

**DUSTIN
TARDIFF**

April 26, 2022

ATTORNEY

dustin@tardiffsaldo.com

BY US MAIL & E-MAIL

CalCoast News, Inc.
CalCoastNews.com
Karen Velie (velieslo@gmail.com)
P.O. Box 15508
San Luis Obispo, CA 93406

**RE: Demand for Retraction of Libelous Publication (Civ. Code § 48a) and
Demand for Public Apology**

Dear Ms. Velie and Cal Coast News:

Please be advised, our office represents the campaign of San Luis Obispo County Second District Supervisor Bruce Gibson with respect to defamatory statements written and published by you and Cal Coast News.

This is a letter of demand that your online publication, Cal Coast News (CCN), retract in its entirety – and publicly apologize for – the “news” item titled: “Special favors benefit SLO County supervisor, anger his neighbors,” originally published online on April 24, 2022 (Attachment 1).

In summary, the reasons for retraction and apology demand are as follows:

- Claims asserted in this “news” item are false, in whole or in part.
- The “news” item was published in spite of its publishers knowing it was false.
- The “news” item was published with the intent to harm the Bruce Gibson 2022 election effort.

These three points fit the legal definition of libel (Civ. Code § 48a), a tort of which CCN no doubt has intimate familiarity, having lost a jury verdict in a libel complaint once already in San Luis Obispo County Superior Court. This is a \$1.1 million judgment, we might add, that has never been paid by CCN.



ADDRESS

1235 Palm Street
San Luis Obispo, CA
93401

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PO Box 1400
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805-457-4581 (fax)
info@tardiffsaldo.com

TARDIFFSALDO.COM

The specific false assertions are enumerated herewith:

- **The headline that there were “special favors” and that they benefited Mr. Gibson is false.**
 - a) There is no evidence or citation in this “news” item to support this claim.
 - b) CCN deliberately misrepresents the language of the county’s Coastal Zone Land Use Ordinance (Title 23) as to the allowance for additions to a legal non-conforming structure.
 - c) CCN was informed multiple times by the San Luis Obispo County Counsel’s Office prior to publication that no special exemptions or favors were granted to permit the Gibson addition (Attachment 2). County Counsel’s email notes that the addition to the house is allowed without any special exemptions or favors by the letter of Sec 23.09.030(a)(1): It is the addition that must meet the standards of Title 23, not the previously existing part of the house. The existing part of the house is required to meet the standards of Title 19 (the building code), which it does.
 - d) CCN was provided a survey document that verifies that height and setback requirements of the Gibson house addition were, in fact, met. (Attachments 2 and 3).
 - e) Thus, CCN published the falsehood knowing it was a falsehood.

- **Suggestions of irregularities in the permitting process are baseless.**
 - a) Proper notice of the hearing was issued. CCN source, Jack Keely, has motivation to falsely deny receiving notice – or he overlooked it.
 - b) Suggestion that the permit was improperly processed under a generic alias “Smith” is false. The permit was processed under the name of Gibson’s architect and agent, Louisa Smith, an accepted standard practice.
 - c) The categorical CEQA exemption is standard practice for projects such as this – not an exemption of land use regulations or a special favor.
 - d) The permit hearing was not accelerated – the application was submitted with all necessary information and received standard review. CCN’s assertion of an average wait time in 2017 is without evidence.

- **CCN’s amplification of a claim by neighbor Keely that five planning staff were at Gibson’s house on Friday 4/22/22 is baseless and false.**
 - a) No county employees or anyone involved with the issue were at Gibson’s house at that time.



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- b) That assertion is either speculation or a fabrication by Keely, perhaps based on seeing a county car parked in front. That was a car Mr. Gibson drove for county business to and from Sacramento, parked there from Thursday night until he returned it to SLO at about noon on Friday.
 - c) Attribution of a lie to a third party “source” does not nullify the publisher’s obligation to verify, and no effort was made by CCN to do that.
- **The Keely narrative about Mr. Gibson’s motivation for negotiating with Keely is false and irrelevant to the suggestion of a special exemption or favors, as CCN should have easily understood.**
 - a) The issue of the strip of land in question has nothing to do with the addition – the strip is only 6-inches wide.
 - b) Even if the land were purchased by Gibson, the resulting setback would amount to 29 inches, short of the 36 inches required.
 - c) Thus, in regards to the addition, Gibson had no reason to – and never did -- discuss the strip with Keely, since the addition was designed and built to meet current setbacks.
 - d) CCN failed to adequately analyze Keely’s assertion before publishing.

In conclusion, CCN has deliberately and knowingly published a story falsely asserting special favors were granted to Mr. Gibson in an effort to discredit him. Mr. Gibson is demanding an immediate retraction of the falsehoods published and a public apology for the deliberate harm intended to his reputation. The retraction and public apology must be made **no later than April 29, 2022.**

In the event that your publication fails and refuses to make a timely correction and retraction as demanded herein and as required by Civil Code, section 48a(c), our office has been instructed to consider all remedies available to Mr. Gibson and against you and Cal Coast News.

Included below is an addendum to this recitation of facts laying out the context of this issue, which, at its core, is a dispute between neighbors over a 6-inch strip of dirt.

Sincerely,

DocuSigned by:
Dustin Tardiff
 5C249734ED4D4B0...
 Dustin M. Tardiff



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Addendum

History of property line dispute – presented as context and fact checking:

- a) Mr. Gibson purchased his house, built sometime in the 1950s, in 1997 as a rental unit.
- b) Mr. Keely built his house about 2005. A survey around that time showed Gibson's house setback at about 23 inches to the property line. Keely agreed to place his fence 6 inches onto his property to facilitate continued historical access along the south side of Gibson's house. Keely and Gibson discussed developing an arrangement/easement to formalize the resulting action but did not come to an agreement.
- c) Keely built a low concrete wall with wood fence on top, set 6 inches onto Keely's property. Subsequent surveys by both Keely and Gibson confirmed that location.
- d) Gibson moved into the house early 2014. The addition was permitted in 2017 and constructed during 2017-18.
- e) Around 2020, Gibson laid a flagstone path along the south side of his house that extended to the base of Keely's concrete wall.
- f) Sometime in 2021, Keely complains about "encroachment" of flagstones. He also indicates that he and Gibson needed to get the "property line issue" resolved soon.
- g) Keely suggested he is considering selling his house and wanted no complications from this.
- h) Keely demanded \$20,000 compensation for the disputed strip of dirt, "non-negotiable."
- i) Gibson refused that amount, noting the strip in question has an area of about 33 sq. ft. (6 inches wide along about 66 ft. of common property line).
- j) After further intermittent unproductive discussion, Gibson offered (October 2021) to resolve the issue by preparing an easement at his expense and offering Keely \$2000 for time and effort to review. Keely was non-responsive.
- k) Instead of an easement, Gibson offered Keely a lot line adjustment and compensation if Keely preferred. A lot line adjustment cannot be "threatened," as both parties have to agree. Gibson has been advised he could likely secure a prescriptive easement over that strip but has declined that path to date.
- l) After further unproductive discussion, Gibson removed flagstones from the 6-inch strip (early 2022) so that Keely's property is completely open – and indicated to Keely the matter is resolved and Keely can do whatever is permissible with his property.

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Attachment 1

Special favors benefit SLO County supervisor, anger his neighbors

April 24, 2022



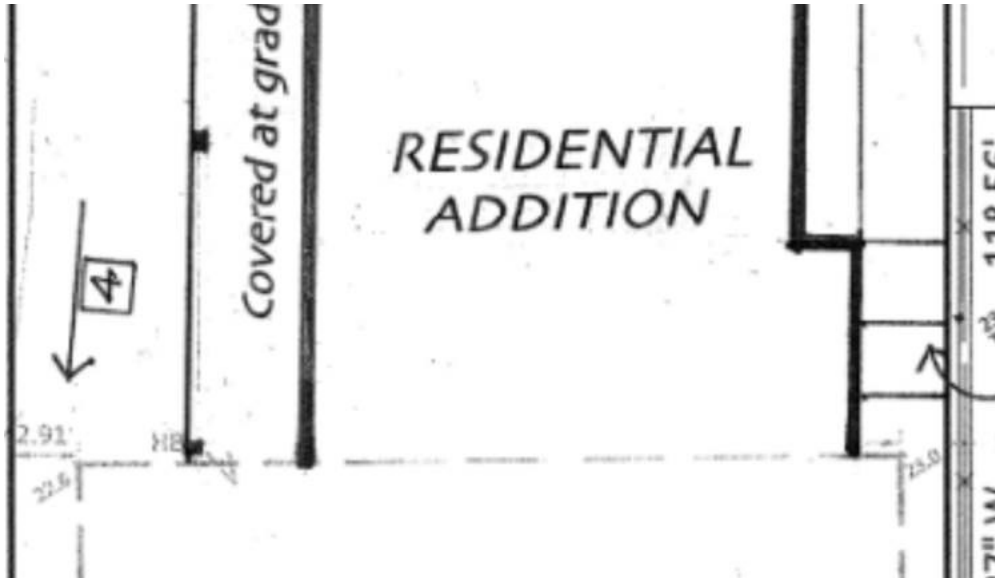
SLO County Supervisor Bruce Gibson

By KAREN VELIE

San Luis Obispo County has a reputation for rigorously enforcing building and land use regulations. But, when it came to Supervisor Bruce Gibson, county staff skirted both planning regulations and state law to allow him to build a 727-square-foot addition and 208-square-foot deck.

When the special treatment was uncovered, SLO County staff, (1) took documents from the file off line, (2) said the documents did not exist, (3) said they were not sure where the documents were and could have been lost, and, (4) that there were no documents for property exemptions for the project.

When Gibson's home was built decades ago in Cayucos, it was placed less than 2 feet from the property line. The minimum set back requirement is 3 feet, making it a legal non-conforming structure. During the process of approving the project, county documents showed a 23-inch setback.



While Gibson legally can occupy his home, SLO County Title 23.09.030, requires that a non-conforming structure be brought into compliance before it can be altered or increased.

Initially, when Gibson decided to add on to his home, he asked his next-door neighbor Jack Keely to let him buy a slice of his property for \$2,000, which would have made Gibson's home a conforming structure. Keely declined the offer, he said.

Gibson then threatened to get a lot line adjustment, Keely said.

But no lot line adjustment was made, and, in 2016 Gibson applied to the county for a permit for a complete remodel and to add a two-story addition on to the back of his house.

That should have resulted in the county mailing notices to all neighbors within 300 feet of Gibson's property. Keely said he never received a notice.

After learning Gibson's remodel plan would block her home's view of the Pacific Ocean and Morro Rock, Carol Knapp sought a hearing. She dropped her request after being told that she would likely lose her bid to stop Gibson's project, according to records from the planning hearing on April 21, 2017.

Even though it usually takes three to four months to schedule a hearing with the planning department, Gibson's project went in front of the hearing officer in less than six weeks.

And while projects are typically listed by the property owner's name, in this case, Gibson's name was not listed on the hearing calendar. Instead, the name listed was "Smith." As a result, no one other than two county staffers attended the SLO County Planning Department hearing.

During the April 21, 2017 hearing, Terry Wahler, a county project manager, asked hearing officer Rob Fitzroy to approve Gibson's plan for the 727 square foot addition, a 208 square-foot deck and an interior remodel. He said the project complied with all county regulations.

During his slide show, Wahler showed a drawing that lists the side setback next to Keely's home as 23 inches, according to records on the county meeting website.

"This is an aerial of the site, and as you can see, it is a little snug on the side setbacks, but there is plenty of room for this addition in the center rear of the project site," Wahler said during his presentation.

Saying that the project met all requirements, Fitzroy then moved to approve.

The county signed off on the project about a year and a half ago. Gibson then put a shale and concrete walkway that covered part of Keely's property.

After Keely ordered Gibson to stop encroaching on his lot, Keely paid for a survey which showed Gibson's encroachment. He tried to hire a lawyer to sue the county supervisor, but four attorneys turned him down noting Gibson's position of power, he said.

Recently, Gibson had his walkway cut from Keely's property. Keely is planning to put a fence along the property line to stop Gibson from further encroaching on his property, he said.



Jack Keely's home

Since the project's approval, all documents related to the project — DRC 2016-00077 — were taken offline while the permit application cover page remains on the county's website. The few documents available, show the projects was signed off on even though requirements such as having the addition setback four feet from the property line were not met.

According to California law, county planning documents are public records. In response to a request to see the permit file, planning department staffer Deanna Pategue first said the file did not exist, before saying most of the file was missing. She then provided the seven remaining file pages: the findings, conditions of approval and the notice of final county action.

"Contact the planner, he would know what he did with the records," Pategue said.

Even though the county is legally required to retain planning records, Wahler said he was not sure where he put them, and that he doesn't like people showing up at the desk and asking to see records.

"We cannot just find them, we have so many," Wahler said. "What if it is lost and we can't find it."

Wahler called back, and said the County Counsel Rita Neal said reporters can only get records through her.

In response to a Public Records Request for any exemptions the county awarded the project, and questions about the non-conforming home, Neal responded that there were no documents available and that the property was a conforming use.

"There are no documents responsive to your request because there was no exemption. The single family house is in residential zoning," Neal wrote in an email. "According to our local coastal program, it is a principally permitted and thus a legal and conforming use."

But the home's zoning does not affect its status as a non-conforming structure.

Neal also falsely claimed there were no exemptions given to the project, although CalCoastNews had obtained a March 21, 2017, document which showed that Wahler gave Gibson a categorical (CEQA) exemption, according to the county document.

Gibson's response to questions about the non-conforming structure and issues with Keely was to forward Neal's email.

Neal then sent a second email, on Saturday afternoon, saying that her interpretation of Title 23 is that it does allow for adding on to a legal non-conforming structure.

"Proposed alterations or expansions consistent with all applicable provisions of this title (Title 23), when accompanied by any additional alterations necessary to bring the entire building or structure into conformity with all applicable provisions of Title 19 of this code."

Title 23.09.030 requires 3 feet side setbacks.

Even though county officials say there are no issues with the project, about five county planning department employees visited Gibson's home on Friday, Keely said.

Elected in 2006, Gibson is the longest-serving member of the SLO County Board of Supervisors. He is currently running for reelection.

Keely recently hung two large banners on his home, asking his neighbors to vote for Bruce Jones, one of Gibson's opponents, for District 2 supervisor.


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Paid for by Stewart Jenkins for County Clerk

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Special favors benefit SLO County supervisor, anger his neighbors

April 24, 2022



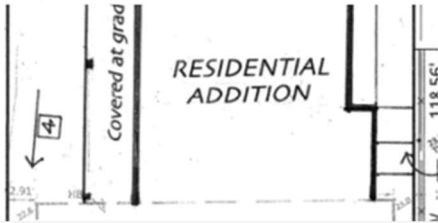
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But the home's zoning does not affect its status as a non-conforming structure.

Neal also falsely claimed there were no exemptions given to the project, although

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Attachment 2

RE: [EXT]Media questions

Blake Fixler <bfixler@co.slo.ca.us>

Thu 4/21/2022 5:53 PM

To: velieslo@gmail.com <velieslo@gmail.com>

Good afternoon Ms. Velie.

Please see the below response on this matter, dated April 14 2022, previously sent to you by Rita Neal.

From: Rita L. Neal <rneal@co.slo.ca.us>
Sent: Thursday, April 14, 2022 4:45 PM
To: Karen Velie; Wade Horton
Subject: RE: [EXT]Media question

Ms. Velie,

There are no documents responsive to your request because there was no exemption. The single family house is in residential zoning. According to our local coastal program, it is a principally permitted and thus a legal and conforming use.



Rita L. Neal | County Counsel | County of San Luis Obispo
1055 Monterey Street, Suite D320 | San Luis Obispo, CA 93408
Tel: (805) 781-5400 | Fax: (805) 781-4221 | Email: rneal@co.slo.ca.us

Blake Fixler
Legislative Assistant - District Two
San Luis Obispo County
805-781-4338
bfixler@co.slo.ca.us

From: Karen Velie <velieslo@gmail.com>
Sent: Thursday, April 21, 2022 1:53:00 PM
To: Bruce Gibson <bgibson@co.slo.ca.us>
Subject: [EXT]Media questions

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Supervisor Bruce Gibson

Your neighbor Jack Keely said you encroached on his property by laying pavers, which you have since cut back. Can you explain?

Also, Jack said you attempted to get a lot line adjustment and offered \$2,000 to buy a slice of his property. Is that correct?

After Jack refused, you expanded your home.

However, as your home is a legal non-coforming structure with setbacks less than 3 feet, Title 23 23.09.030 says you can not increase. How were you able to get approval?

Can you respond to allegations you were given special treatment because you are a sitting supervisor?

Karen Velie

RE: [EXT]Media question

Rita L. Neal <rneal@co.slo.ca.us>

Sat 4/23/2022 11:20 AM

To: Karen Velie <velieslo@gmail.com>

Cc: Wade Horton <whorton@co.slo.ca.us>

Ms. Velie,

The original structure is part of a conforming land use and it is principally permitted in the zoning. While the original structure, built in the 1950's, doesn't meet the current setback, Title 23.09.030(a)(1) explicitly allows the permitted expansion.

SLOCC 23.09.030.a says that a legal non-conforming structure can increase the floor area or footprint when the alterations are accompanied by any additional alterations necessary to bring the building or structure into conformity with Title 19. (See below and highlight.) Therefore, the section you cited does in fact allow, without any special exemption, the permitted addition.

23.09.030 Nonconforming Buildings, Structures or Site Development.

Any nonconforming building, structure or site development as defined by Section 23.09.012b may continue to be used as provided by this section (and Section 23.09.032 in the case of nonconforming signs) where the structure was established and has been maintained in a lawful manner and condition.

a. Nonconforming buildings or structures - Expansion or alteration. *The floor area or the footprint of a nonconforming building or structure shall not be increased, nor shall any structural alteration occur, except:*

(1) *Proposed alterations or expansions consistent with all applicable provisions of this title, when accompanied by any additional alterations necessary to bring the entire building or structure into conformity with all applicable provisions of Title 19 of this code.*

The permitted addition meets the required setback and all other standards of Title 23.

Your initial public records act request asked the following: "Under the Public Records Act, I am asking for copies of the documents determining the exemption to issue the permit." No documents existed that were responsive to that request.

Your recent request asked for the following documents: "Under the Public Records Act please provide all documents related to DRC 2016-00077 and PMT 2017-0036." Records responsive to this request are attached.



Rita L. Neal | County Counsel | County of San Luis Obispo
1055 Monterey Street, Suite D320 | San Luis Obispo, CA 93408
Tel: (805) 781-5400 | Fax: (805) 781-4221 | Email: rneal@co.slo.ca.us

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From: Karen Velie <velieslo@gmail.com>
Sent: Tuesday, April 19, 2022 4:24 PM
To: Rita L. Neal <rneal@co.slo.ca.us>
Cc: Wade Horton <whorton@co.slo.ca.us>
Subject: Re: [EXT]Media question

Rita

It is a legal non-conforming structure with setbacks less than 3 feet. Title 23 23.09.030 says you can not increase. Is that incorrect and can legal non-conforming structures add 50 percent without making the property conforming in SLO County?

When you said none of the documents I asked for are available, do you also mean DRC 2016-00077 and PMT 2017-0036. When I asked to see the files, I was told all files were missing except for one document, and that they were not sure what happened to the file. Maybe they can find it, maybe it is lost forever. Are there not rules regarding retention of property records?

I was then told that you do not allow planning records to be viewed in person at the desk that you and require I get documents from you. What code are you relying on that planning records cannot be asked for at the desk?

Also, are you also saying the files no longer exist? Or how do I view them under your rules? I was told that you require a records request, so under the Public Records Act please provide all documents related to DRC 2016-00077 and PMT 2017-0036.

Karen

On Thu, Apr 14, 2022 at 4:45 PM Rita L. Neal <rneal@co.slo.ca.us> wrote:

Ms. Velie,

There are no documents responsive to your request because there was no exemption. The single family house is in residential zoning. According to our local coastal program, it is a principally permitted and thus a legal and conforming use.



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From: Karen Velie <velieslo@gmail.com>
Sent: Thursday, April 7, 2022 2:45 PM
To: Wade Horton <whorton@co.slo.ca.us>; Rita L. Neal <rneal@co.slo.ca.us>
Subject: [EXT]Media question

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Wade Horton and Rita Neal

In 2017, Supervisor Bruce Gibson received a permit for a legal non-conforming use home expansion. He tried to get the neighbors to give him a lot-line adjustment, and was denied.

According to Title 23, non-conforming use - expansion of existing use, 23.09.026, properties cannot be expanded except: For single family dwellings, the usable floor space cannot be over 25% of the existing home.

Gibson's home was 1,579 square feet, and was increased by 727 square feet, even though 25% would have been 395 square feet.

What specific exceptions were or exception was applied to issue the permit.

Under the Public Records Act, I am asking for copies of the documents determining the exemption to issue the permit.

Karen Velie

Attachment 3



Robert J. Montoya
(805) 621-3050
rob@civildesign-solutions.com

TO: County of San Luis Obispo

FROM: Civil Design Solutions

RE: Residential Addition under construction Building Height and Setback Certification 1149 Pacific Avenue Cayucos, CA

To whom it may concern

This letter is to certify that on January 19, 2018 we measured the location of the residential addition being constructed at 1149 Pacific Avenue, Cayucos, CA. The setback was measured based on the adjacent property lines and the building height was measured based on the project benchmark. The residential addition under construction is located in accordance with the approved plans. The results of the measurements are indicated below:

Height of Roof Ridgeline (highest point on structure) = 43.76'

Maximum building height per plan = 44.02'

Right Side yard Setback: 4.18'

Minimum Right Side yard Setback per plan: 4.0'

Thank You

A handwritten signature in black ink that reads "Dennis Schmidt".

Dennis Schmidt, PLS 8408



19 January 2018

Dated

GEO Solutions

Field Report

220 High Street, San Luis Obispo, CA 93401
Phone: 805-543-8539

1021 West Tama Lane, Santa Maria, CA 93455
Phone: 805-614-6333

Post Office Box 30159, Santa Barbara, CA 93130
Phone: 805-966-2200

Project No. SL10087-2

Page _____ of _____

Report Sequence No. _____

Weather Cloudy, Cool Date/Day 11/2/17 THURSDAY

Project Name 1149 PACIFIC, CAMPOS

Purpose of site visit FOUNDATION EXCAVATION OBSERVATION

Project activity since last visit START FOOTINGS FOR REMODEL/ ADDITION OF EXISTING RESIDENCE

Project activity today COMPLETION OF EXCAVATION OF FOOTINGS

Comments: ALL FOOTINGS HAVE BEEN EXCAVATED A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT GRADE INTO COMPETENT NATIVE MATERIAL. ALTHOUGH SOILS REPORT ANTICIPATED ENGINEERED PAD/ENGINEERED FILL CONDITION, FIELD CONDITIONS ENCOUNTERED SHALLOW/WEAK MATERIAL WITHIN FOOTINGS. FOOTINGS HAVE BEEN EXCAVATED IN ACCORDANCE WITH PROJECT PLANS BY SHAWN PIERCE ENGINEERING (APPROVED 9-5-17), AND THE INTENT OF THE SOILS ENGINEERING REPORT.

4-5-18

4-16-18
4-26-18

Equipment in use CASE 570XL

3-15-18 + CG = 05-104

Client GIBSON

Client Representative PLP ENTERPRISES

Superintendent _____

Contractor KNOWLES

Contractor Foreman _____

KRAIG CROZIER
RLE 601361

Copy To: _____

Report by: 7-3-18

GEO Solutions

Field Report

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Project No. SL10087-2

Page 1 of 1

Report Sequence No. _____

Weather warm, clear Date/Day 11/13/17

Project Name 1149 Pacific

Purpose of site visit Special Inspection - epoxy

Project activity since last visit _____

Project activity today epoxy connections between existing footing of house and new construction

Comments: drilled 3/4" inch diameter holes in existing foundation of house - install #5 rebar 5-inch minimum depth (where foundation allowed), 24-inch on center placement.

Simpson set XP-dated 8/2019 used
as per email by Shawn Pierce structural dated 11/8/17
holes air blown and brushed
also as plans shown by Shawn Pierce July 5, 2017

Equipment in use air compressor, brush

Client Bruce Gibson Client Representative _____

Superintendent _____ Contractor _____

Contractor Foreman _____

Copy To: _____
Report by: John Kamm JK 106 8412416

Inspection Record Card - Residential

PARTIAL APPROVAL STATEMENT

Inspections recorded on this side are supplemental inspections to those listed on the front of the card. **APPROVAL** of each category will be recorded on the front side only. **SITE ID OR ADDRESS MUST BE POSTED IN CONSPICUOUS PLACE**

You may call your inspector between 7:00 and 8:00a.m. any workday with questions about inspections or about your job.

COUNTY OF SAN LUIS OBISPO
PLANNING & BUILDING DEPT.
976 OSOS ST. ROOM 200
SAN LUIS OBISPO, CA 93408
805-781-5600
www.sloplanning.org

FOUNDATIONS

(Date, Initial, Description)

SUB-FLOOR INSPECTIONS

(Date, Initial, Description)

FRAMING INSPECTIONS

(Date, Initial, Description)

SUB TRADE INSPECTIONS

(Date, Initial, Description)

LATH / INSULATION / DRYWALL

(Date, Initial, Description)

OUTDOOR UTILITY INSPECTIONS

(Date, Initial, Description)

Dosing Tank	
Pump	
Alarms	

FINAL INSPECTIONS – Call Agencies Prior to Building Final

(Date, Initial, Description)

FINAL INSPECTIONS

(Date, Initial, Description)

Inspection Record Card - Residential

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 976 OSOS ST. ROOM 200
 SAN LUIS OBISPO, CA 93408
 805-781-5600
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PLACE LABEL HERE

Case: PMT2017-00362
 GIBSON BRUCE S
 Project: APN: 064-221-007
 Add/Alt Single Family Dwelling
 CONDITIONED SPACE ADDITION (727 SF),
 COVERED PORCH (175 SF), DECK (191 SF),
 01149 PACIFIC AV CAYU

Please call 788-2076 one working day before you want an inspection. Have the permit number and 3 digit inspection code ready when you call. The approved plans and this inspection card MUST be in an obvious place on site the day of inspection. **SITE ID OR ADDRESS MUST BE POSTED IN CONSPICUOUS PLACE**

You may call your inspector between 7:00 and 8:00a.m. any workday with questions about inspections or about your job.

PLEASE COMPLETE ANY SPECIAL REQUIREMENTS LISTED ON THE FRONT OF YOUR PERMIT PRIOR TO REQUESTING INSPECTIONS. PARTIAL APPROVALS RECORDED ON REVERSE SIDE.

EROSION CONTROL MEASURES MUST BE IN PLACE FOR THE DURATION OF PROJECT

FOUNDATIONS
 THESE MUST BE APPROVED BEFORE CONCRETE IS PLACED

Footings/Setbacks/Ufer	154	Slab - House	158
Footings	156	Slab - Garage	158
Setbacks	160	PregROUT/Shotcrete	159
Ufer Ground	161	Footing(Fence/Ret.Wall)	165
Under Slab Plumb.	211	Waterproofing	166
		Temp Power	429

14 NOV 17 [Signature]

SUB-FLOOR INSPECTIONS
 THESE MUST BE APPROVED BEFORE FLOOR SHEATHING IS PLACED

Sub-Floor Plumbing	211	Floor Insulation	214
Sub-Floor Mechanical	212	Cripple Wall Shear	215
Joists/Girders	213		

30 NOV 17 [Signature]

*** OSHA APPROVED LADDER MUST BE PROVIDED ***

FRAMING INSPECTIONS
 NOTE: SEE SPECIAL INSPECTION REQUIREMENTS

Roof & Shear	311
Roof Nailing	316
Roof Framing	316
Lateral Shear	320
Epoxy Bolts (Max 6)	319
Metal Bldg. Frame	325

1-29-18 J.B.
11/03/18 DM

SUB TRADE INSPECTIONS
 THESE MUST BE APPROVED BEFORE INSULATION INSTALLED.

Rough Insp	350
Framing	353
Electrical	354
Plumbing	355
Mechanical	356
7A / WUI	

3-28-18 [Signature]

LATH / INSULATION / DRYWALL
 THESE MUST BE APPROVED BEFORE COVERED

Stucco Lath	556	Drywall	557
Insulation-Walls	543	Interior Gas Test	453
Insulation-Ceiling	544	Shower Pan	459
Insulation-Roof Deck	545		

4-5-18 [Signature]
3-30-18 [Signature]
4-16-18 [Signature]
4-6-18 [Signature]
4-26-18 [Signature]

OUTDOOR UTILITY INSPECTIONS
 THESE MUST BE APPROVED PRIOR TO BACKFILL

Sewer Line	455	U/G Gas Lines	452
Back Water Valve		U/G LP Tank	451
Septic Tank	457	U/G Water Lines	454
Leach Field	458	U/G Conduit	428
		Electrical Tag	430

3-15-18 [Signature] tag #059104

FINAL INSPECTIONS - Call Agencies Prior to Building Final OTHER AGENCY APPROVAL

Fire Dept.	
Public Works	781-5252
Service District	
Dev Rev	788-2009
Recycle	781-5259
Cert. of Occupancy	

FINAL INSPECTIONS
 DO NOT OCCUPY BUILDING UNTIL FINAL APPROVAL / CERT OF OCC

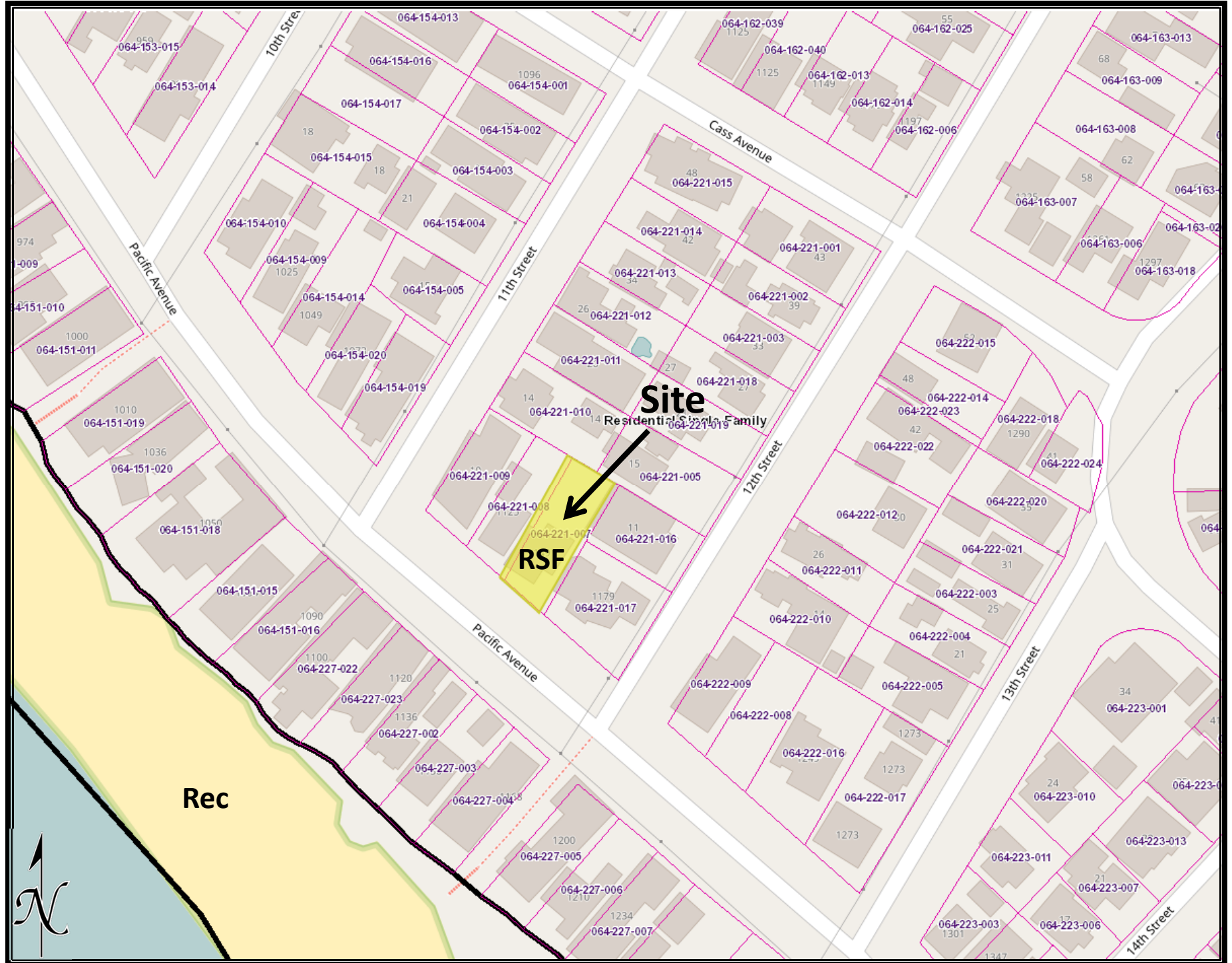
Final	800
Electrical	806
Plumbing	807
Mechanical	808
Final Grading	809
Erosion Control	652
7A / WUI	

3-3-18 [Signature]

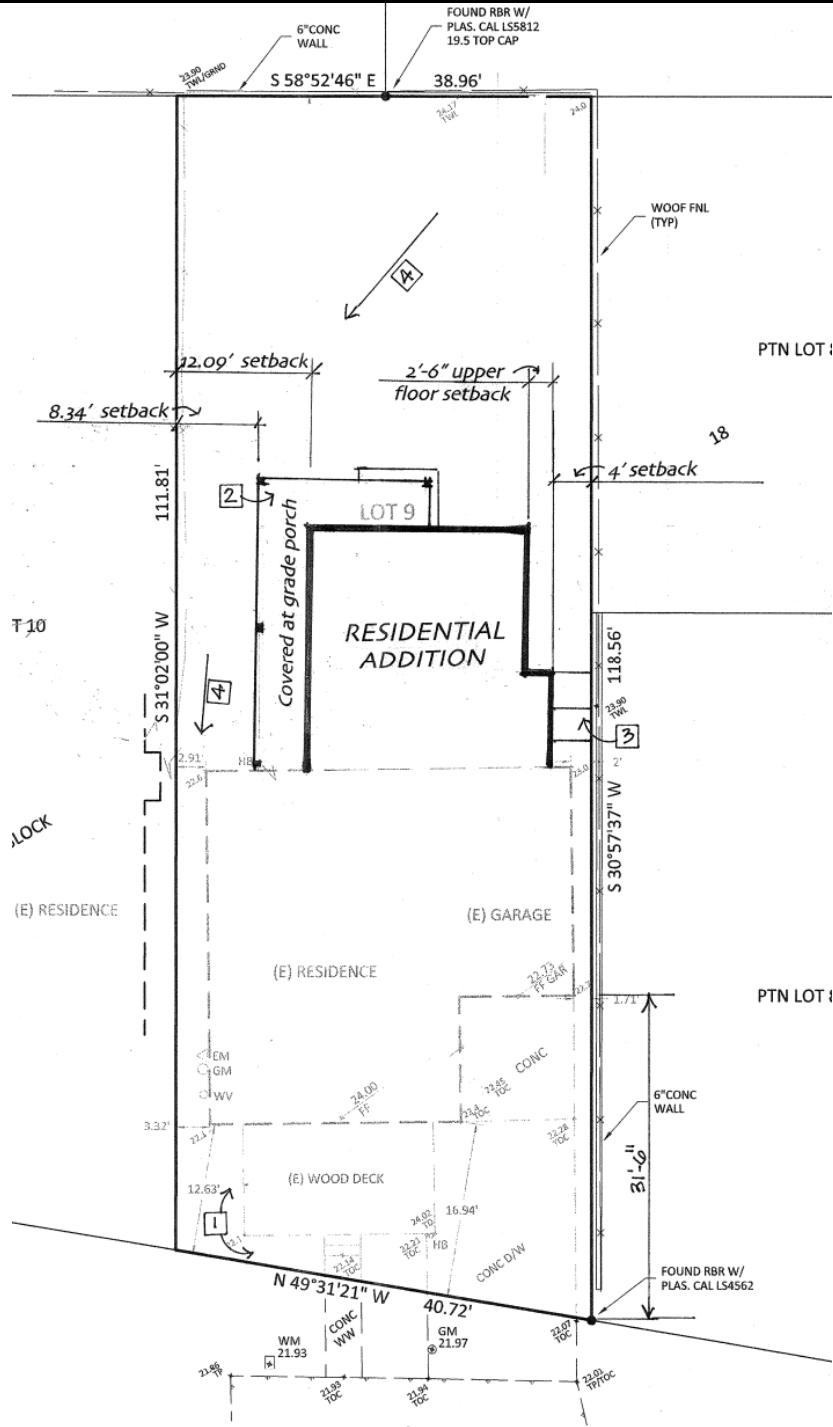
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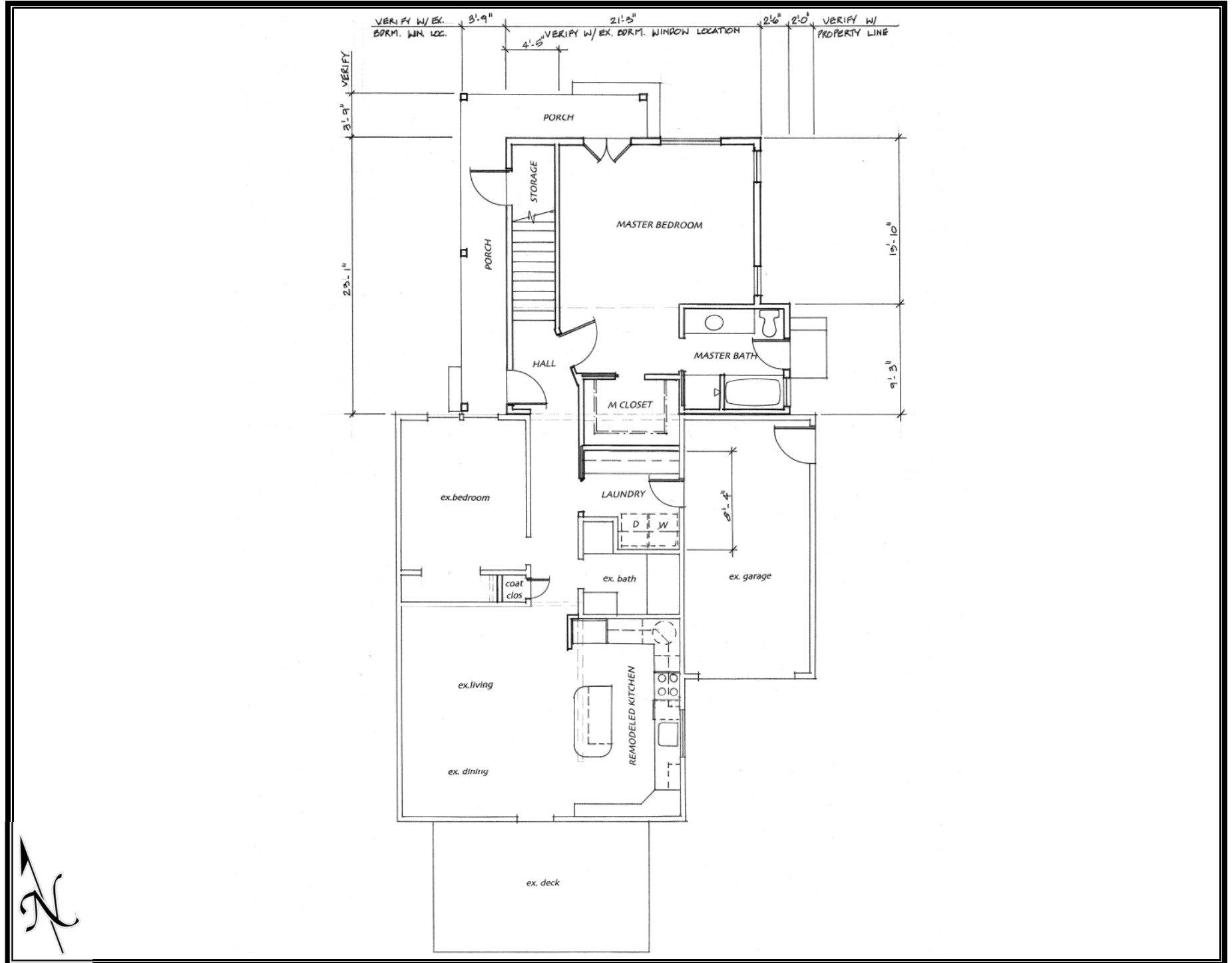
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DRC2016-00077 – SMITH – SITE PLAN



DRC2016-00077 – SMITH – 1ST FLOOR PLAN

