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

THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 9/5/2025

TO: **AG COMMISSIONER, ASSESSOR, BUILDING, CAL FIRE, CAL TRANS, COASTAL COMMISSION, GEOLOGY REVIEW, ENVIRONMENTAL HEALTH, LEGISLATIVE ASSISTANT 2ND DIST, PUBLIC WORKS, NORTH COASTAL ADVISORY COUNCIL, AND CA DEPT OF HOUSING AND COMMUNITY DEVELOPMENT.**

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

PROJECT NUMBER & NAME: C-DRC2025-00031 Bruinsma

PROJECT DESCRIPTION: A request by Garett Bruinsma for a Minor Use Permit / Coastal Development Permit (C-DRC2025-00031) to allow for dry camping as an incidental use on an existing approximately 162.05 acre project site. The proposed project is in the Agriculture land use category, located at 1590 Alapay Way, between the communities of Cambria and Cayucos.

APN: 046-081-010

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.*

COASTAL COUNTY REFERRAL REQUEST
REFERRAL TYPE: NEW PROJECT

DATE REQUESTED: 02/27/25 ASSIGNED PLANNER: Dane Mueller

PROJECT NAME: C-DRC2025-00031 Bruinsma

PROJECT DESCRIPTION: A request by Garett Bruinsma for a Minor Use Permit / Coastal Development Permit (C-DRC2025-00031) to allow for dry camping as an incidental use on an existing approximately 162.05 acre project site. The proposed project is in the Agriculture land use category, located at 1590 Alapay Way, between the communities of Cambria and Cayucos, APN: 046-081-010.

COUNTY DEPARTMENTS

- [x] AG COMMISSIONER
- [ ] AIRPORT
- [ ] AIR POLLUTION CONTROL BOARD *(APCD)*
- [x] ASSESSOR
- [x] BUILDING
- [x] CAL FIRE/ COUNTY FIRE
- [x] ENV HEALTH
- [ ] HEAL SLO
- [x] LEGISLATIVE ASSISTANT 2ND
- [ ] PARKS
- [x] PUBLIC WORKS
- [ ] ROAD NAMING *(TRACT/PARCEL MAP)*
- [ ] SHERIFF
- [ ] STORM WATER

COMMUNITY ADVISORY COUNCILS

- [ ] AVILA VALLEY ADVISORY COUNCIL
- [ ] CAYUCOS CITIZENS ADVISORY COUNCIL
- [ ] LOS OSOS COMMUNITY ADVISORY COUNCIL
- [x] NORTH COAST ADVISORY COUNCIL
- [ ] OCEANO/ HALCYON ADVISORY COUNCIL
- [ ] VACO
- [ ] SOUTH COUNTY ADVISORY COUNCIL

SERVICE PROVIDERS

- [ ] AT&T
- [ ] CHARTER CABLE TV
- [ ] PG&E
- [ ] SOUTHERN CAL GAS CO.

COMMUNITY SERVICES DISTRICTS

- [ ] AVILA CSD *(INC FIRE)*
- [ ] CAMBRIA CSD *(WATER, SEWER, FIRE)*
- [ ] CAYUCOS SANITARY
- [ ] FIVE CITIES FIRE AUTHORITY
- [ ] GOLDEN STATE WATER *(LOS OSOS)*
- [ ] LOS OSOS CSD
- [ ] MORRO ROCK MUTUAL *(CAYUCOS WATER)*
- [ ] OCEANO CSD
- [ ] CAYUCOS BEACH MUTUAL *(CAYUCOS WATER)*
- [ ] COUNTY SERVICE AREA 10 *(CAYUCOS WATER)*
- [ ] SAN MIGUELITO WATER CO *(AVILA)*
- [ ] SAN SIMEON CSD

SCHOOL DISTRICTS

- [ ] COAST UNION JOINT DISTRICT
- [ ] SAN LUIS COASTAL

CITIES

- [ ] ARROYO GRANDE
- [ ] ATASCADERO
- [ ] GROVER BEACH
- [ ] MORRO BAY
- [ ] PASO ROBLES
- [ ] PISMO BEACH
- [ ] SAN LUIS OBISPO
- [ ] OTHER:

COUNTY & COUNTY AGENCIES

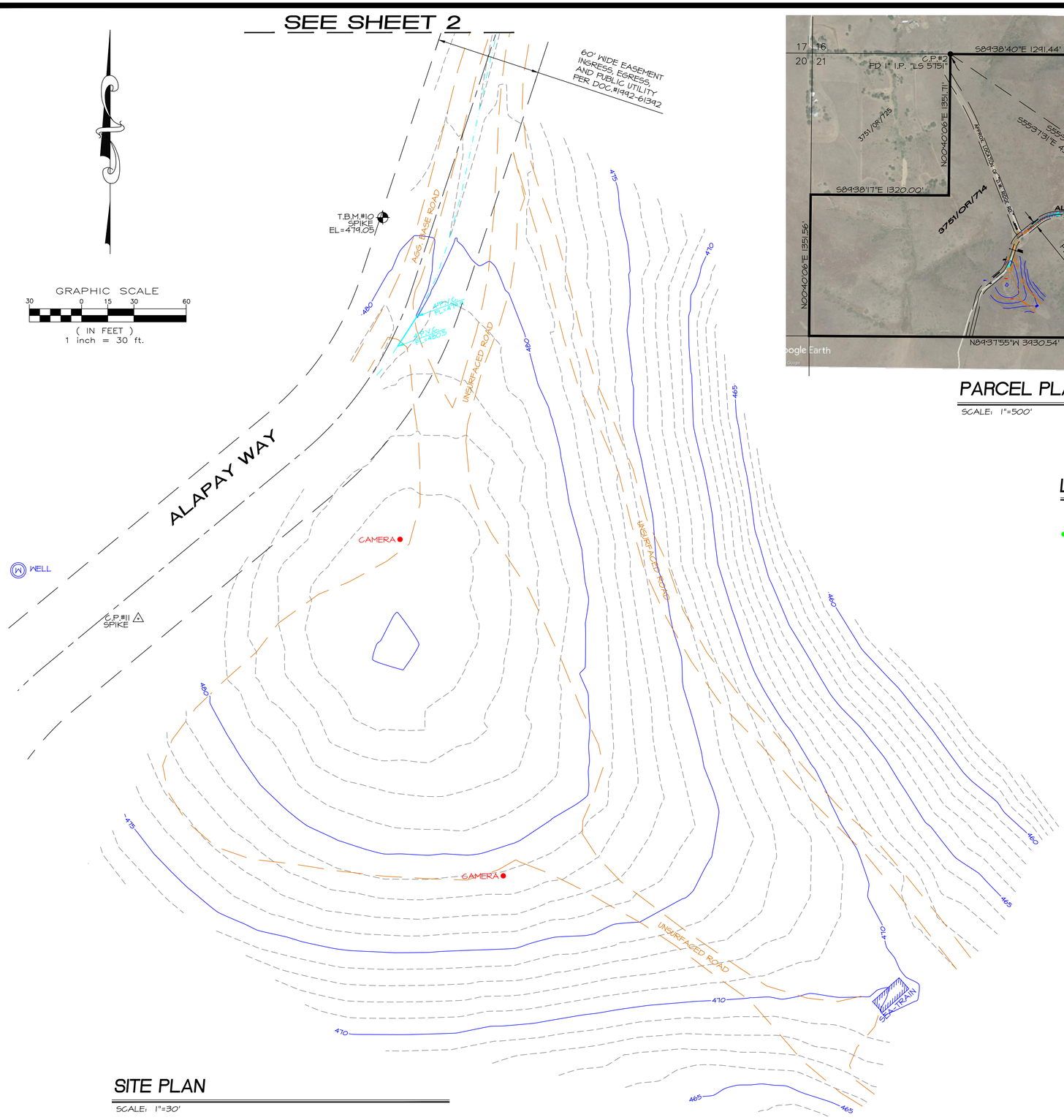
- [ ] KERN COUNTY
- [ ] KINGS COUNTY
- [ ] MONTEREY COUNTY
- [ ] MONTEREY COUNTY PARKS
- [ ] MONTEREY COUNTY WATER
- [ ] OTHER:

OTHER AGENCIES

- [ ] ARMY CORPS
- [ ] BICYCLE ADVISORY COMMITTEE
- [ ] BUREAU OF LAND MANAGEMENT
- [ ] CA FISH & WILDLIFE
- [x] CAL TRANS
- [x] COASTAL COMMISSION
- [ ] COASTAL SAN LUIS RESOURCE CONS.
- [ ] MORRO BAY ESTUARY PROGRAM
- [ ] NATIONAL MARINE FISHERIES SERVICE
- [ ] SCRS (NATIONAL RES. CONS. DIST.)
- [ ] PORT SAN LUIS HARBOR DIST. (AVILA)
- [ ] RWQCB
- [ ] STATE PARKS
- [ ] STATE LAND COMMISSION
- [ ] US FISH & WILDLIFE
- [x] OTHER: CA Dept. of Housing and Community Development

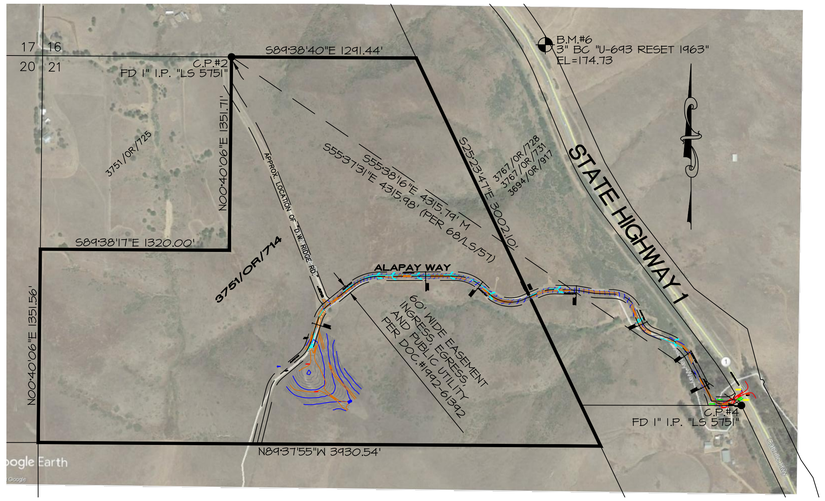
OTHER

- [x] GEOLOGY REVIEW
- [ ] AB52
- [ ] OTHER:



SITE PLAN

SCALE: 1"=30'



PARCEL PLAN

SCALE: 1"=500'

Legend

- RECORD BOUNDARY PER 57/LS/68
- TREE DRIPLINE (APPROXIMATE)
- (3) 10" OAKS — TREE AND SIZE
- 615 — CONTOUR
- EDGE OF UNSURFACED ROAD
- WALL
- FLOWLINE
- FENCES
- EDGE OF PAVEMENT
- CONCRETE
- 46.82 — SPOT ELEVATION
- PP — POWER/UTILITY POLE
- GUY WIRE
- BENCHMARK
- CONTROL POINT
- IRRIGATION CONTROL VALVE
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- P — PHONE PEDESTAL, BOX, VAULT, OR LOCKER
- PHONE MANHOLE
- TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC SIGNAL POLE
- TV — TV PEDESTAL, BOX, VAULT, OR LOCKER
- STORM DRAIN MANHOLE
- DRAIN INLET
- S — SEWER MANHOLE
- C — CLEANOUT
- SIGN
- LAMP POST
- E — ELECTRIC PEDESTAL, BOX, VAULT, OR LOCKER
- PVC PIPE UTILITY STUB/RISER
- FIRE HYDRANT
- MAIL BOX

Surveyor's Notes:

1. Boundary information shown hereon is calculated from record data per map 57/LS/68. A boundary survey may indicate differences in actual locations.
2. The contour interval is 1.0'
3. A current title report should be referenced for any possible easements not shown on this map.
4. The tree driplines are approximate.
5. Only the surface evidence of underground utilities have been measured in the field on this survey. If approximate underground alignments are shown, We make no warrantee as to the actual location, type or depth of those underground utilities. Call Underground Service Alert (USA) at 1-800-642-2444 to verify the actual location of utilities prior to any excavation. The surveyor also has made no investigation as to subsurface environmental conditions that would affect the use or development of this property.
6. The image in this topographic map is only scaled from a Google image, and for presentation purposes only.
7. The information shown hereon was prepared as an instrument of service for the client at the time of the survey, and shall not be used in whole or in part for any other project without written authorization from David W. Karp, PLS
8. The signed and sealed original drawing of this map constitutes the final work product. Karp Land Surveys will not be liable for electronic versions of this map provided to other parties.
9. Copyright 2010-Present, David W. Karp, PLS, Karp Land Surveys., all rights reserved All rights reserved. Any copies of this drawing shall have this notice. Any copies, working drawings, or other drawings containing the work product shown hereon, shall contain the following note: Topographic Survey by Karp Land Surveys; Paso Robles, CA; Phone: (805) 238-4545; www.KarpLandSurveys.com
10. This map correctly represents a survey performed by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act.

David W. Karp, PLS 8841 — 8/31/2020 Date

PROFESSIONAL LAND SURVEYOR — DAVID WILLIAM KARP — No. 8841 — STATE OF CALIFORNIA

Basis of Bearings

The basis of bearings for this topographic survey is Geodetic North, based on GPS observations.

Site Control

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
4	9645.8480	13012.8580	131.1080	FD 1" IP W/CAP LS-5571
5	9769.0535	13065.2607	132.0070	SPIKE,GTL
6	12216.7426	11642.7035	174.7300	FD-U693-FVO758
10	10170.2396	9982.6084	479.0514	SPIKE,GTL
11	9940.1048	9842.3074	477.1388	SPIKE,GTL

Basis of Elevations

The basis of elevations for this topographic map is based on NGS benchmark:
Description: Survey Disc
Designation: U 693 RESET 19363
PID: FVO758
Elevation: 174.73 feet (NAVD88)
A site benchmark having an elevation of 479.05 feet is a MAG spike and shown hereon as ⊕

Boundary Disclaimer

This survey was compiled for topographic purposes only, the boundary information shown hereon is intended for orientation only and such is not inferred or implied to be a boundary survey.

Topographic Map

OF A PORTION OF A PARCEL PER DOC#375/OR/714, AS SHOWN ON THE RECORD OF SURVEY 68/LS/57 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

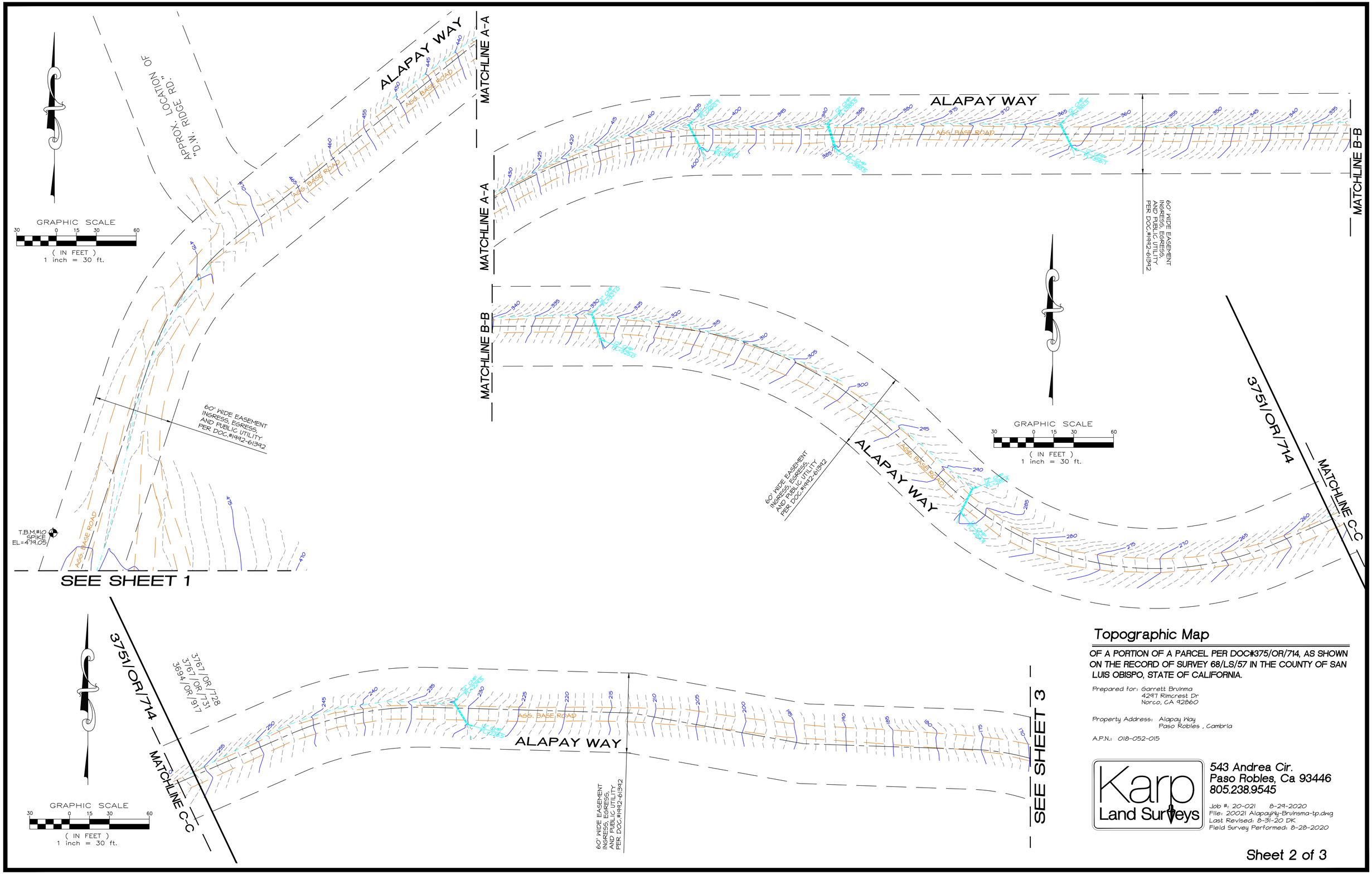
Prepared for: Garrett Bruinsma
4297 Rimcrest Dr
Norco, CA 92860

Property Address: Alapay Way
Paso Robles , Cambria

A.P.N.: 018-052-015

Karp Land Surveys
543 Andrea Cir.
Paso Robles, Ca 93446
805.238.9545

Job #: 20-021 8-29-2020
File: 20021 AlapayWy-Bruinsma-tp.dwg
Last Revised: 8-31-20 DK
Field Survey Performed: 8-28-2020



Topographic Map

OF A PORTION OF A PARCEL PER DOC#375/OR/714, AS SHOWN ON THE RECORD OF SURVEY 68/LS/57 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Prepared for: Garrett Bruinsma
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SEE SHEET 2

MATCHLINE D-D

ALAPAY WAY

STATE HIGHWAY 1

AGG. BASE ROAD

60' WIDE EASEMENT INGRESS, EGRESS, AND PUBLIC UTILITY PER DOC.#1992-61342

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

Legend

- RECORD BOUNDARY PER 57/LS/68
- TREE DRIPLINE (APPROXIMATE)
- (3) 10" OAKS — TREE AND SIZE
- 615 — CONTOUR
- EDGE OF UNSURFACED ROAD
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- SIGN
- LAMP POST
- E — ELECTRIC PEDESTAL, BOX, VAULT, OR LOCKER
- PVC — PVC PIPE UTILITY STUB/RISER
- FIRE HYDRANT
- MAIL BOX

HIGH PRESSURE GAS MARKER

PHONE @MANHOLE C.P.#5 SPIKE

ASPHALT

FENCE(TYP)

72"EUCALYPTUS

60"EUCALYPTUS

16"EUCALYPTUS

C.P.#4 FD 1" I.P. "LS 5751"

12" OAK FL=1152.2

FL=1152.8

Topographic Map

OF A PORTION OF A PARCEL PER DOC#375/OR/714, AS SHOWN ON THE RECORD OF SURVEY 68/LS/57 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Prepared for: Garrett Brulnma
4297 Rimcrest Dr
Norco, CA 92860

Property Address: Alapay Way
Paso Robles , Cambria

A.P.N.: 018-052-015

Karp Land Surveys
543 Andrea Cir.
Paso Robles, Ca 93446
805.238.9545

Job #: 20-021 8-29-2020
File: 20021 AlapayWy-Brulnsma-tp.dwg
Last Revised: 8-31-20 DK
Field Survey Performed: 8-28-2020

GRADING GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS AND CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
   1.1. CHAPTER 18 AND APPENDIX J OF THE 2019 CBC
   1.2. SAN LUIS OBISPO COUNTY TITLE 19 AND 23
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
3. NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL AND SCARIFIED AND COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS.
4. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, 2:1.
5. FILLS SHALL BE COMPACTED TO THE MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED IN THE PROJECT SOILS REPORT AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
6. ALL EXISTING FILLS SHALL BE BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ALL EXPOSED SLOPES SHALL BE PLANTED PER THE PROJECT LANDSCAPE PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
8. THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE AGENCY.
9. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
10. ALL CUT SLOPES SHALL BE INVESTIGATED BY THE GEOTECHNICAL ENGINEER DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CONTRACTOR.
11. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
12. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING EXISTING DRAINAGE PATTERNS.
15. ALL PLANTERS ADJACENT TO THE FOUNDATIONS SHALL BE SEALED ALONG THE SIDE OF THE FOUNDATION FOOTING AND EXTENDED UNDER THE PLANTER A MINIMUM OF 12" TO PREVENT MOISTURE FROM REACHING THE FOUNDATION SUB-GRADE SOILS.
16. EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECEIVING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
17. PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER WHENEVER WORK IS PROPOSED OR NECESSARY ACROSS THE PROJECT'S PROPERTY LINES.
18. ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
19. DIRT ACCESS RAMP OVER CURBS AND GUTTERS TO THE CONSTRUCTION SITE ARE PROHIBITED. WHEN NECESSARY FOR ENTRANCE TO SUCH CONSTRUCTION SITES, TEMPORARY ASPHALT RAMPS WITH A MINIMUM OF A 3" DIAMETER PIPE SHALL BE CONSTRUCTED TO CONVEY GUTTER DRAINAGE.
20. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA).
21. PROPOSED REVISIONS TO THE GRADING PLAN SHALL BE DRAWN IN RED PENCIL ON BOND COPIES OF THE APPROVED PLANS. THESE COPIES SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL. AFTER APPROVAL IS GIVEN, THE OWNER MAY REQUIRE AS-BUILT OF THE PLANS.
22. RULE 403. AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION:
   22.1. A PERSON SHALL NOT CAUSE OR ALLOW THE EMISSIONS OF FUGITIVE DUST FROM ANY TRANSPORT, HANDLING, CONSTRUCTION OR STORAGE ACTIVITY SO THAT THE PRESENCE OF SUCH DUST REMAINS VISIBLE IN THE ATMOSPHERE BEYOND THE PROPERTY LINE OF THE EMISSION SOURCE. (DOES NOT APPLY TO EMISSION EMANATING FROM UNPAVED ROADWAYS OPEN TO PUBLIC TRAVEL OR FARM ROADS. THIS EXCLUSION SHALL NOT APPLY TO INDUSTRIAL OR COMMERCIAL FACILITIES).
   22.2. A PERSON SHALL TAKE EVERY RESPONSIBLE PRECAUTION TO MINIMIZE FUGITIVE DUST EMISSIONS FROM WRECKING, EXCAVATION, GRADING, CLEARING OF LAND AND SOLID WASTE DISPOSAL OPERATIONS.
   22.3. A PERSON SHALL NOT CAUSE OR ALLOW PARTICULATE MATTER TO EXCEED 100 MICROGRAMS PER CUBIC METER WHEN DETERMINED AS THE DIFFERENCE BETWEEN UPWIND AND DOWNWIND SAMPLES COLLECTED ON HIGH VOLUME SAMPLERS AT THE PROPERTY LINE FOR A MINIMUM OF FIVE HOURS.
   22.4. A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO PREVENT VISIBLE PARTICULATE MATTER FROM BEING DEPOSITED UPON PUBLIC ROADWAYS. PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL OF PARTICULATE MATTER FROM EQUIPMENT PRIOR TO THE MOVEMENT ON PAVED STREETS ONTO WHICH SUCH MATERIAL HAS BEEN DEPOSITED.
   22.5. SUBSECTIONS (22.1) AND (22.2) SHALL NOT BE APPLICABLE WHEN THE WIND SPEED INSTANTANEOUSLY EXCEEDS 40 KILOMETERS (25 MILES) PER HOUR, OR WHEN THE AVERAGE WIND SPEED IS GREATER THAN 25 KILOMETERS (15 MILES) PER HOUR. THE AVERAGE WIND SPEED DETERMINATIONS SHALL BE ON A 15 MINUTE AVERAGE AT THE NEAREST OFFICIAL AIR-MONITORING STATION OR BY A WIND INSTRUMENT LOCATED AND MONITORED ON SITE.
23. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 9:00 AM AND 6:00 PM SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND AGENCY.
24. CONTRACTOR SHALL USE LOW EMISSION MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES, WHERE FEASIBLE.
25. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
26. CONTRACTOR SHALL USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT AS REQUIRED BY AQMD RULE 431.1 AND 431.2 AND SHALL USE EXISTING POWER SOURCES AND CLEAN FUEL GENERATORS WHEN POSSIBLE AS FEASIBLE DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
27. CONSTRUCTION PARKING SHALL BE ONSITE. TRAFFIC CONTROL AND ACCESS SHALL BE IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
28. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILES PER HOUR.
29. TRUCKS AND LARGE CONSTRUCTION VEHICLES SHALL OBTAIN APPROVED ROUTES FROM THE AGENCY'S PUBLIC WORKS DEPARTMENT.
30. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAYDOWN AREAS OR THOSE AREAS AWAITING FUTURE CONSTRUCTION. FREQUENTLY ACCESSED AREAS SHALL BE PAVED OR BASED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKING ONTO THE PUBLIC RIGHT OF WAY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURE:
   31.1. CESSATION OF ACTIVITIES DURING A STAGE-2 SMOG EPISODE. CALL 800-242-4022 FOR THE DAILY SMOG FORECAST.
   31.2. TRUCK ROUTES AND SCHEDULES FOR THE RECEIPT OF MATERIALS SHALL BE COORDINATED WITH THE APPROPRIATE AGENCIES.
   31.3. WHERE FEASIBLE, ON-ROAD AND OFF-ROAD VEHICLES AND EQUIPMENT SHALL BE TURNED OFF AND SUBSEQUENTLY RESTARTED IF THE ANTICIPATED DURATION OF IDLING IS EXPECTED TO EXCEED FIVE MINUTES.
32. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURE WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MILES PER HOUR:
   32.1. TERMINATION / MODIFICATION OF SCRAPERS, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.
   32.2. APPLICATION OF WATER AS NEEDED TO ANY UNPAVED SURFACE WITH VEHICLE OR EQUIPMENT OPERATIONS.
   32.3. APPLICATION OF WATER OR OTHER DUST CONTROL MATERIAL TO ANY PREVIOUSLY GRADED SURFACE IF DUST EMANATION IS VISIBLE FROM SUCH A SURFACE.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EQUIPMENT TO PREVENT VISIBLE SOOT FROM REDUCING LIGHT TRANSMISSION THROUGH THE EXHAUST STACK BY MORE THAN 20 PERCENT FOR MORE THAN THREE MINUTES PER HOUR AND USE LOW SULFUR FUEL AS REQUIRED BY THE APPROPRIATE AGENCY.
34. TRUCKS USED IN HAULING DIRT TO OR FROM THE SITE ON PUBLIC ROADS WILL BE COVERED OR WILL MAINTAIN A SIX INCH DIFFERENTIAL BETWEEN THE MAXIMUM HEIGHT OF ANY MATERIAL HAULED AND THE TOP OF THE TRAILER. HAUL TRUCK DRIVERS WILL LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORTATION.
35. PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE, EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BEFORE CONSTRUCTION. IF ANY MONUMENTS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL PAY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER TO RESET SUCH MONUMENTS.

PROFESSIONAL ENGINEERS NOTICE TO CONTRACTOR

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
2. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE TO OR PROTECTION OF THESE LINES.

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS , UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

PROJECT INFORMATION

ZONING:	AG
APN:	046-081-010
FLOOD ZONE:	ZONE X
SITE AREA:	162 AC
AREA DISTURBED:	LESS THAN 3000 SF
WDID NUMBER:	NOT REQUIRED (LESS THAN 1 ACRE)
GRADING INFORMATION*	
CUT QUANTITY:	50 CUBIC YARDS
FILL QUANTITY:	50 CUBIC YARDS
NET CUT/FILL:	0 CUBIC YARDS

* EARTHWORK QUANTITIES ARE PROVIDED FOR PERMITTING INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

SURVEY NOTES

BENCHMARK:
THE BASIS OF ELEVATIONS FOR THIS TOPOGRAPHIC MAP IS BASED ON NGS BENCHMARK:

DESCRIPTION:	SURVEY DISK
DESIGNATION:	U 693 RESET 19363
PID:	FV0758
ELEVATION:	174.73 FEET (NAVD88)

A SITE BENCHMARK HAVING AN ELEVATION OF 479.05 FEET IS A MAG SPIKE AND SHOWN HEREON

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS TOPOGRAPHIC SURVEY IS GEODETIC NORTH BASED ON GPS OBSERVATIONS

ORIGIN OF SURVEY INFORMATION:
THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY KARP LAND SURVEYS ON MAY 22, 2022. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THE SURVEYOR AND CONTRACTOR WILL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND PRIOR TO CONTINUING CONSTRUCTION.

PROJECT PARTICIPANTS

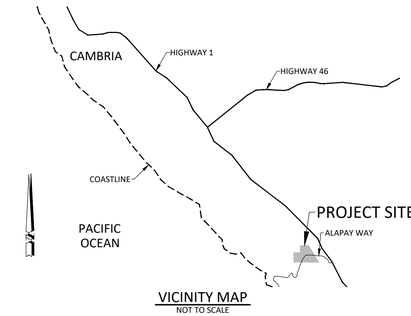
PROPERTY OWNER: GARRET BRUINSMA
4297 RIMCREST DRIVE
NORCO, CA 92860

AGENCY: COUNTY OF SAN LUIS OBISPO
976 OSOS STREET, SUITE 200
SAN LUIS OBISPO, CA 93401
805.781.5600

CIVIL ENGINEER: CIVIL DESIGN STUDIO, INC.
MONTE SOTO, P.E., QSD
P.O. BOX 199
CAMBRIA, CA 93428
805.706.0401

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	JP	JOINT POLE
AC	ASPHALTIC CONCRETE	L/A	LANDSCAPE AREA
ARCH	ARCHITECT	LP	LIGHT POLE / LOW POINT
AV	AIR VAC RELEASE	MH	MANHOLE
BLDG	BUILDING	MJ	MECHANICAL JOINT
BCR	BEGIN CURB RETURN	MON	MONUMENT
BEG	BEGINNING	NG	NATURAL GRADE
BF	BLIND FLANGE	NAP	NOT A PART
BSW	BACK OF SIDEWALK	OH / OHD	OVERHEAD UTILITY
BVC	BEGIN VERTICAL CURVE	P/A	PLANTER AREA
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
BO	BLOW OFF	PC	POINT OF CURVATURE
C/L	CENTERLINE	PCCR	POINT OF COMPOUND CURVE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CMU	CONCRETE MASONRY UNIT	PE	PAD ELEVATION
CO	CLEANOUT	PI	POINT OF INFLECTION
CONC	CONCRETE	POC	POINT OF CONNECTION (UTILITY)
DDC	DOUBLE DETECTOR CHECK	PP	POWER POLE
D/W	DRIVEWAY	PRCR	POINT OF REVERSE CURVE
ECR	END CURB RETURN	PS	PARKING STRIPE
EG	EXISTING GRADE	PT	POINT OF TANGENCY
EL	ELEVATION	PUE	PUBLIC UTILITY EASEMENT
ENG	ENGINEER	PVI	POINT OF VERTICAL INFLECTION
EP	EDGE OF PAVEMENT	R/W, ROW	RIGHT OF WAY
ESMT	EASEMENT	RP	REDUCED PRESSURE BACKFLOW DEVICE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SG	SUB-GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISHED GROUND ELEVATION	STA	STATION
FH	FIRE HYDRANT	TB	THRUST BLOCK
FL	FLOW LINE	TC	TOP OF CURB
FLG	FLANGED	TEL	TELEPHONE
FS	FINISHED SURFACE ELEVATION	TF	TOP OF FOOTING
GB	GRADE BREAK	TI	TRAFFIC INDEX
GM	GAS METER	TG	TOP OF GRATE
GV	GAS VALVE	TW	TOP OF WALL
GTD	GRADE TO DRAIN	VC	VERTICAL CURVE
GUY	GUY WIRE ANCHOR	VLT	VAULT
HB	HOSE BIB	WDID	WASTE DISCHARGE IDENTIFICATION NUMBER
HP	HIGH POINT	WL	WATERLINE
IE	SEWER INVERT ELEVATION	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
INV	STORM DRAIN INVERT ELEVATION		
IRR	IRRIGATION		



VICINITY MAP
NOT TO SCALE

PROJECT ROAD MAP

SCOPE OF WORK:
THE SCOPE OF WORK DEFINED BY THESE PLANS INCLUDES CONSTRUCTION OF AN AG EXEMPT STRUCTURE (DTM2025-00002).

THESE PLANS ALLOW FOR CONSTRUCTION OF THE FOLLOWING :

- CONSTRUCTION FOR THE AG EXEMPT STRUCTURE

SEPARATE PERMITS:
- NONE

PRE CONSTRUCTION MEETING:
A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER SPECIAL INSPECTION REPORTING REQUIREMENTS , EROSION AND SEDIMENTATION CONTROL, AND REPORTS REQUIRED. CALL MICHELLE FREEMAN AT 805.461.6199

SPECIAL INSPECTION TABLE:
SEE TABLE 1705.6 FROM THE 2019 CALIFORNIA BUILDING CODE, THIS SHEET.

SPECIAL CERTIFICATIONS:
SPECIAL INSPECTORS SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL. NAMES AND QUALIFICATIONS OF SPECIAL INSPECTOR(S) SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND BUILDING FOR APPROVAL.

LEGEND

SD	STORM DRAIN LINE		ASPHALT PAVING		SD MANHOLE
SS	SANITARY SEWER LINE		CONCRETE IN DRIVE AISLE		SS MANHOLE
SFM	SEWER FORCE MAIN		CONCRETE IN PEDESTRIAN AREA		SD CATCH BASIN
WL	WATER LINE		PLANTER AREA		SD/SS CLEANOUT
G	GAS LINE		DETECTABLE WARNING SURFACE		FIRE HYDRANT
E	(E) ELECTRIC LINE	(435.55) EG	(E) ELEVATION		WATER METER
	FLOWLINE	436.55 FS	FINISH SURFACE ELEVATION		WATER VALVE
	(E) FLOWLINE	1.0%	FINISH SURFACE GRADE		BACKFLOW DEVICE
	(E) MAJOR CONTOUR	(1.0%)	(E) SURFACE GRADE		FIRE DEPARTMENT CONNECTION
	(E) MINOR CONTOUR				POST INDICATOR VALVE
	RETAINING WALL				GREASE INTERCEPTOR
	PROPERTY LINE				YARD DRAIN
	STREET CENTERLINE				THRUST BLOCK
	(E) BUILDING				

SHEET LIST TABLE	
SHEET #	SHEET TITLE
C100	TITLE SHEET
C101	SHEET INDEX
C300	SITE PLAN

DIGALERT
DIAL TOLL FREE
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(1-800-227-2600)
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | Ca. 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER * MONTE R. SOTO * No. 78744 * CIVIL * STATE OF CALIFORNIA
PLANS NOT READY FOR CONSTRUCTION
PLANS READY FOR CONSTRUCTION
PLANS READY FOR PERMIT SET

PROJECT NAME: ALAPAY AG EXEMPT STRUCTURE

PROJECT LOCATION: ALAPAY WAY
HARMONY, CA
APN: 046-081-010

PLANS PREPARED FOR: GARRETT BRUINSMA
4297 RIMCREST DRIVE
NORCO, CA 92860

REVISIONS:

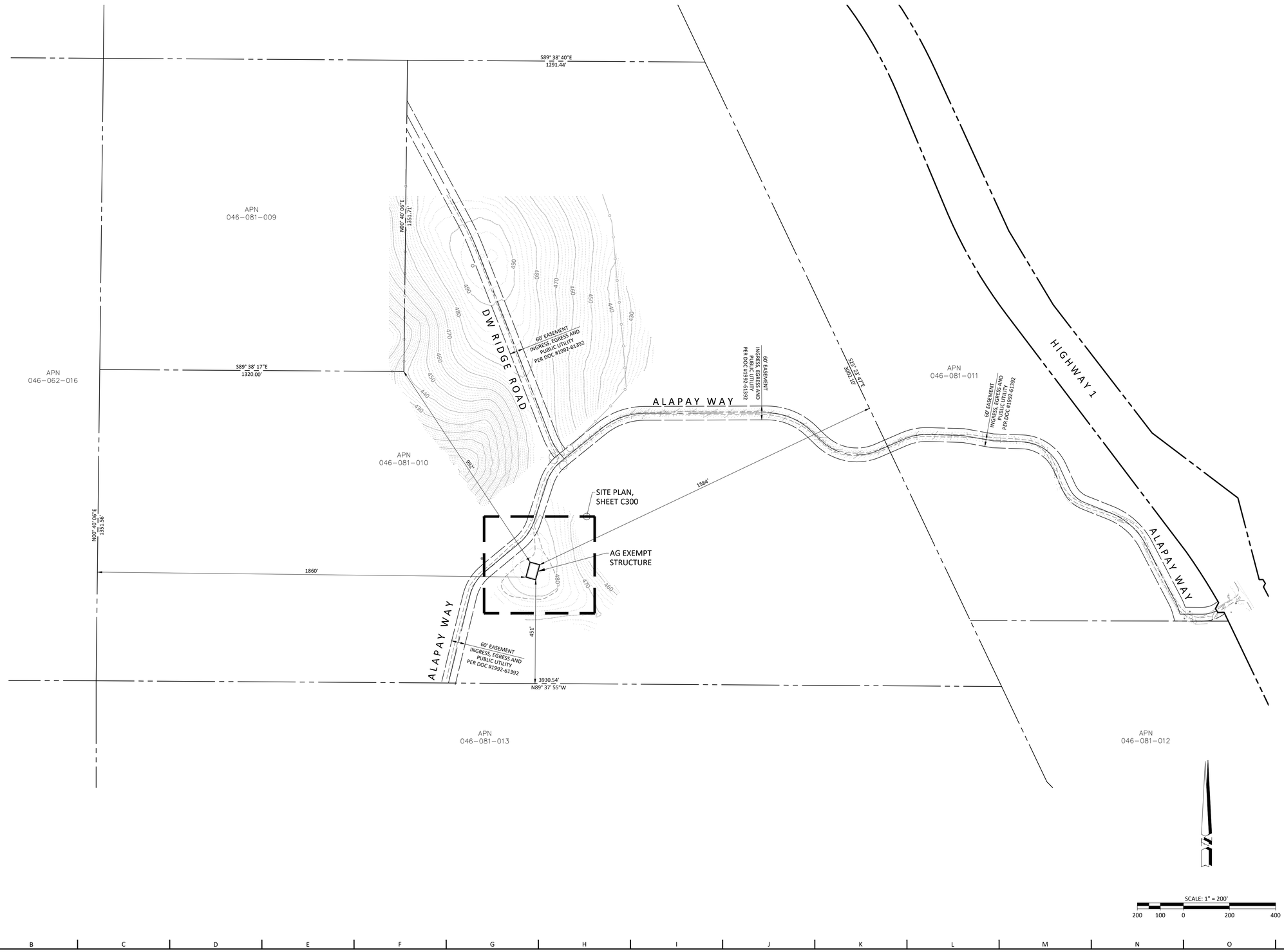
REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	January 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	22-039

TITLE SHEET

C100

SHEET 1 OF 3 SHEETS

Z:\Shared\CDS Data\CDS Archive\22-039 Alapay Way Harmony_Project\3_Condocs\22-039 Title Sheet.dwg, January 28, 2025



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P.O. Box 199 | Cambria | Ca. 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PLANS NOT REVIEWED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER R. SOTO CIVIL STATE OF CALIFORNIA

ALAPAY AG EXEMPT STRUCTURE

PROJECT NAME:

PROJECT LOCATION:
ALAPAY WAY
HARMONY, CA
APN: 046-081-010

PLANS PREPARED FOR:
GARRETT BRUINSMA
4297 RIMCREST DRIVE
NORCO, CA 92860

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	January 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	22-039

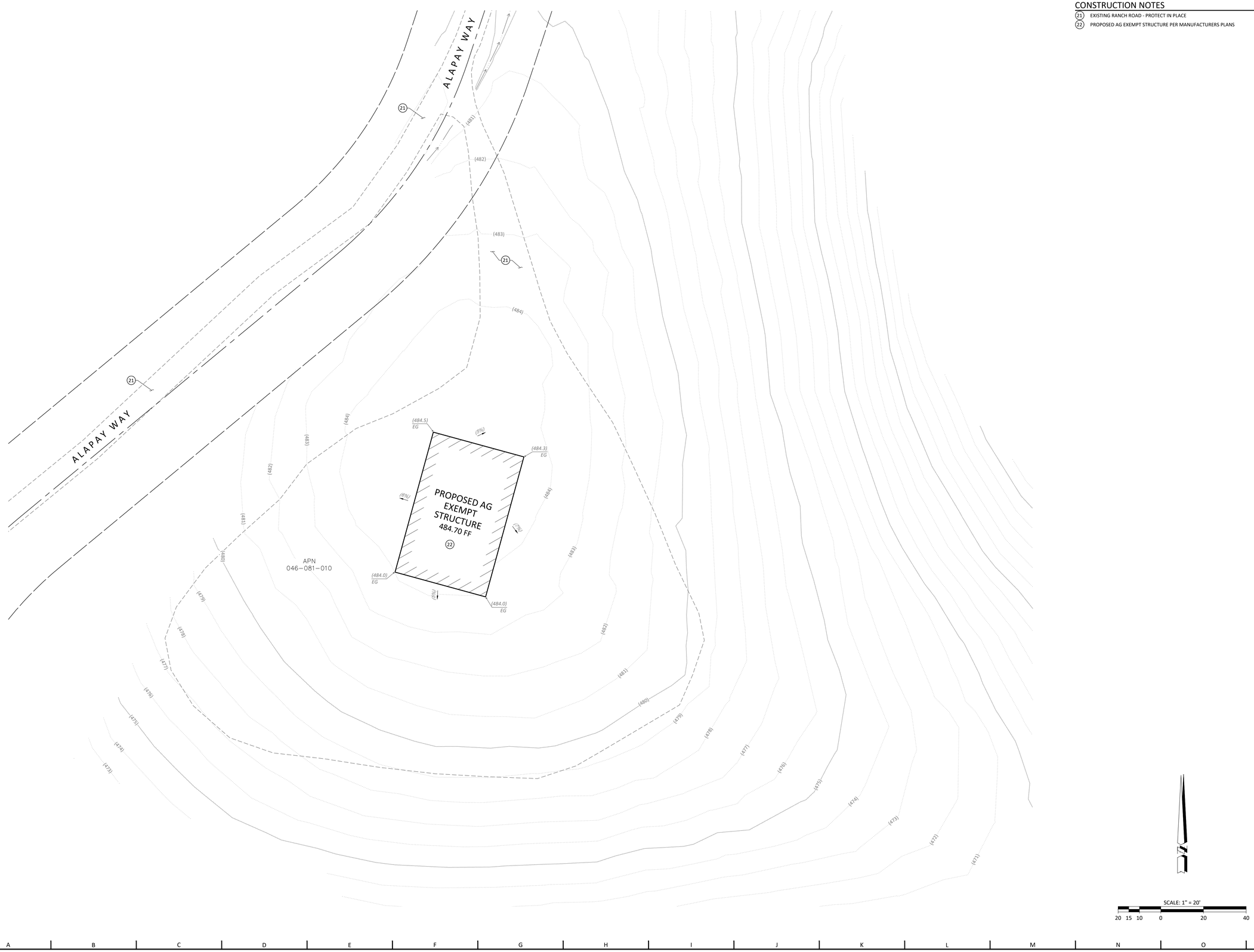
SHEET INDEX

C101

CONSTRUCTION NOTES

(21) EXISTING RANCH ROAD - PROTECT IN PLACE

(22) PROPOSED AG EXEMPT STRUCTURE PER MANUFACTURERS PLANS



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805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PLAN REVIEW SET NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER R. SOTO Civil STATE OF CALIFORNIA

PROJECT NAME: ALAPAY AG EXEMPT STRUCTURE

PROJECT LOCATION: ALAPAY WAY HARMONY, CA APN: 046-081-010

PLANS PREPARED FOR: GARRETT BRUINSMA 4297 RIMCREST DRIVE NORCO, CA 92860

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	January 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	22-039

SITE PLAN

C300

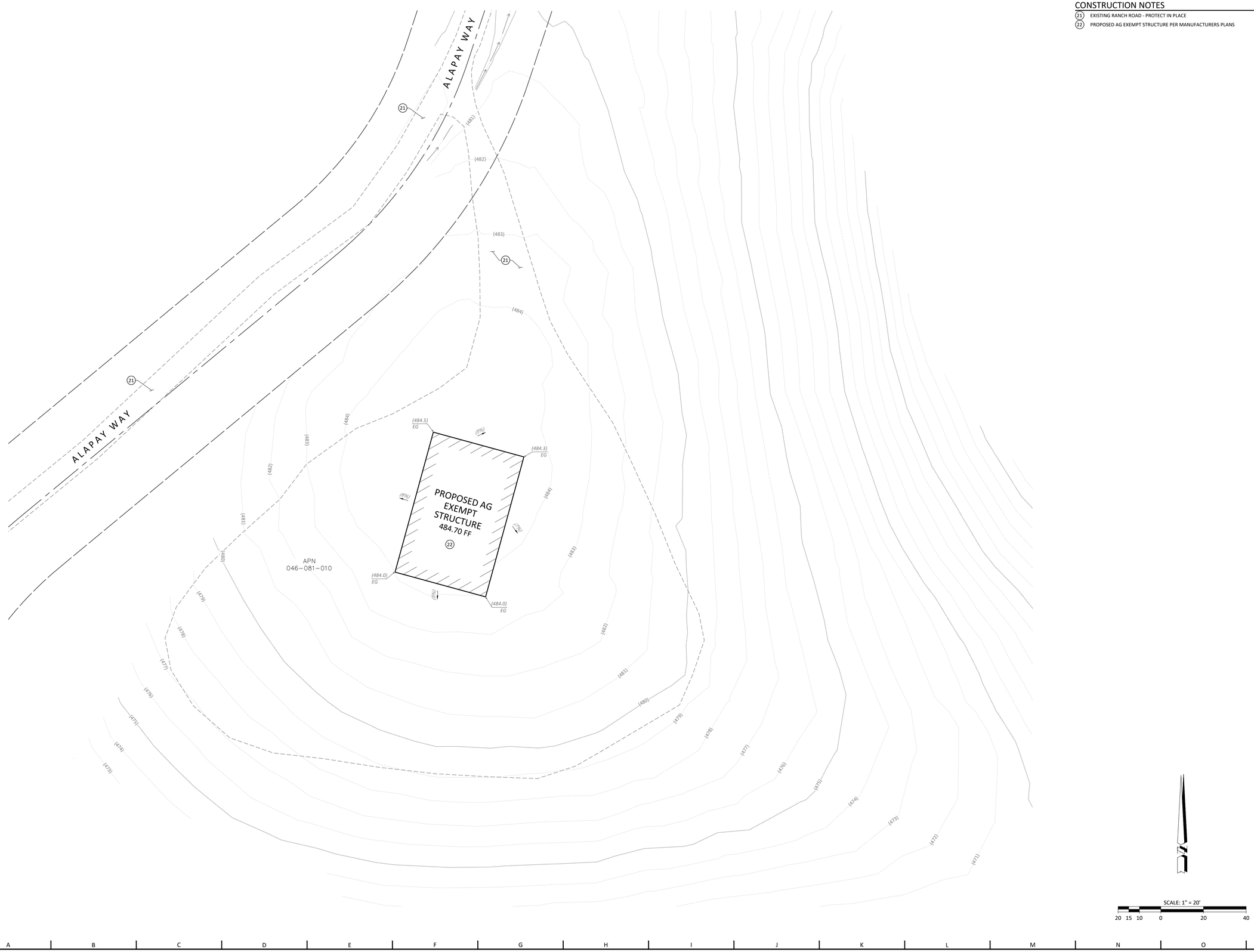
SHEET 3 OF 3 SHEETS

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CONSTRUCTION NOTES

(21) EXISTING RANCH ROAD - PROTECT IN PLACE

(22) PROPOSED AG EXEMPT STRUCTURE PER MANUFACTURERS PLANS



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P.O. Box 199 | Cambria | Ca. 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PLAN REVIEW SET NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER R. SOTO Civil STATE OF CALIFORNIA

PROJECT NAME: ALAPAY AG EXEMPT STRUCTURE

PROJECT LOCATION: ALAPAY WAY HARMONY, CA APN: 046-081-010

PLANS PREPARED FOR: GARRETT BRUINSMA 4297 RIMCREST DRIVE NORCO, CA 92860

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	January 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	22-039

SITE PLAN

C300

SHEET 3 OF 3 SHEETS

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Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 1 of 12
Order: 1 Comment:

Doc No: 1992-061392 Rec No: 5839

TICOR TITLE INSURANCE COMPANY

Official Records
San Luis Obispo Co.
FRANCIS M. COONEY
Recorder
Sep 10, 1992
Time: 08:00
[12]

RF 38.00
TOTAL 38.00

Recording Requested by and
When Recorded Mail to:

Marcia B. Pine
CADWALADER, WICKERSHAM & TAFT
660 South Figueroa Street, 23rd Flo.
Los Angeles, CA 90017

Attorneys for Declarant

DECLARATION OF RESTRICTIONS
North Ranch

THIS DECLARATION OF RESTRICTIONS (this "Declaration") made this 13 day of July, 1992, by MONTY R. ORMSBY and SANDY S. ORMSBY, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner of Parcels 1-N through 5-N as more particularly set forth in Exhibit "A" attached hereto; and

WHEREAS, Parcels 1-N through 3-N and Parcel 5-N (hereinafter collectively referred to as "the Parcels") are served by a road easement traversing Parcels 1-N through 5-N as shown on and described in Exhibit "B" attached hereto (the "Easement Area"); and

WHEREAS, the Parcels are benefitted by the road easement by providing legal access to portions of the Parcels and Parcel 4-N; and

WHEREAS, Declarant intends to sell the above described property, restricting it in accordance with a common plan designed to preserve the value and residential and agricultural qualities of said land for the benefit of its future owners.

NOW THEREFORE, Declarant declares that said real property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the restrictions hereinafter set forth expressly and exclusively for the use and benefit of said property and each and every person or entity who now or in the future owns any portion or portions of said property.

1. Each and every owner of any one of the Parcels shall have the right to construct all or any portion of a road which meets applicable San Luis Obispo County and California Department of Forestry Road Standards within the easement beginning at the southeastern boundary of Parcel 3-N at the access point to State Highway 1 and terminating at the boundaries of Parcels 1-N and 5-N, which easement is described in Exhibit "B".

2. The cost of construction of the roadway within the road easement described in Exhibit "B" and in accordance with San Luis Obispo County standards for construction, shall be paid in proportionate

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 2 of 12
Order: 1 Comment:

amounts by each owner who obtains a building permit to construct a residential dwelling on the Parcels. If the cost of construction of the roadway is paid for entirely by the first owner to obtain a building permit, such owner and subsequent owners who contribute shall be entitled to be reimbursed a proportionate share of the cost of construction of the roadway to the private driveway encroachment of the owner who subsequently obtains a building permit to construct a residential dwelling. A proportionate share shall be determined by the length of road used by each owner in relation to the length of road used by other owners of the Parcels. Roadway construction costs shall include engineering, design, actual construction costs and roadway construction permit fees and other related fees, charges and expenses. This reimbursement obligation shall expire ten (10) years from the date of completion of construction of the last portion of the roadway within the easement described in Exhibit "B".

3. The maintenance and repair of the road easements serving Parcels 1-N through 5-N shall be the responsibility of each owner of the Parcels who uses the road to serve a residential dwelling. The cost of maintenance and repair shall be shared by the owners of the Parcels proportionately to the use made of the road easement by each owner. Proportion of use under this Paragraph 3 and a proportionate share under Paragraph 2 shall be determined by the length of the road used by each owner in relation to the length of the road used by other owners holding building permits for the Parcels. The length of road used shall be measured from the boundary of the subject parcel closest to State Highway 1, along the road easement, to the access point on State Highway 1.

4. The right of way created by the road easement described in Exhibit "B" shall be maintained as provided in Paragraph 3 above in a good and passable condition under all traffic and weather conditions.

5. Repairs on the private road easement and roadway shall be required when the majority of the owners of properties using the road to serve a residential dwelling reach an agreement in writing that repairs are needed. In the absence of an agreement to the contrary, such owner or owners shall obtain three (3) bids from licensed contractors and shall accept the lowest of said three bids and shall then initiate the repairs of the road, if necessary, with each owner bearing his prorata share of the costs and expenses thereof as set forth above, regardless of whether such owner shall have concurred with said agreement or not.

6. Every owner of a parcel, whether or not obligated to maintain the roadway, who shall cause or allow said roadway to be used, traversed or altered by vehicular traffic or otherwise, in a manner causing damage to the surface or structure of the roadway as may be determined by a majority of the owners of property served by the roadway, shall bear as his responsibility the full cost and expenses of repairing such damage.

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 3 of 12
Order: 1 Comment:

7. If an owner shall not pay his prorata share of costs and expenses immediately upon receiving a bill for the same, the remaining owners shall be entitled to and hereby are granted a security interest in and a lien against such defaulting owner's interest in his or her parcel (or portion thereof), with power of sale, to secure repayment of the defaulting owner's share of such costs and expenses paid by the remaining owners (plus interest thereon at the rate provided below in this Paragraph 7). Such power of sale shall be exercised in accordance with Section 2924 et. seq. of the California Civil Code. In addition to the enforcement of their lien rights hereunder, the remaining owners, without further notice, shall also be entitled to institute legal action for the collection of funds advanced on behalf of such defaulting owner in accordance with the provisions of California Civil Code Section 845 and shall be entitled to recover in such action in addition to the funds advanced, interest thereon at the current prime rate of interest charged by Bank of America (not to exceed the maximum rate permitted by law) until paid and all costs and disbursements incurred in such action, including such sum or sums as the court may fix as reasonable attorney's fees.

8. The roadway easement is granted and reserved as shown in Exhibit "B" is granted and reserved and shall be set forth in each subsequent property owner's grant deed. The access point to State Highway 1 shall not be changed without the prior written consent of the State of California Department of Transportation ("CalTrans"). The easement described herein may be used by all owners of the Parcels for ingress and egress to and from their respective parcels and for the installation, maintenance, repair and replacement of utilities.

9. These restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen (15) years from the date these restrictions are recorded, after which time said restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Parcels has been recorded, agreeing to change said restrictions in whole or in part.

10. Each owner shall have the right to relocate the portion of the road easement located on his property, provided that: (i) the relocated portions of the roadway (or utilities, as the case may be) shall, after such relocation, continue to comply with this Declaration; (ii) such relocation shall be effected only after thirty (30) days' prior written notice to the other owners of the intended location of the roadway and any utility service(s) which will be affected by the proposed relocation; (iii) the relocating owner shall provide the other owners an alternate paved road for ingress and egress to their parcels during such relocation process; and (iv) such relocation shall be performed at the sole cost and expense of the relocating owner.

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 4 of 12
Order: 1 Comment:

11. In the event any owner shall be required to commence any action or proceeding against any other owner by reason of any controversy or claim arising out of or relating to this Declaration, or the breach or claimed breach of this Declaration, or in order to obtain a declaration of rights under this Declaration, the owner receiving substantially the result it sought or defended (the "Prevailing Party"), whether by award, judgment, default or otherwise, shall be entitled to recover from the other owner the Prevailing Party's reasonable attorneys' fees and costs, including, but not limited to, all witness fees and associated expenses.

12. Each owner, for and on behalf of himself or herself and his or her contractors, invitees, employees, attorneys, representatives, and agents, and the respective heirs, legatees, devisees, administrators, executors, successors, and assigns of each of the foregoing (collectively, "Indemnifying Party"), hereby indemnifies and agrees to defend and hold harmless each of the other owners of properties using the road and his or her contractors, invitees, employees, attorneys, representatives, and agents, and the respective heirs, legatees, devisees, administrators, executors, successors, and assigns of each of the foregoing, from and against any and all claims, suits, actions, demands, liabilities, indebtedness, awards, judgments, acts, omissions, misfeasance, malfeasance, debts, sums of money, accounts, controversies, promises, damages, costs, losses, and expenses, of every type, kind, nature, description, or character that in any way arise out of, are connected with, or relate to the negligence or willful misconduct of the Indemnifying Party in connection with the use and enjoyment of the Easement Area.

13. Each owner agrees that it will not unreasonably restrict or otherwise unreasonably impair any other owner's access, use or enjoyment of the Easement Area. Notwithstanding any other provision of this Declaration, no owner shall have any obligation to pay or perform the obligations of another owner under this Declaration.

14. Any amendment, modification or termination of this Declaration must be in writing in recordable form and shall not be effective until approved by a majority of the owners of the Parcels.

15. Whenever an owner's approval, consent or agreement (collectively, "Consent") is required under this Declaration, such Consent must be in writing. If there is multiple ownership of the fee interest in any parcel governed by this Declaration (whether by the subdivision of a parcel or otherwise), the owners of such parcel, collectively, may cast only one vote on behalf of the entire parcel where the Consent of a majority of the property owners is required hereunder. In any case where an owner's Consent is required, if such owner does not grant or deny such Consent in a writing delivered to the requesting party within thirty (30) calendar days after the request, then Consent shall be deemed to have been given.

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 5 of 12
Order: 1 Comment:

16. No breach or violation of the provisions contained herein shall defeat or render invalid the lien of any mortgage or deed of trust (hereinafter referred to as "Mortgage") which is then of record securing a loan made in good faith and for value with respect to a parcel or any portion thereof. The security interest and lien granted to non-defaulting owners under Paragraph 7, above, shall be and hereby are subject and subordinant to the lien of a Mortgage recorded against a parcel or portion thereof. All of the provisions of this Declaration, however, shall be binding upon and effective against any subsequent fee title owner of such parcel, or any portion thereof, whose title is acquired in good faith and for value by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise pursuant to such lien right. Any such subsequent owner shall not be responsible for breaches of this Declaration occurring prior to such subsequent owner's acquisition of title; provided, however, that such subsequent owner shall not be excused thereby from future performance of its obligations hereunder.

17. No provision of this Declaration or any easement or other instrument executed by Declarant with respect to the road easement referred to herein shall be deemed or construed to contain a representation or warranty, whether express or implied, with respect to (i) the fitness or suitability of the road easement for the property owners' respective intended uses, (ii) the physical condition of the Easement Area, or (iii) the compliance of the Easement Area (or any road which may now or hereafter be located therein) with applicable statutes, laws, codes, ordinances, guidelines, or regulations, including, without limitation, those of San Luis Obispo County, California, the California Department of Forestry Road Standards or the California Department of Transportation.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictions the day and year first above written.

DECLARANT:

MONTY R. ORMSBY

SANDY S. ORMSBY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
On July 13, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared MONTY R. ORMSBY and SANDY S. ORMSBY personally known to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
WITNESS my hand and official seal.

Anna T. Major

OFFICIAL SEAL
SUSAN T. MAJOR
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Mar. 4, 1994

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 6 of 12
Order: 1 Comment:

State of California)
) ss.
County of Los Angeles)

On July 14, 1992 before me, a notary public in and for said State, personally appeared Sandy S. Ormsby personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in the capacity indicated at the signature point.

WITNESS my hand and official seal.

OFFICIAL SEAL
SHARRON SMITH
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Mar. 21, 1994

Signature Sharron Smith

[SEAL]

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 7 of 12
Order: 1 Comment:

EXHIBIT "A"
NORTH RANCH

PARCEL 1-N

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 OF TOWNSHIP 28 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF. COUNTY OF SAN LUIS OBISPO.

PARCEL 2-N

LOTS 1 AND 2 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21 OF TOWNSHIP 28 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF. COUNTY OF SAN LUIS OBISPO.

PARCEL 3-N

PARCEL ONE:
ALL THAT PORTION OF THE RANCHO SAN GERONIMO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN BOOK B AT PAGE 85 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST BOUNDARY OF SAID RANCHO, 11.73 CHAINS, NORTH 25°30'00" WEST FROM POST "SJ6" OF SAID RANCHO; THENCE, DUE EAST, 17.61 CHAINS TO THE NORTH CORNER OF LAND OF R.B. TRIPP; THENCE NORTH 39°45'00", A DISTANCE OF 32.90 CHAINS; THENCE NORTH 18°15'00" WEST, A DISTANCE OF 11.65 CHAINS ; THENCE NORTH 77°30'00" WEST, A DISTANCE OF 11.55 CHAINS TO THE RANCHO LINE AFORESAID, TO POST FORMING CORNER TO LANDS OF HILL AND BRYANT; THENCE SOUTH 25°30'00" EAST, ALONG SAID RANCHO LINE TO THE POINT OF BEGINNING.

PARCEL TWO:
ALL THAT PORTION OF THE RANCHO SAN GERONIMO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK B AT PAGE 85 OF PATENTS, DESCRIBED IN DEED RECORDED IN BOOK J AT PAGE 406 OF DEEDS, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF PARCEL 4 OF PARCEL MAP CO 74-301, AS PER MAP RECORDED IN BOOK 16 AT PAGE 66 PARCEL MAPS, RECORDS OF SAID COUNTY; ON THE WEST BY THE WESTERLY LINE OF SAID RANCHO SAN GERONIMO; ON THE EAST BY THE WEST LINE OF CALIFORNIA STATE HIGHWAY 1 RIGHT OF WAY; AND ON THE SOUTH BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID RANCHO SAN GERONIMO; SAID POINT BEING 11.73 CHAINS NORTHERLY OF POST "SJ6" OF SAID RANCHO; THENCE EAST, 17.61 CHAINS, MORE OR LESS TO A POINT IN THE WEST LINE OF CALIFORNIA STATE HIGHWAY 1 RIGHT OF WAY, SAID POINT BEING THE POINT OF TERMINUS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST BOUNDARY OF SAID RANCHO 11.73 CHAINS, NORTH 25 ° 30' 00" WEST FROM POST "SJ6" OF SAID RANCHO; THENCE DUE EAST 17.61 CHAINS, TO THE NORTH CORNER OF LAND OF R.B. TRIPP; THENCE NORTH 39 ° 45' 00" WEST, A DISTANCE OF 32.90 CHAINS; THENCE NORTH 18 °15' 00" WEST, A DISTANCE OF 11.65 CHAINS; THENCE NORTH 77 ° 30' 00" WEST, A DISTANCE OF 11.55 CHAINS TO THE RANCHO LINE AFORESAID, TO POST FORMING CORNER TO LANDS OF HILL AND BRYANT; THENCE SOUTH 25 ° 30' 00" EAST, ALONG SAID RANCHO LINE TO THE POINT OF BEGINNING.

Description: San Luis Obispo, CA Document-Year.DocID 1992.61392 Page: 8 of 12
Order: 1 Comment:

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES.

PARCEL THREE:
THOSE PARTS OF THE PORTION OF THE RANCHO SAN GERONIMO IN SAN LUIS OBISPO COUNTY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 7, 1959 IN VOLUME 998, PAGE 572 OF OFFICIAL RECORDS OF SAID COUNTY THAT LIES SOUTHWESTERLY OF COURSES 1 AND 2 DESCRIBED IN THE DEED RECORDED JUNE 3, 1960 IN VOLUME 1067, PAGE 430 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4-N

PARCEL 1:
The Northwest quarter of the Northwest quarter of Section 21 of Township 28 South, Range 9 East, Mount Diablo Base and Meridian, according to the official plat thereof.

PARCEL 2:
Lots 1 and 2 and the South half of the Northwest quarter of Section 21 of Township 28 South, Range 9 East, Mount Diablo Base and Meridian, according to the official plat thereof.

PARCEL 3:
All that portion of the Rancho San Geronimo, in the County of San Luis Obispo, State of California, according to map filed in Book B at page 85 of Patents, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the West boundary of said Rancho 11.73 chains, North 25° 30' 00" West from Post "SJ6" of said Rancho; thence due East, 17.61 chains, to the North corner of land of R.B. Tripp; thence North 39° 45' 00" West, a distance of 32.90 chains; thence North 18° 15' 00" West, a distance of 11.65 chains; thence North 77° 30' 00" West, a distance of 11.55 chains to the Rancho line aforesaid, to post forming corner to lands of Hill and Bryant; thence South 25° 30' 00" East, along said Rancho line to the Point of Beginning.

All that portion of the Rancho San Geronimo, in the County of San Luis Obispo, State of California, according to map filed in Book B at page 85 of Patents, in the Office of the County Recorder of said County, described as follows:
Beginning at the Northeast corner of Lot 5 of Section 21, Township 28 South, Range 9 East, Mount Diablo Base and Meridian, at Northeast corner of school location of Mrs. M. J. Bayliss now owned by Robert Logan; thence due East to the gulch of Arroyo Del Islay; thence following up the center of said gulch to a point due East of the first rocky mound upon which grows a wild plum or Islay tree; thence due West to the Northwesterly boundary of said Rancho of San Geronimo; thence following said boundary line Southerly and Southeasterly to the place of beginning.

Excepting therefrom those portions conveyed to the State of California.

PARCEL 5-N

LOTS 3 AND 4 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, AND LOTS 3 AND 4 AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21 OF TOWNSHIP 28 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 9 of 12
Order: 1 Comment:

EXHIBIT "B"
NORTH RANCH

EASEMENT "A":

AN EASEMENT 60 FEET IN WIDTH FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER, UNDER AND UPON A PORTION OF RANCHO SAN GERONIMO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY OF CALIFORNIA STATE HIGHWAY 1 AS SAME EXISTED JUNE 15, 1992 AT ENGINEER'S STATION 509+89.46 LEFT 154.96 FEET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY N 31°27'54" W (SHOWN AS N 29°43'59" W ON CALIFORNIA STATE HIGHWAY RIGHT OF WAY MAP 05-SLO-01) 10.11 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, THE RADIAL CENTER OF WHICH BEARS N 29°05'59" W, 125.00 FEET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°12'57" AN ARC LENGTH OF 63.74 FEET;

THENCE N 89°53'02" W, A DISTANCE OF 97.95 FEET;

THENCE N 15°16'15" W, A DISTANCE OF 14.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°09'30" AN ARC LENGTH OF 42.44 FEET;

THENCE N 27°25'45" W, 277.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°50'39" AN ARC LENGTH OF 213.86 FEET;

THENCE N 68°16'24" W, 119.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 125.00 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°42'15" AN ARC LENGTH OF 95.35 FEET;

THENCE N 24°34'09" W, 101.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 185.00 FEET;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°29'21" AN ARC LENGTH OF 205.00 FEET;

THENCE N 88°03'30" W, A DISTANCE OF 126.81 FEET;

THENCE N 79°51'55" W, A DISTANCE OF 131.17 FEET;

THENCE N 88°21'45" W, A DISTANCE OF 151.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 250.00 FEET;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'41" AN ARC LENGTH OF 109.50 FEET;

THENCE S 66°32'34" W, 76.90 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RANCHO SAN GERONIMO FROM WHICH A 1" IRON PIPE WITH TAG "L.S. 5751" MARKING THE POSITION OF "SJ6" OF SAID RANCHO BEARS S 25°23'02" E, 1612.40 FEET.

THE SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED SO AS TO MEET AT ANGLE POINTS AND TO TERMINATE AT SAID SOUTHWESTERLY LINE OF THE RANCHO SAN GERONIMO AND SAID WESTERLY LINE OF SAID STATE HIGHWAY RIGHT OF WAY.

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 11 of 12
Order: 1 Comment:

THENCE N 45°52'34" W, 59.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 275.00 FEET;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'30" AN ARC LENGTH OF 212.60 FEET;

THENCE S 89°49'49" W, 530.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 300.00 FEET;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°49'43" AN ARC LENGTH OF 203.31 FEET;

THENCE S 51°00'05" W, 207.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 38°59'55" W, 26.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'02" AN ARC LENGTH OF 92.68 FEET;

THENCE N 21°17'53" W, 877.55 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°54'03" AN ARC LENGTH OF 120.44 FEET;

THENCE N 28°11'56" W, 529.61 FEET TO A POINT IN THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 FROM WHICH A 1" IRON PIPE WITH TAG "L.S. 5751" SET AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER BEARS N 0°40'52" E, 237.02 FEET.

THE SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED SO AS TO MEET AT ANGLE POINTS AND TO TERMINATE AT SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21.

EASEMENT "D":

AN EASEMENT 60 FEET IN WIDTH FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER, UNDER AND UPON A PORTION OF RANCHO SAN GERONIMO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY OF CALIFORNIA STATE HIGHWAY 1 AS SAME EXISTED JUNE 15, 1992 AT ENGINEER'S STATION 509+89.46 LEFT 154.98 FEET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY N 31°27'54" W (SHOWN AS N 29°43'59" W ON CALIFORNIA STATE HIGHWAY RIGHT OF WAY MAP 05-SLO-01) 10.11 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, THE RADIAL CENTER OF WHICH BEARS N 29°05'59" W, 125.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°14'10" AN ARC LENGTH OF 13.61 FEET;

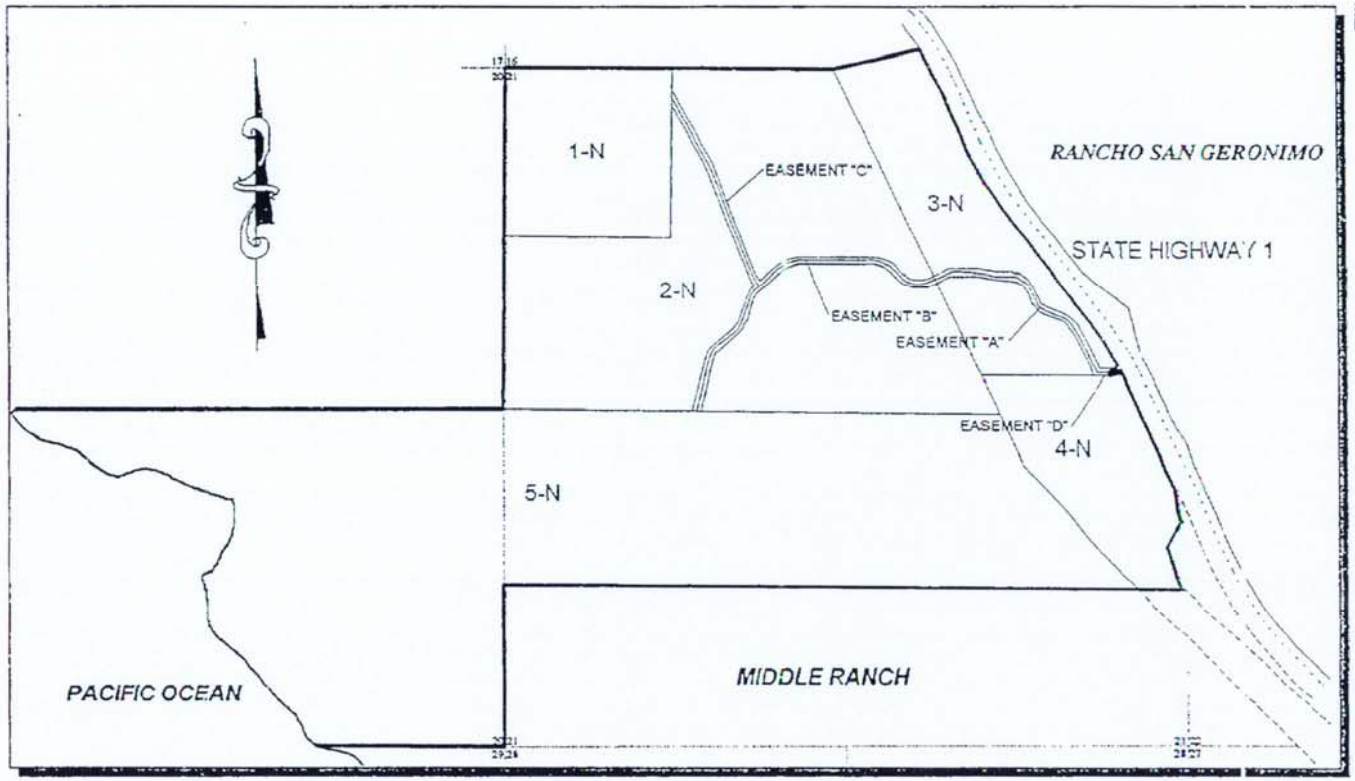
THENCE S 0°06'58" W NON-TANGENT TO SAID CURVE 39.92 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 9, 1991 IN BOOK 3767 AT PAGE 729 OF OFFICIAL RECORDS FROM WHICH A 1" IRON PIPE WITH TAG "L.S. 5751" SET AT THE INTERSECTION OF SAID NORTHERLY LINE WITH THE WESTERLY LINE OF SAID STATE HIGHWAY RIGHT OF WAY BEARS S 89°53'02" E, 62.93 FEET.

THE SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED SO AS TO MEET AT ANGLE POINTS AND TO TERMINATE AT SAID NORTHERLY LINE OF SAID CERTIFICATE OF COMPLIANCE AND SAID WESTERLY LINE OF SAID HIGHWAY RIGHT OF WAY.

Description: San Luis Obispo,CA Document-Year.DocID 1992.61392 Page: 12 of 12
Order: 1 Comment:

EXHIBIT "B" ATTACHMENT

NORTH RANCH



END OF DOCUMENT

First American Title Insurance

Order: 1
Comment:
Friday, October 29, 2010 12:11 PM

State	County	Type	Document Information	Print Description
CA	San Luis Obisp	Document-Year.Do	1992.61392	Complete 12 Page(s)

Thanks for the reply Jessica,

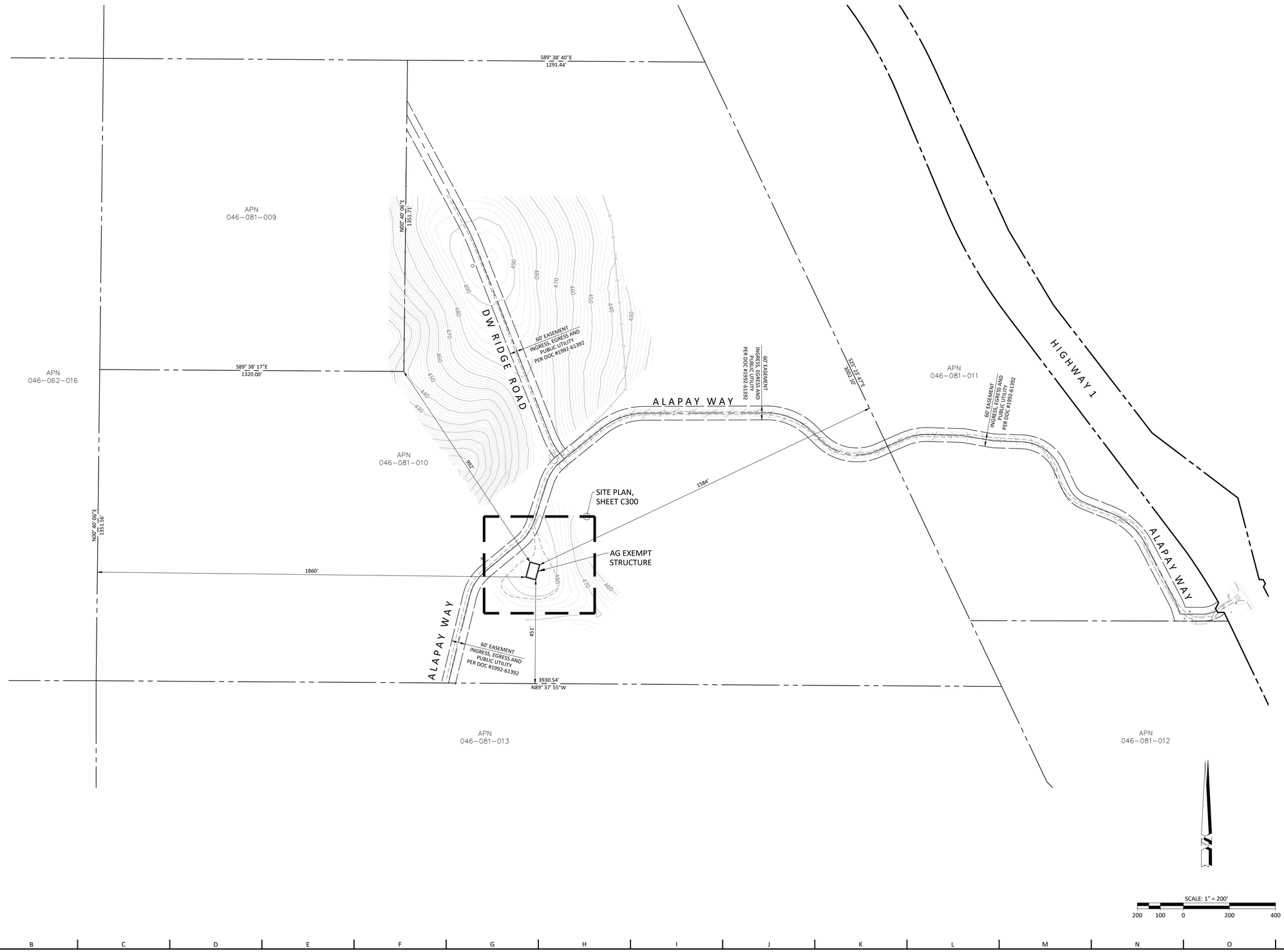
We are applying for this because we have several projects on the ranch (NRCS EQIP program, Barn build) and need security and overnight stay possible.

Site plan: attached
Location, name, width and type of surface of easement: attached (compacted redrock)
Evidence of legal access to hwy1: attached (easement, Declaration of restrictions)
Location of existing structures: attached (Barn build in progress, plot plan)
Location, dimensions of easements: attached Declaration of restrictions)
Water supply and sewer: None (Temporary portable restrooms/ RV's dry camping are our only option)
Location of existing or proposed driveways: attached in plot plan in fenced barn site, gravel.

Project description: No construction,
Identification of common open areas: Entirety of the ranch?
General information: We plan to have overnight temporary stays as construction of the permited barn and NRCS project are worked on in the next few months. NRCS project, crossfencing, water supply and troughs for cattle, and brush management are included in the NRCS project that must be completed ny the end of 2026. Barn construction material and equipment are vulnerable to theft.

Please contact me with any questions. I appreciate your patience with this request.

Sincerely,
Garett & Shelly Bruinsma
951-212-3561



Z:\Shared\CDS Data\CDS Archive\22-039 Alapay Way Harmony_Project\3_Condocs\22-039 Sheet Index.dwg, January 28, 2025

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | Ca. 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PLANS NOT REVIEWED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER R. SOTO CIVIL STATE OF CALIFORNIA

ALAPAY AG EXEMPT STRUCTURE

PROJECT NAME:

PROJECT LOCATION:
ALAPAY WAY
HARMONY, CA
APN: 046-081-010

PLANS PREPARED FOR:
GARRETT BRUINSMA
4297 RIMCREST DRIVE
NORCO, CA 92860

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	January 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	22-039

SHEET INDEX

C101

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 Incidental Camping Permit

TYPE OF PROJECT:

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):

Describe existing and future access to the proposed project site:

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: Agriculture South: Agriculture

East: Agriculture West: Agriculture

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

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other: _____ sq. feet _____%

Total area of all paving structures: _____ ☐ 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: _____

Type(s) of tree(s):

_____

Setbacks:
Front _____ Back _____ Left _____ Right _____

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

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

_____

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

PROPOSED SEWAGE DISPOSAL
☐ Individual On-Site System
☑ Other: Incidental Camping Permit
☐ Community System (list the agency or company responsible provision):

_____

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: _____ Number of bedrooms per unit: ☐

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

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

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Application Contact Information

GEN-3000
04/01/2020

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: Garett Bruinsma	
Company:	
Telephone: 951-212-3561	Email Address: alapay@att.net
Mailing address: 1590 Alapay Way	
City: Harmony CA 93435	State: / Zip Code:

APPLICANT	☑ Primary Billing Contact
Name: Garett Bruinsma	
Company:	
Telephone: 951-212-3561	Email address: alapay@att.net
Mailing address: 1590 Alapay Way	
City: Harmony	State: CA / Zip Code: 93435

AUTHORIZED AGENT	☐ Primary Billing Contact
Name:	
Company:	
Telephone:	Email address:
Mailing Address:	
City:	State: / Zip Code:

PROPERTY INFORMATION

Assessor's Parcel Number: 046-081-010	Physical address:	Total size, in acres: 162 Acres

Directions to the property (include landmarks and any gate codes):
Hwy1 to Alapay Way

Describe current uses on the property (include structures, improvements, and vegetation):
AgricultureWay agriculture, Cattle grazing, Grass,

PROJECT INFORMATION

Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary:
Incidental Camping Permit

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:** 8/25/2025

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

PLN-1003
01/01/2020

Environmental Description

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:

Are there any springs, streams, lakes, or marshes on or near the site?
☐ Yes ☑ No
If yes, please describe:

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:

Environmental Description

PLN-1003
01/01/2020

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? _____

How many service connections will be required? _____

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? _____ feet

Environmental Description

PLN-1003
01/01/2020

SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)

Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____

What is the amount of proposed flow?
_____ (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?
_____

Where is the waste disposal storage in relation to buildings? _____

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: _____

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

Location of nearest....
Police station: _____
Fire station: _____
Public transit stop: _____

HISTORIC AND ARCHEOLOGICAL INFORMATION

Describe the historic use of the site:
Agricultural

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: _____

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

PLN-1003
01/01/2020

Environmental Description

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:

ENVIRONMENTAL INFORMATION

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

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):

None

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1006
01/24/2020

Information Disclosure Form

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

PLN-1006
01/24/2020

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 — 8/25/2025 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):
Project Description:	

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: Grace Brinsma	Phone: 951-212-3[illegible]	Name:	Phone:
		Company / Agency:	Email:
Full Mailing Address: 1590 Alapay Way Harmony CA 93435		Full Mailing Address:	
Signature:	Date: 8/25/25	Signature:	Date:

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: _____

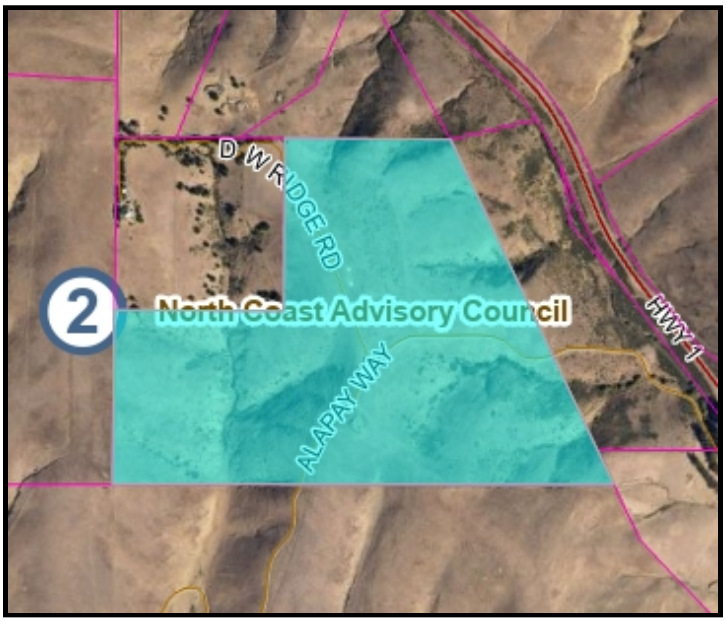
Applicant Signature:	Applicant Name (Print): Grant Brinkman
Date of Signature: 8/25/25	Phone: 951-212-3561
Email: Akapay@att.net	

Department of Planning & Building

Parcel Report

APN: 046-081-010

Parcel Information



APN: 046-081-010

Assessee: BRUINSMA GARETT TRE ETAL

Care Of:

Address: 4297 RIM CREST DR, NORCO CA 92860

Description: T28S R9E PTN SEC 21

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

Community Code: NOCST

Supervisor District: Supdist 2

Avg Percent Slope: 20

Land Use Information

Land Uses	Combining Designations
AG	Coastal Zone Creek or Stream
	GSA Geologic Hazard Area
	Coastal Zone



Permit Information

Permit	Description	Work Class	Application Date
C-DRC2025-00031	Land Use, Coastal Appealable	Minor Use Permit / CDP	8/26/2025 3:21:47 PM
P-APP2025-00212	Application	Land Use	8/25/2025 9:14:35 PM
DTM2025-00002	Determination	Exempt Agricultural Accessory Building	1/15/2025 3:04:38 PM
PRE2019-00144	Pre-Application	Pre-Application	11/12/2019 10:58:04 AM
PRE2019-00138	Pre-Application	Pre-Application	10/25/2019 8:08:24 AM

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: 9/5/2025 10:58:53 AM

D920236P	Land Use	Minor Use Permit	10/29/1996 12:00:00 AM
91634	PMTG - Grading Permit	Major Grading - over 10% slope or 5000 cu yds	6/4/1993 12:00:00 AM
S900101	Subdivision	Conditional Certificate of Compliance	4/4/1991 12:00:00 AM

Addresses on this Parcel

Recorded Ownership Documents (Current Ownership)

2024-R-033961

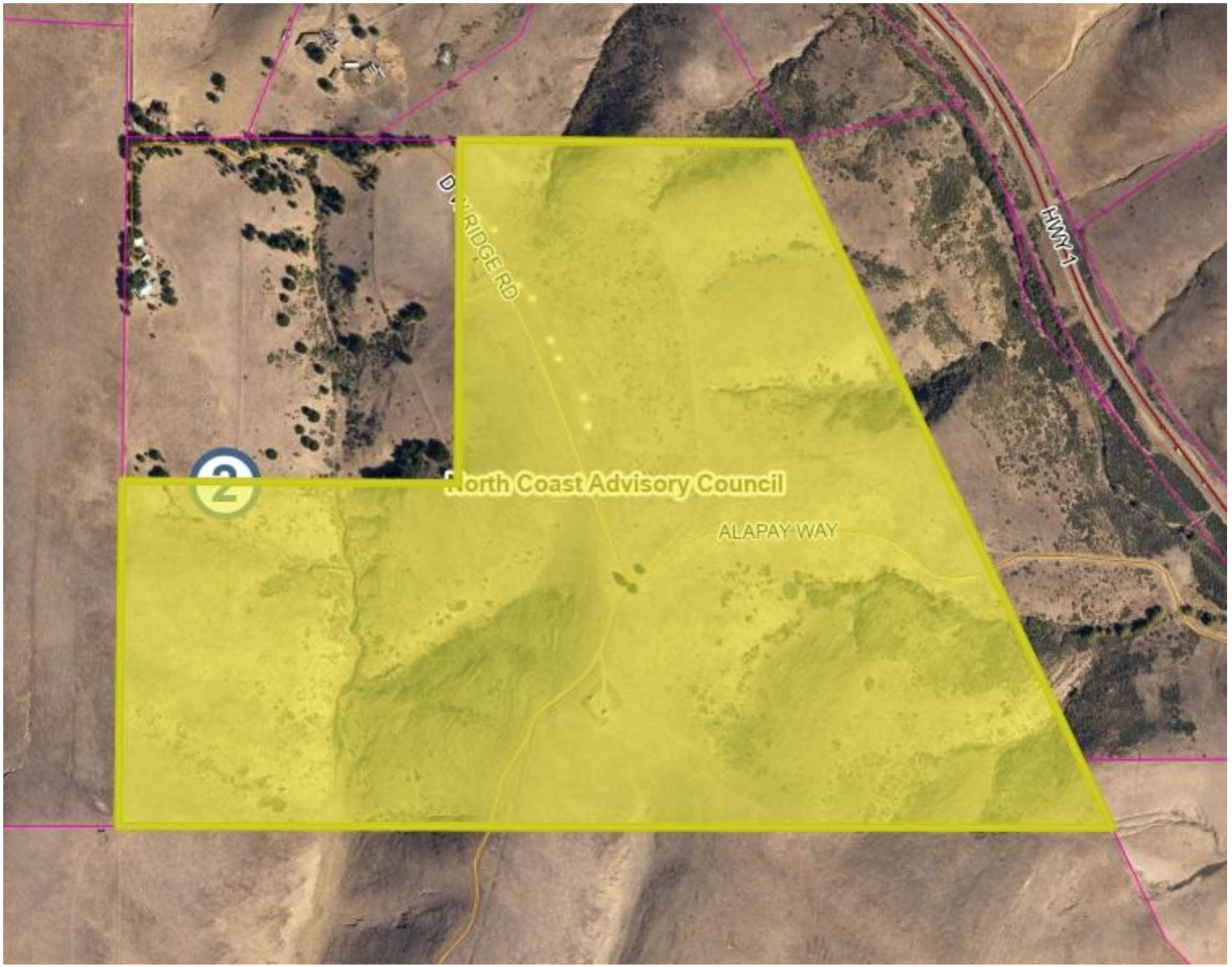
2024-R-033961

2024-R-033961

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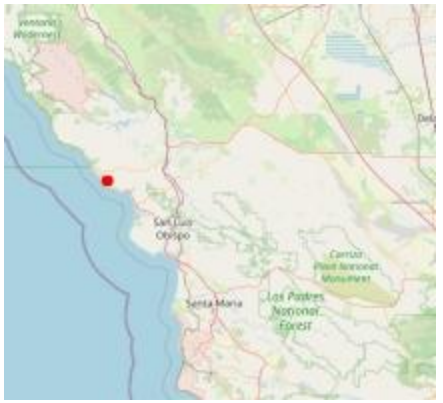
Department of Planning & Building

GIS Near 046-081-010



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



-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Map for Reference Purposes Only

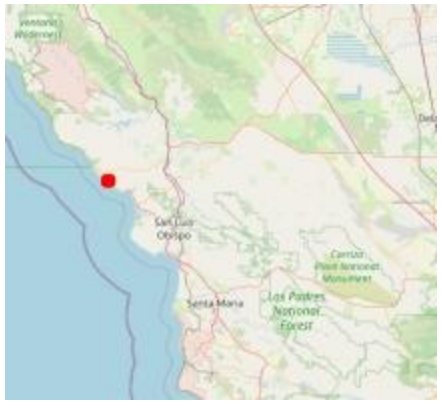
Department of Planning & Building

GIS Far 046-081-010



Legend

- SLO County Parcels
- Roads
  - CalTrans
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  - 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



-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056

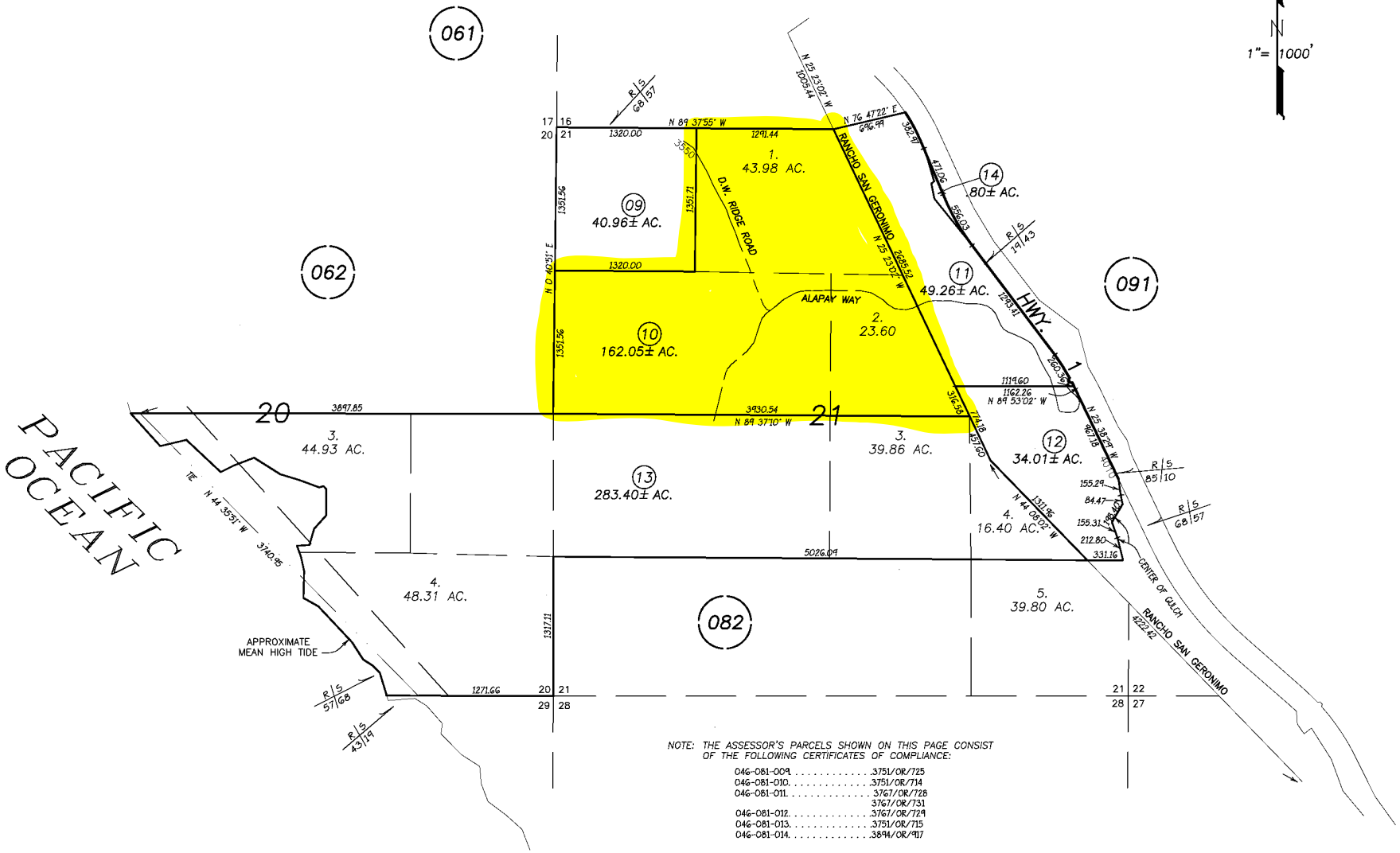
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Map for Reference Purposes Only

046-081



NOTE: THE ASSESSOR'S PARCELS SHOWN ON THIS PAGE CONSIST OF THE FOLLOWING CERTIFICATES OF COMPLIANCE:

046-081-009 . . . . . .3751/OR/725
046-081-010. . . . . .3751/OR/714
046-081-011. . . . . 3767/OR/728
3767/OR/731
046-081-012. . . . . .3767/OR/729
046-081-013. . . . . .3751/OR/715
046-081-014. . . . . .3894/OR/917

REVISIONS	
TECH	DATE
SMW	3/28/93
RA	3/13/96
LZ	05-09-03

500 0 1000 2000

SMW 02/22/93 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO SAN GERONIMO; BK. B, PATENTS, PG.85.
T. 28 S; R. 9 E ; SECTION 19,20,21 M.D.B.M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 046 PAGE 081