}	1.48	$S_{MS} = 1.5 \times S_{DS}$, the Risk-Targeted Maximum Considered Earthquake (MCE_R) spectral response acceleration for short periods (of the two-period spectrum) and the user-specified Site Class.
S_{M1}	0.86	$S_{M1} = 1.5 \times S_{D1}$, the MCE_R spectral response acceleration for 1 second (of the two-period spectrum) and the user-specified Site Class.
S_{DS}	0.98	The design spectral response acceleration for short periods (of the two-period spectrum) and the user-specified Site Class, in units of g.
S_{D1}	0.57	The design spectral response acceleration for 1 second (of the two-period spectrum) and the user-specified Site Class, in units of g

Type	Value	Description (Data Contd.)
SDC	D	Seismic design category
PGA_M	0.62	PGA_M, the Geometric-Mean Maximum Considered Earthquake (MCE_G) peak ground acceleration for the user-specified Site Class, in units of g
T_S	0.583	$T_S = S_{D1}/S_{DS}$, in seconds, for construction of the two-period design spectrum
T_0	0.117	$T_0 = 0.2 \times T_S$, in seconds, for construction of the two-period design response spectrum
T_L	8	T_L, the long-period transition period, in seconds, for construction of the two-period design response spectrum

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APPENDIX D

Preliminary Grading Specifications

Key and Bench with Backdrain

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.

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 2025 California Building Code unless specifically modified by the Soil Engineer/Engineering 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.

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.

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. 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.

4. 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.

5. 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.

6. 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.

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.

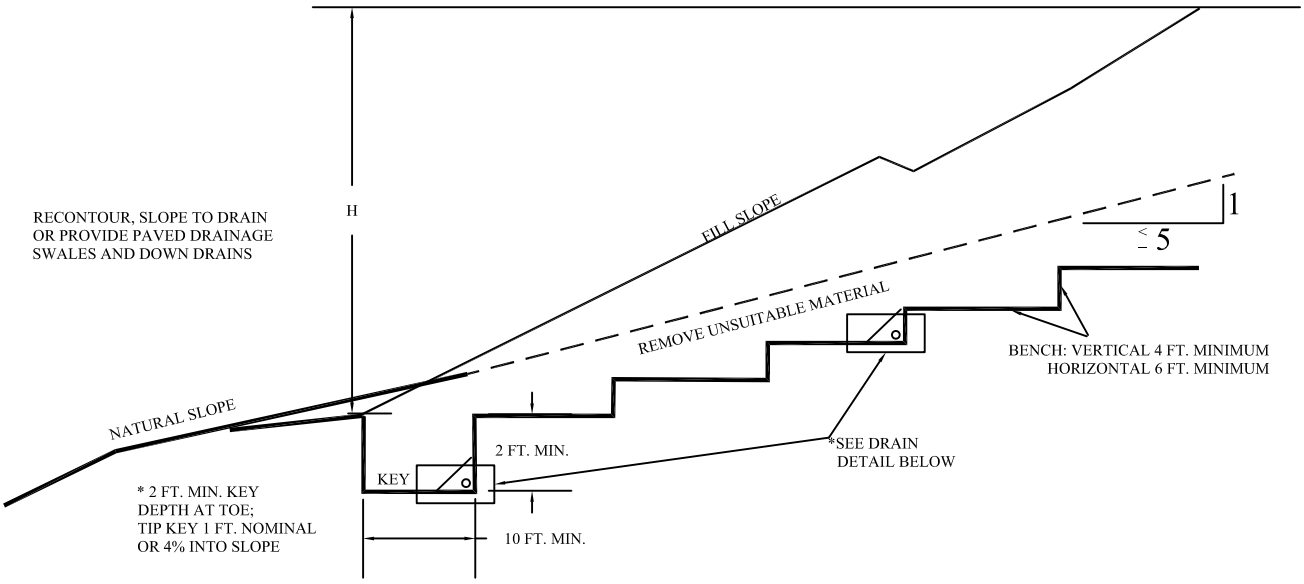
3. On-site inorganic soils, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill should be conditioned with water (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. 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 2025 CBC.

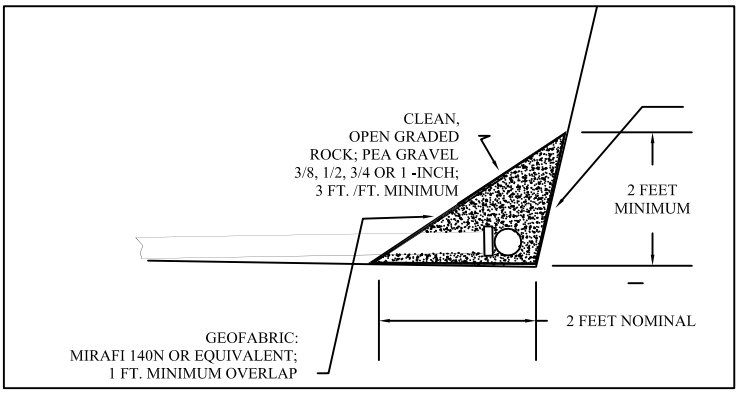
FILL OVER SLOPE



NOTES:

*BACKDRAIN AS RECOMMENDED BY GEOTECHNICAL PER DETAIL.

DRAIN DETAIL



NTS

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

KEY AND BENCH WITH BACKDRAIN

DETAIL
A

ENGINEERING GEOLOGY INVESTIGATION UPDATE

DATE:
March 6, 2026

PROJECT NUMBER:
SL09047-3

CLIENT:
John Schafer
544 Mesa Avenue
Fresno, CA 93710

PROJECT NAME:
Parcel 14, Newhall Avenue
APN: 023-131-014
Cambria area
San Luis Obispo County
California

1.0 INTRODUCTION

This report presents the results of the geologic investigation for the proposed single-family residence to be located at Parcel 14 Newhall Avenue, APN: 023-131-014, Cambria area, San Luis Obispo County, California. See Figure 1: Area Location Map for the general location of the project area. This report serves as an update to the referenced *Engineering Geology Investigation* dated November 21, 2014 by GeoSolutions, Inc. (GeoSolutions, Inc., 2014). It is intended to address the applicable changes to the referenced reports required by the adoption of the 2025 California Building Code (CBSC, 2025).

1.1 Site Description

Parcel 14 Newhall Avenue is located at 35.5438 degrees north latitude and -121.0887 degrees west longitude at a general elevation of 180 feet above mean sea level. The property is trapezoidal in shape with Newhall Avenue forming the eastern property boundary. The project property will hereafter be referred to as the "Site." Figure 2: Geologic Study Area Map depicts the geologic study area in the vicinity of the site.

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

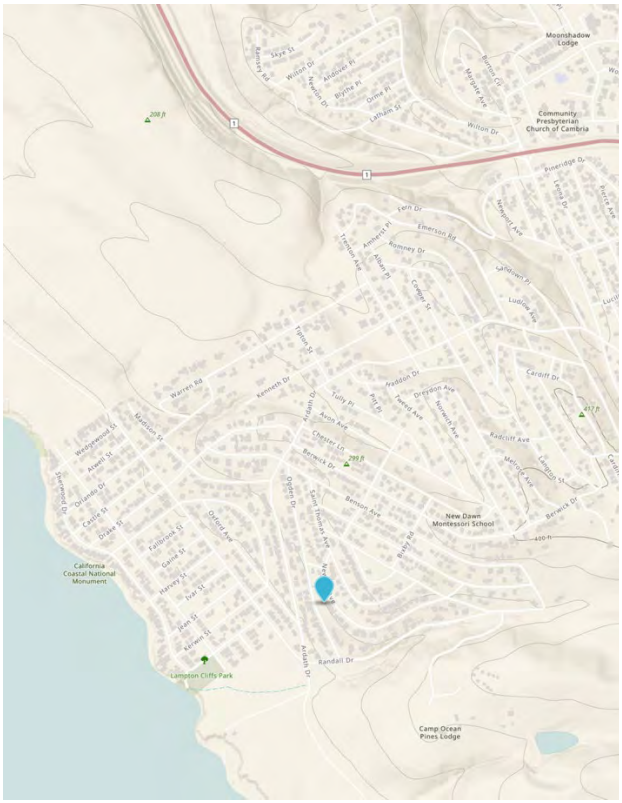


Figure 1: Area Location Map

1.2 Project Description

It is our understanding that the project will consist of proposed two-story 2,242 square foot single-family residence. Grading quantities are unknown at the time of this report. Retaining walls are anticipated.

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

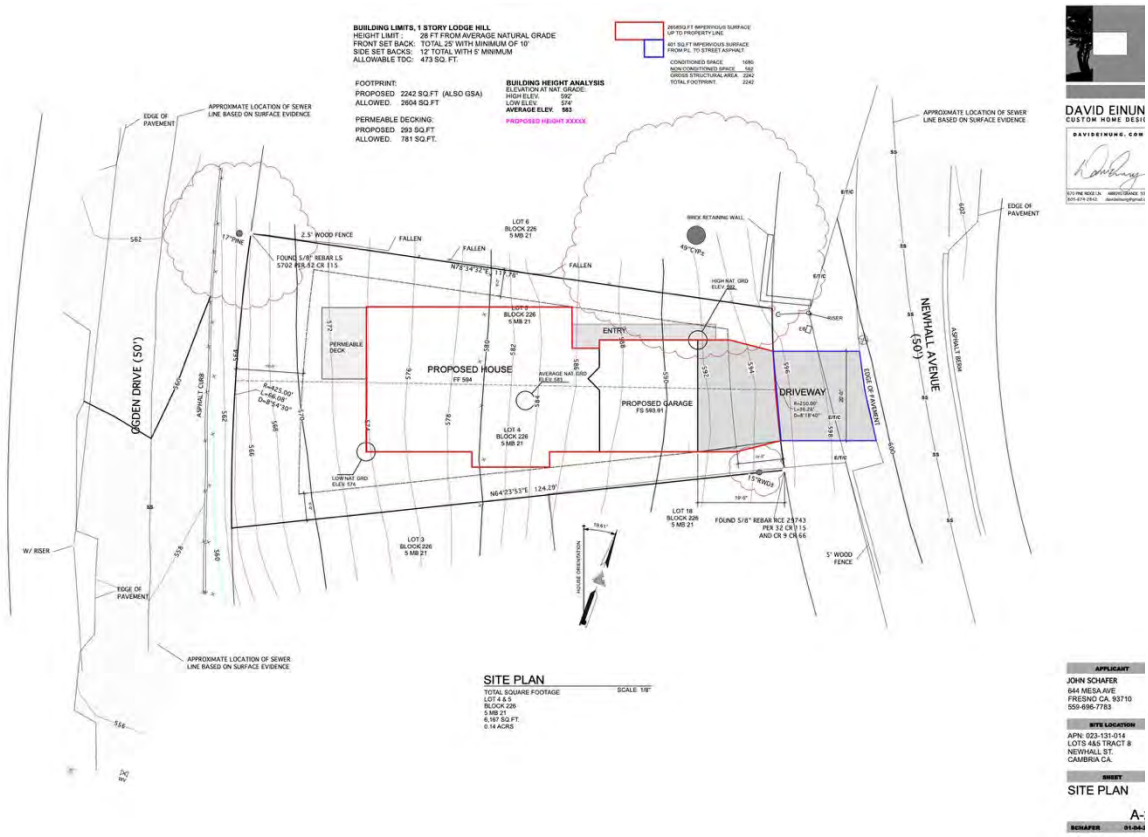


Figure 3: Site Plan (David Einung, undated)

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.

1. It is anticipated that the proposed residences will be founded on competent formational material (deepened footings may be required).

2. It is recommended that numerical slope stability analyses be conducted on cut and 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. Shoring is recommended for temporary cut slopes during construction.

3. It is recommended that erosion control measures and revegetation of 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 Unnamed Sedimentary Rock units as depicted on Plate 1A, Site Engineering Geology Map. Hall, 1974, Hall et al, 1979, and Dibblee, 2007 mapped the Site as underlain by Cretaceous age Unnamed Sedimentary Rocks (Ks/Ks/Kss) units. Colluvial Deposits were encountered overlying the Unnamed Sedimentary Rocks within the exploratory trenches at the Site. Information derived from subsurface exploration was used to classify subsurface soil and formational units and to supplement geologic mapping.

Two exploratory trenches were previously excavated at the site to a maximum depth of 5.5 feet below existing grade. Plate 1A depicts the approximate trench locations.



Figure 4: Geologic Map (San Luis Obispo County Land Use View)

4.2.1 Surficial Soil

Colluvial Deposits (Qc)
Colluvial Deposits were observed throughout the site overlying the Unnamed Sedimentary Rock formational material. Colluvium at the Site was observed to consist of black clayey sand observed to be dry. The thickness of colluvium at the site was observed to be 2.5 to 3 feet thick (as observed in the trenches). Plate 1A does not depict the colluvium overlying the Unnamed Sedimentary Rock units. Trench logs are presented in Appendix A.

4.2.2 Formation Units

Unnamed Sedimentary Rocks (Ks)
Hall, 1974, Hall et al, 1979, and Dibblee, 2007 maps the Site as within Unnamed Sedimentary Rock (Ks/Ks/Kss). Hall, 1974 describes the Unnamed Sedimentary Rocks as “feldspathic graywacke or arkosic sandstone and interbedded greenish-brown or black micaceous shale and siltstone. Thick-bedded tan to dark brown medium-grained sandstone composed of quartz, 50% to 70%; altered plagioclase and K-feldspar, 20% to 30%; claystone, chert fragments, and biotite, 2% to 7%. Convolute and cross bedding or lamination and graded bedding locally common.” The Unnamed Sedimentary Rocks were encountered at a depth of 2.5 to 3 feet below existing grade within the exploratory trenches. The Unnamed Sedimentary Rock at the site consists of described as grayish brown mottled with very pale orange (10YR 8/2), fine to medium grained, massive, slightly weathered, and hard. The sandstone is hard (H3), fresh (W1) to slightly weathered (W3) along discontinuities with subangular to subrounded grains. The fractures are randomly oriented, discontinuous (C1), very closely spaced (SP6), tight (O0), and very thin filling (T1). The fractures showed seepage and is wet (M5), not healed (HL5) and smooth undulating surface (R5). Structural attitudes of the sandstone were not observed at the Site due to the massive composition of the formational units. Trench logs are presented in Appendix A. Thickness of the Unnamed Sedimentary Rock is approximately 6,000 feet (Hall, 1974). It is anticipated that the proposed residence will be founded on competent Unnamed Sedimentary Rock units (deepened footings may be required).

Structural attitudes of the sandstone were not observed at the Site due to the massive composition of the formational units. Cross section A-A' on Plate 1B presents subsurface interpretations of the area.

4.3 Surface and Ground Water Conditions

Surface drainage flows west toward Ogden Drive. Surficial slumping was not observed along the roadway. No indication of groundwater or seepage was observed within the cut slope although wet conditions were observed in Trench T-1. Drainage outfall from concentrated drainage should be toward Ogden Drive. Groundwater elevations may vary seasonally.

4.4 Active Faulting and Coseismic Deformation

Many faults are mapped of varying types, lengths, and age. An active fault is one that shows evidence of displacement within the last 11,000 years (Recent epoch). A fault which displaces deposits of late Pleistocene age (500,000 to 11,000 years) but with no evidence of Recent movement is termed potentially active. Inactive fault is one that displace rocks of early Pleistocene or older (500,000 years or older).

Similar to the surrounding areas, the Site may be affected by moderate to major earthquakes centered on one of the known large, active faults listed in Table 1 below. Moment magnitudes are expressed, although any significant event on these faults could result in moderate to severe ground shaking at the subject site. The potential for ground failure of any portion of the Site during ground shaking is considered low.

Table 1: Distance and Moment Magnitude of Closest Faults

Closest Active Faults to Site	Approximate Distance (miles)	Moment Magnitude (Mw)
San Simeon/Hosgri Fault	8.0	7.5
Los Osos Fault	26.0	7.0
San Andreas	42.0	6.9

The closest known active portion of a Holocene age fault is the active San Simeon portion of the Hosgri fault that is located approximately 8 miles north-northwest 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.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 requires that the California State Geologist establish Earthquake Fault Zones around the surface traces of active faults and to issue appropriate maps. The subject site is not located within an Earthquake Fault Zone

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 Cambria fault (Jennings, 2010). 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. Hall, 1974 mapped splays of the Cambria fault approximately 1 mile northeast of the property (Plate 2A).

4.5 Landslides

The San Luis Obispo County Land Use View maps the property within a moderate potential landslide hazard zone (see Figure 4). Hall, 1974 maps the closest landslide 1.5 miles southeast of the Site. Landslide deposits were not observed in the exploratory trenches. An airphoto analysis did not show an indication of landslides (photos dated 1937, 1956, 1969) at the site. Figure 5 depicts a historical aerial photograph of the site and the vicinity (1956). Plate 4 depicts a current aerial photograph in the vicinity of the Site (2025). The landslide potential is considered low to moderate for the proposed residences.

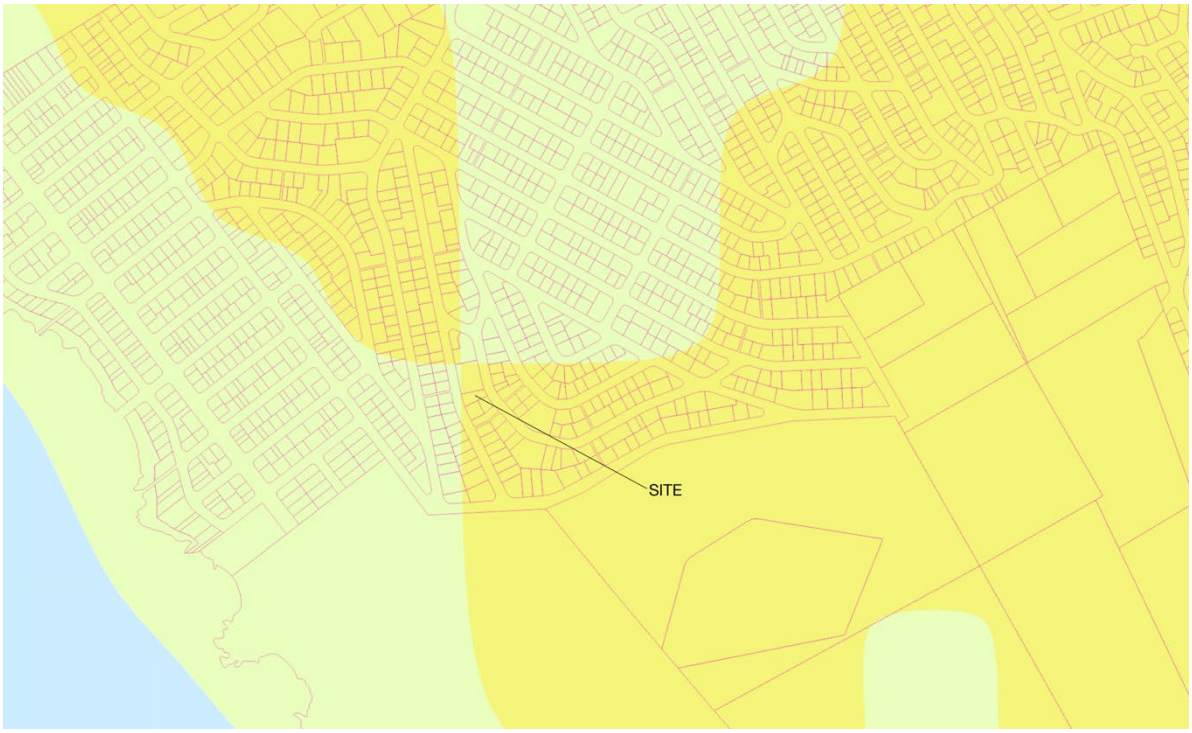


Figure 5: Landslide Potential Map (San Luis Obispo County Land Use View)



Figure 6: Historical Aerial Photograph (1956)

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, 2017).

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.

5.0 SEISMOLOGY 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 2025 CBC (CBSC, 2025), 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 ASCE 7-22 (ASCE, 2022). 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 ASCE 7-22.

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers

Association of California (SEAOC, 2026). This program utilizes the methods developed in ASCE 7-22 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 35.5438 degrees north latitude and -121.0887 degrees west longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2026). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class CD**, "Dense Sand or Very Stiff Clay" profile per ASCE7-22, 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	**CD "Dense Sand or Very Stiff Clay"**
Seismic Design Category	**D**
1-Second Period Design Spectral Response Acceleration, S_{D1}	**0.57g**
Short-Period Design Spectral Response Acceleration, S_{DS}	**0.98g**
Site Specific MCE Peak Ground Acceleration, PGA_M	**0.62g**

6.0 LIQUEFACTION

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 weathered rock rather than soil, there is no potential for liquefaction, seismically induced settlement or differential settlement. Rock 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 is 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 180 feet, 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.

8.0 HAZARDS FROM GEOLOGIC MATERIALS

8.1 Expansive Soils

The potential for expansive soil at the Site is low based on laboratory testing from the referenced Soils Engineering Report, expansion index of 9 and plasticity index of 8.

8.2 Naturally Occurring Asbestos

There is a low potential for natural occurring asbestos to be present at the property due to the lack of Franciscan Complex units. Naturally occurring asbestos is associated with serpentinite rock units within the Franciscan Complex. Serpentinite was not observed within the trenches.

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

It is anticipated that the proposed residence will be founded on competent formational material (deepened footings may be required). Conventional grading equipment may be used for excavations, however hard rock conditions should be anticipated. The Soils Engineering Report provides additional foundation and construction recommendations. Subdrains should be anticipated.

Construction inspections and testing during all grading and excavating operations should be performed by the project Soils Engineer/Engineering Geologist. Section 1705.6 of the 2025 CBC (CBSC, 2025) requires the following inspections by the Soils Engineer/Engineering Geologist as shown in Table 5: 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 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, 2019).

11.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

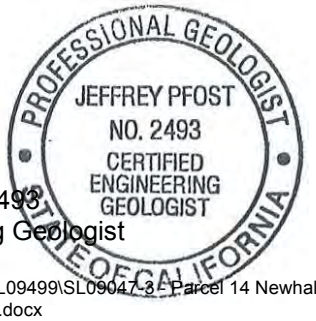
The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, 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 Pfost, CEG 2493
Principal Engineering Geologist

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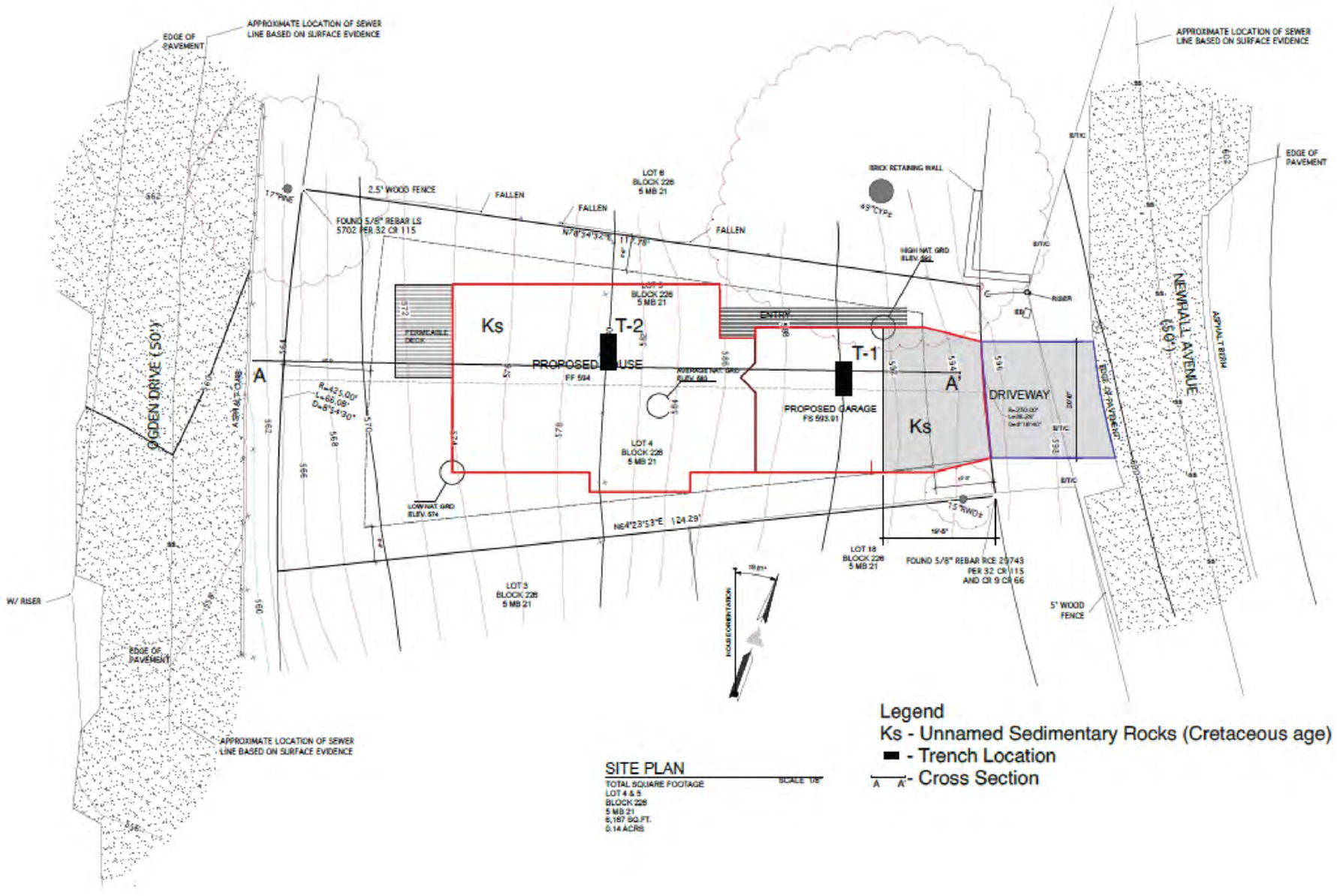
PLATES

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

Plate 2A, 2B – Regional Geologic Map, Hall, 1974

Plate 3 – Regional Fault Map, Jennings, 2010

Plate 4 – Aerial Photograph, 2025



SITE PLAN

TOTAL SQUARE FOOTAGE
LOT 4 & 5
BLOCK 226
5 MB 21
6,167 SQ.FT.
0.14 ACRS

SCALE: 1/8"

Legend

Ks - Unnamed Sedimentary Rocks (Cretaceous age)

▬ - Trench Location

A A'- Cross Section

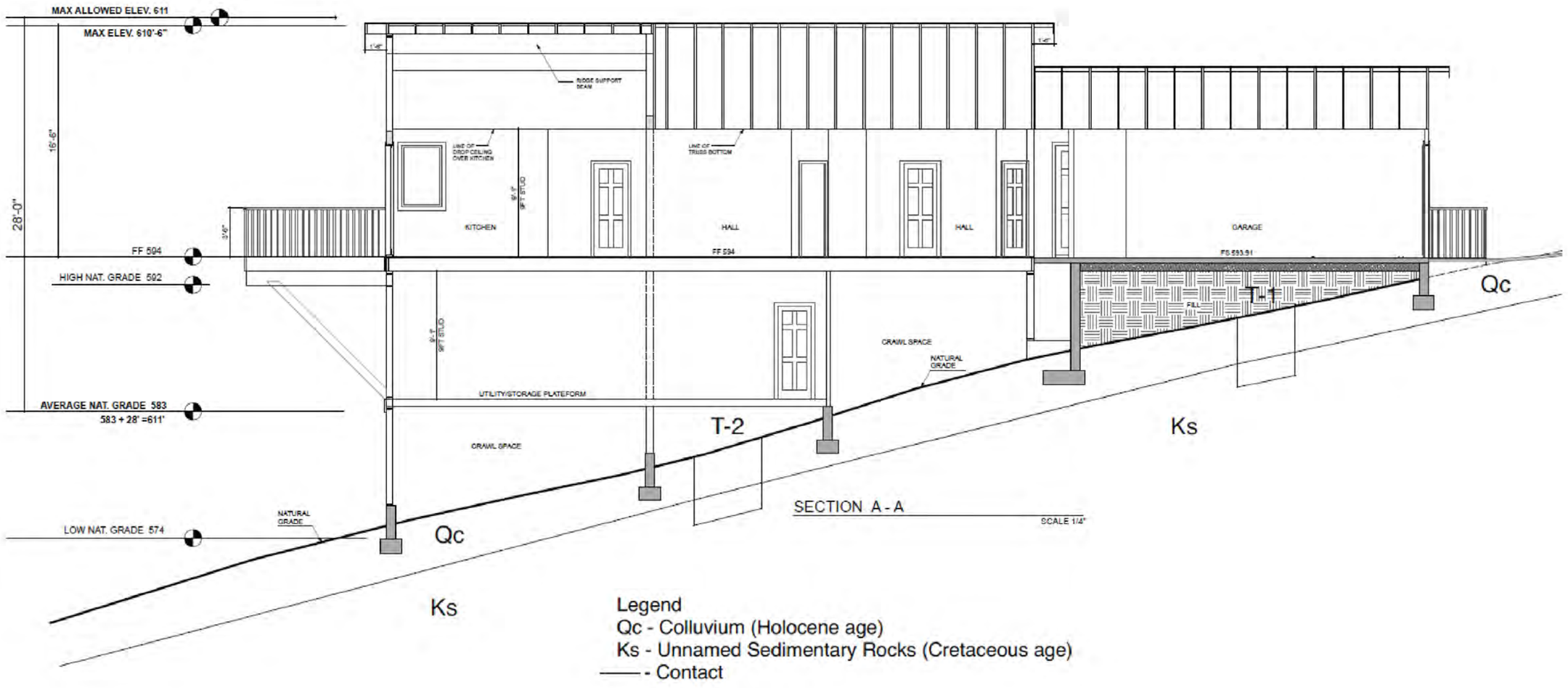
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San Luis Obispo, California 93401
(805) 543-8539

SITE ENGINEERING GEOLOGY MAP

PARCEL 14, NEWHALL AVENUE, APN: 023-131-014
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
1A

PROJECT NO:
SL09047-3



Legend
Qc - Colluvium (Holocene age)
Ks - Unnamed Sedimentary Rocks (Cretaceous age)
—— - Contact

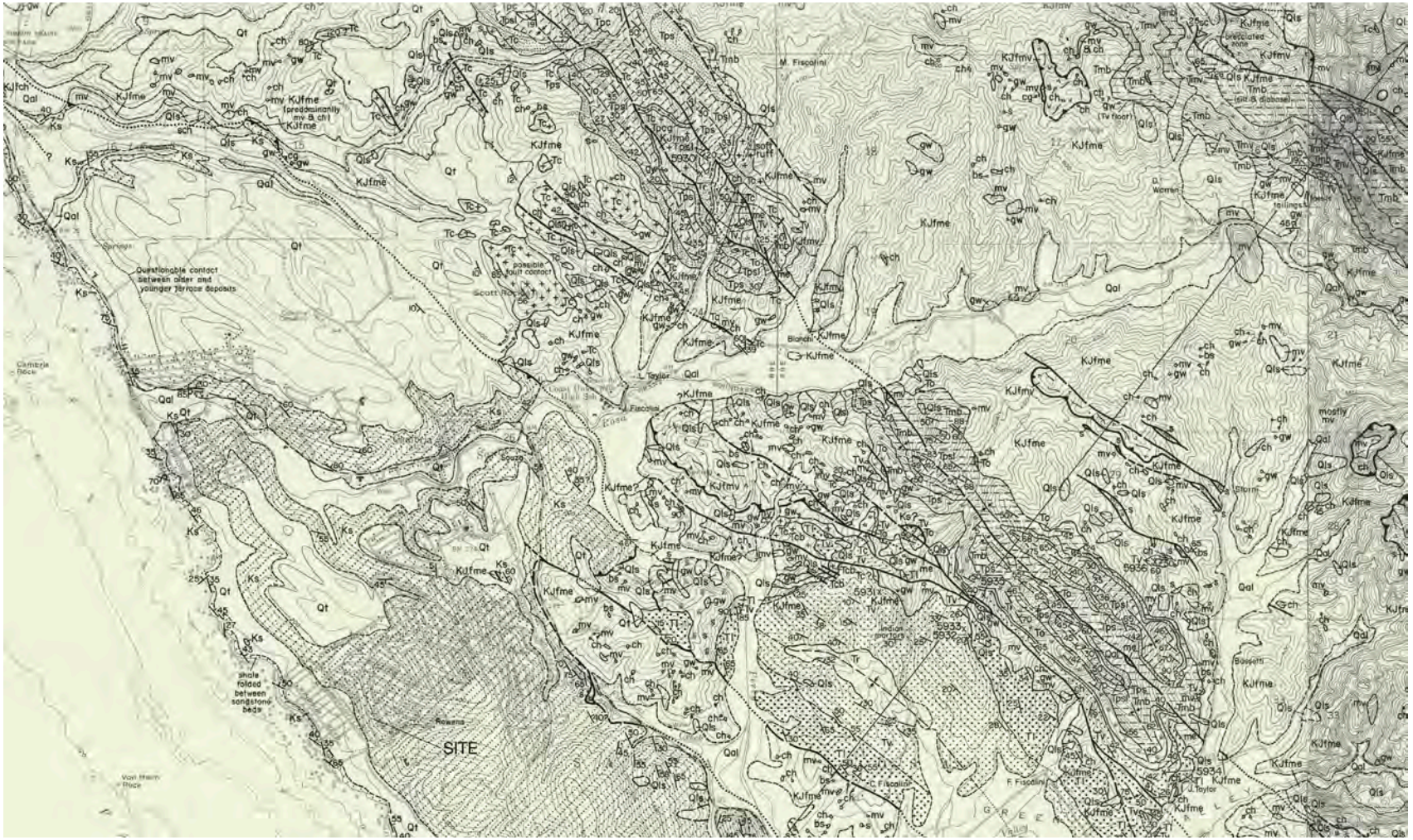
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SITE CROSS SECTION

PARCEL 14, NEWHALL AVENUE, APN: 023-131-014
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
1B

PROJECT NO:
SL09047-3



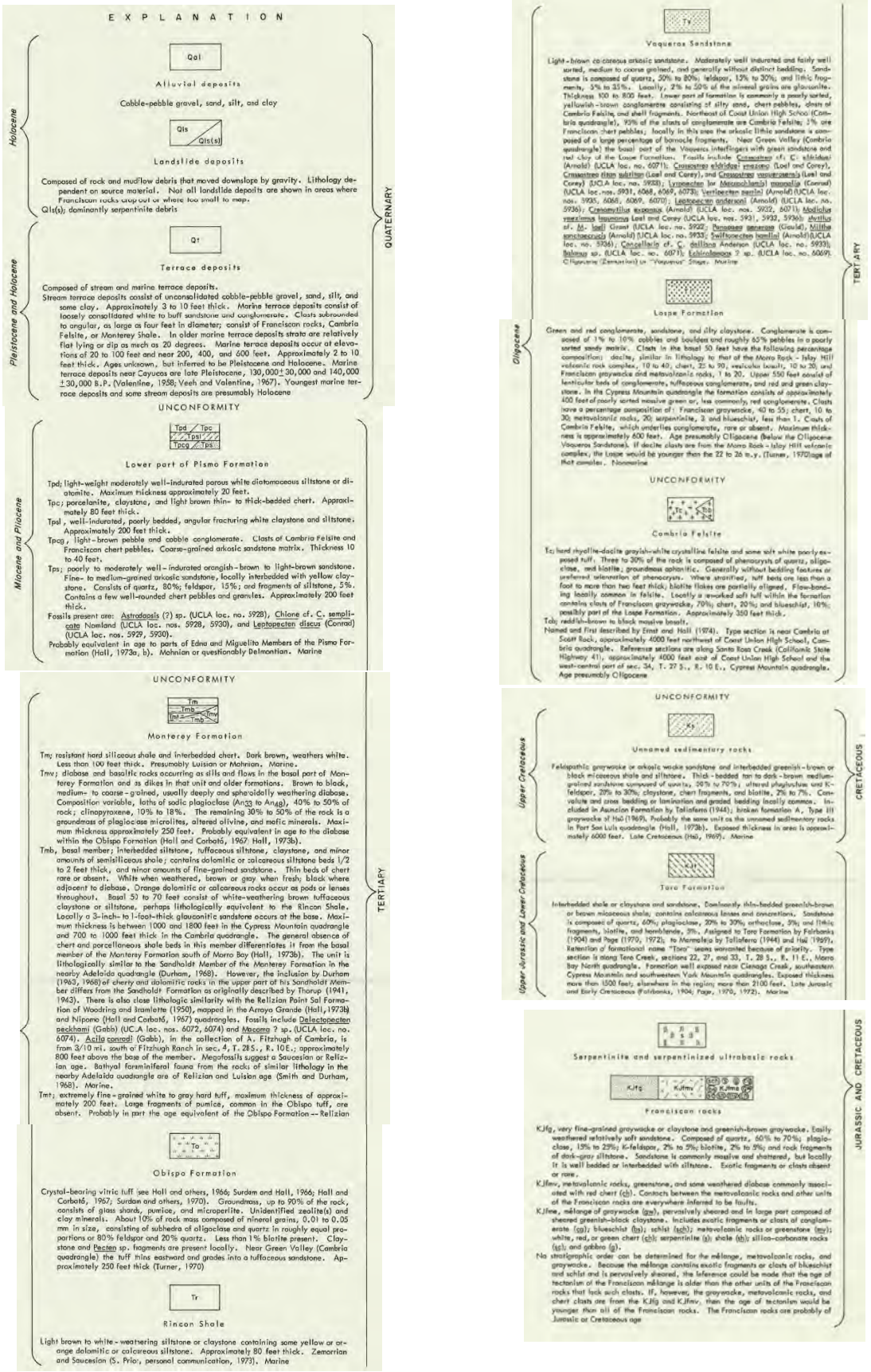
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REGIONAL GEOLOGY MAP (HALL, 1974)

PARCEL 14, NEWHALL AVENUE, APN: 023-131-014
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
2A

PROJECT NO:
SL09047-3



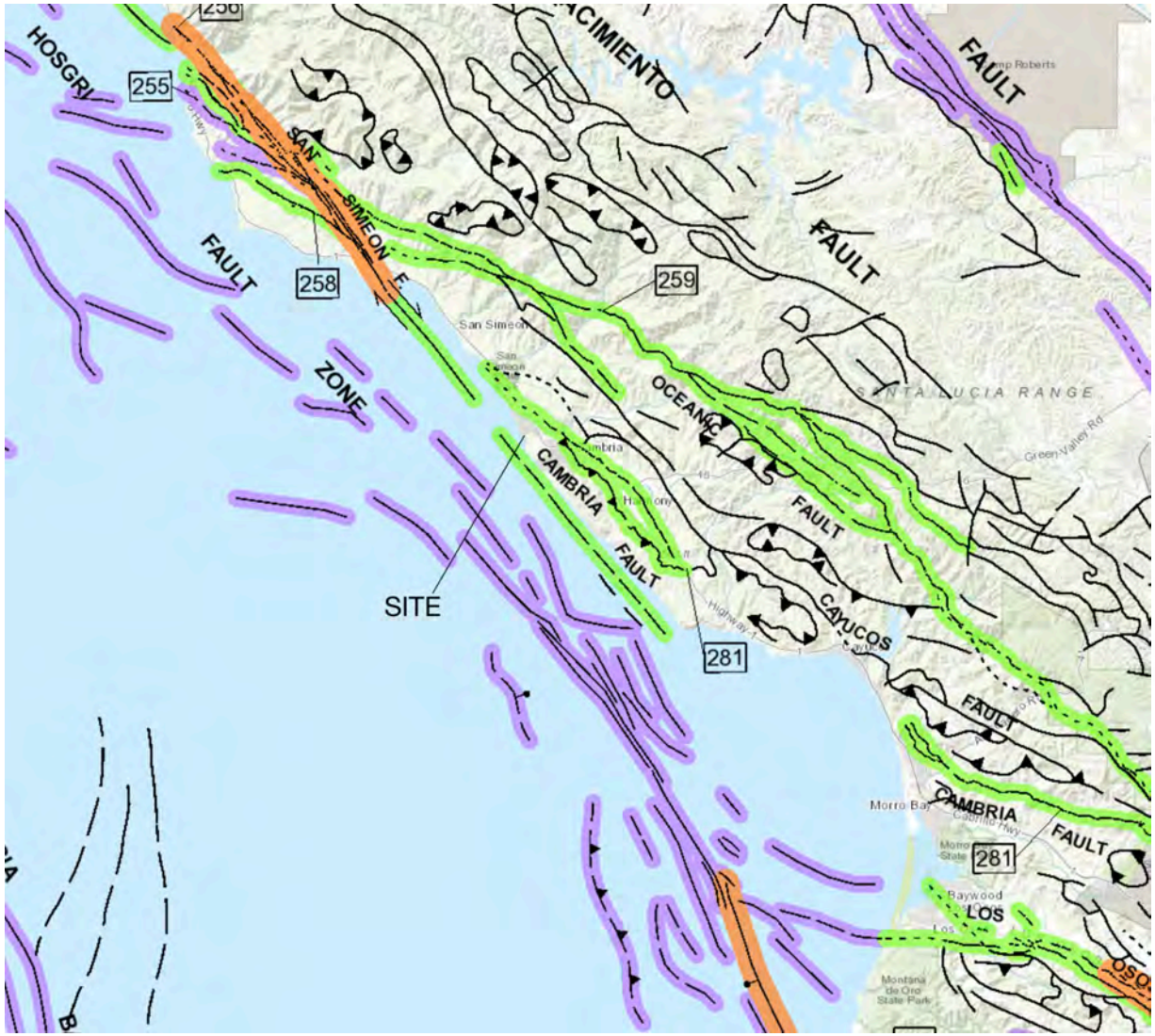
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REGIONAL GEOLOGY LEGEND (Hall, 1974)

PARCEL 14, NEWHALL AVENUE, APN: 023-131-014
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
2B

PROJECT NO:
SL09047-3



FAULT CLASSIFICATION COLOR CODE
(Indicating Recency of Movement)

Fault along which historic (last 200 years) displacement has occurred.

A triangle to the right or left of the date indicates termination point of observed surface displacement. Solid red triangle indicates known location of rupture termination point. Open black triangle indicates uncertain or estimated location of rupture termination point.

Date bracketed by triangles indicates local fault break.

No triangle by date indicates an intermediate point along faultbreak.

Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.

Square on fault indicates where fault creep slippage has occured that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).

Holocene fault displacement (during past 11,700 years) without historic record.

Late Quaternary fault displacement (during past 700,000 years).

Quaternary fault (age undifferentiated).

Pre-Quaternary fault (older that 1.6 million years) or fault without recognized Quaternary displacement.

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REGIONAL FAULT MAP (Jennings, 2010)

PARCEL 14, NEWHALL AVENUE, APN: 023-131-014
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
3

PROJECT NO:
SL09047-3



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AERIAL PHOTOGRAPH (Google, 2026)

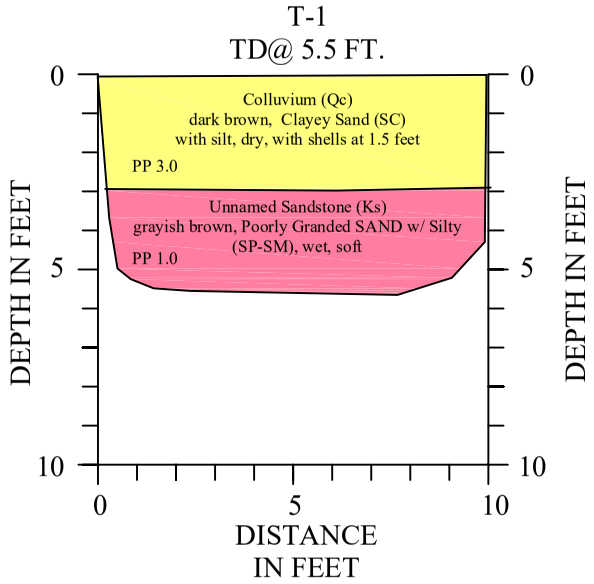
PARCEL 14, NEWHALL AVENUE, APN: 023-131-014
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

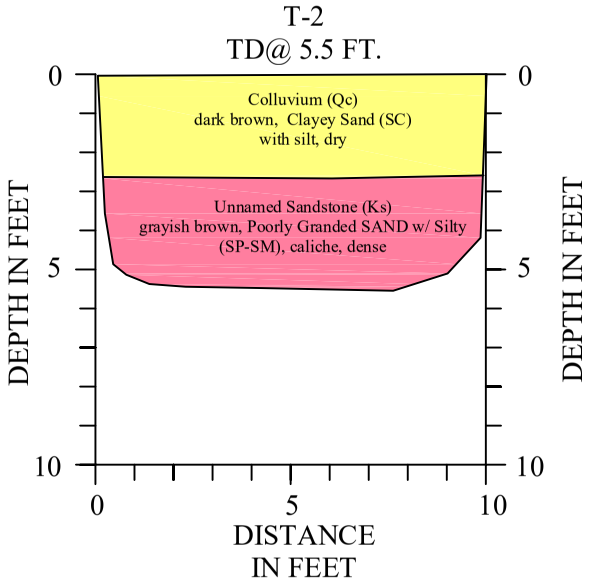
PLATE
4

PROJECT NO:
SL09047-3

APPENDIX A

Trench Logs





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

TRENCHING LOGS

PARCEL 14 NEWHALL, CAMBRIA AREA
SAN LUIS OBISPO COUNTY, CALIFORNIA

LOGS
1

PROJECT
SL09047-2

Department of Planning & Building

Parcel Report

APN: 023-131-014

Parcel Information

APN: 023-131-014

Assessee: SCHAFER JOHN H JR TRE ETAL

Care Of:

Address: 644 E MESA AVE, FRESNO
CA 93710

Description: CAM PINES TR 8 BL 226 LTS 4 & 5

For additional assessment information please see Assessor's Property Inquiry Portal



Community Code: CAMB

Supervisor District: Supdist 2

Avg Percent Slope: 22

Land Use Information

Land Uses	Combining Designations	
RSF	Archaeologically Sensitive Area	
	Terrestrial Habitat	GSA Geologic Hazard Area
		Coastal Zone



Permit Information

Permit	Description	Work Class	Application Date
C-DRC2026-00015	Land Use, Coastal Appealable	Minor Use Permit / CDP	4/23/2026 4:12:22 PM
P-APP2026-00084	Application	Land Use	4/23/2026 3:44:41 PM
P-APP2026-00083	Application	Land Use	4/23/2026 3:42:42 PM
P-APP2026-00082	Application	Land Use	4/23/2026 3:40:15 PM
P-APP2026-00081	Application	Land Use	4/23/2026 3:34:46 PM
P-APP2026-00080	Application	Land Use	4/23/2026 3:32:36 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Report generated: 5/8/2026 2:24:24 PM

P-APP2026-00079	Application	Land Use	4/23/2026 3:27:21 PM
P-APP2026-00078	Application	Land Use	4/23/2026 3:23:54 PM

Addresses on this Parcel

Recorded Ownership Documents (Current Ownership)

2025-R-031889

2025-R-031889

2025-R-031889

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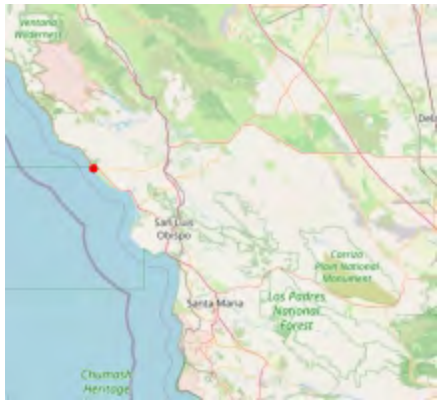
Department of Planning & Building

GIS Near 023-131-014



Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
  - CITY OF SAN LUIS OBISPO; ARROYO GR ATASCADERO; MORRO BAY; PASO ROB BEACH
  - CAL POLY
- Community Advisory Groups
  - Community Advisory Group Boundaries
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- 2011 Supervisor Districts
- SLO County Boundary



-94.04 0 47.02 94.04 Feet 1: 564

WGS_1984_Web_Mercator_Auxiliary_Sphere

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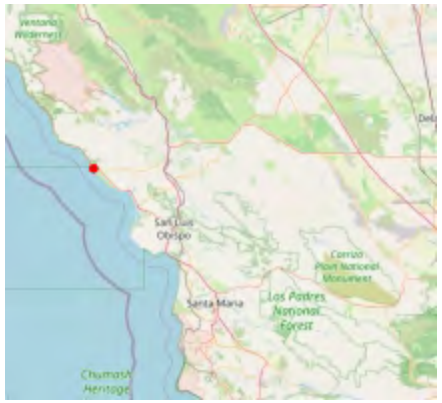
Department of Planning & Building

GIS Far 023-131-014



Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
  - CITY OF SAN LUIS OBISPO; ARROYO GR ATASCADERO; MORRO BAY; PASO ROB BEACH
  - CAL POLY
- Community Advisory Groups
  - Community Advisory Group Boundaries
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- 2011 Supervisor Districts
- SLO County Boundary



-376.17 0 188.08 376.17 Feet 1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Map for Reference Purposes Only

1" = 60'

REVISIONS	
I.S.	DATE
17-015	05-17-16
17-015	05-18-16
25-012	06-05-24

30' 0 60' 120'

ET 05-17-16 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 8, R.M. Bk. 05, Pg. 21.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
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