



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars, Chair
Natalie Sare, Vice Chair
Lauren Silberman, Secretary
Frank McPherson

James Oku
Jess Brown
Jim Howard
Jonathan Winslow

Koren Widdel
Peter Marchi
Ryan Casey

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

Regular Meeting

Date: Monday, March 13, 2023
Time: 6:00 p.m. to 8:00 p.m.
Place: Ted Adcock Community Center – South Day Room
535 Kelly Avenue, Half Moon Bay, California

IN-PERSON MEETING OF THE SAN MATEO COUNTY AGRICULTURAL ADVISORY COMMITTEE

This meeting of the Agricultural Advisory Committee will be **held in-person** at the Ted Adcock Community Center – South Day Room at 535 Kelly Avenue, Half Moon Bay, California. **Remote public participation in this meeting will not be available. To observe or participate in the meeting, please attend **in-person** at the location referenced above.**

*Written public comments may be emailed to sburlison@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

***Please see instructions for written and spoken public comments below.**

ADA Requests

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact Summer Burlison, Planning Liaison, as early as possible but no later than 10:00 a.m. on the business day before the meeting at (650) 363-1815 and/or sburlison@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

***Instructions for Public Comment During Meeting**

Members of the public may address the Members of the Agricultural Advisory Committee as follows:

***Written Comments:**

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to sburlison@smcgov.org.
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. If your emailed comment is received by 5:00 p.m. on the business day before the meeting, it will be provided to the Members of the Agricultural Advisory Committee and made publicly available on the agenda website under the specific item to which your comment pertains. If

emailed comments are received after 5:00 p.m. on the day before the meeting, the Planning Liaison will make every effort to either (i) provide such emailed comments to the Agricultural Advisory Committee and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

***Spoken Comments**

If you wish to speak to the Agricultural Advisory Committee, please fill out a speaker’s slip and hand it to the Committee Secretary. If you have anything that you wish distributed to the Agricultural Advisory Committee and included in the official record, please hand it to the Committee Secretary who will distribute the information to the Agricultural Advisory Committee members and staff.

***Additional Information:**

Public records that relate to any item on the agenda for a regular meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Agricultural Advisory Committee.

MATERIALS PRESENTED FOR THE MEETING:

Applicants and members of the public may submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Committee Secretary. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary.

AGENDAS AND STAFF REPORTS ONLINE:

To view the agenda, please visit our website at <https://planning.smcgov.org/agricultural-advisory-committee>. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below, please contact the corresponding Project Planner indicated. To subscribe to the Agricultural Advisory Committee agenda mailing list, please “subscribe” to email updates at the above website link.

CORRESPONDENCE TO THE COMMITTEE:

Summer Burlison, Interim Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 363-1815
Email: SBurlison@smcgov.org

NEXT MEETING:

The next regularly scheduled Agricultural Advisory Committee meeting is on April 10, 2023.

AGENDA

6:00 p.m.

1. **Call to Order**
2. **Member Roll Call**
3. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time. Speakers are customarily limited to 5 minutes. *Please follow the instructions explained above regarding the spoken comments process.*
4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
5. **Committee Nomination** for the Committee Secretary position.
6. **Community Development Director's Report.** (*Planning Liaison*)

REGULAR AGENDA

7. Owner: James Baker
Applicant: James Thompson
File Number: PLN2016-00515
Location: 900 Seaside School Road, San Gregorio
Assessor's Parcel No.: 081-240-060

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit (PAD), and Grading Permit to construct a replacement single-family residence, fire turnaround, new septic system, and a domestic well on a 43.21-acre parcel. There is no tree removal and 345 cubic yards of grading proposed. The CDP is appealable to the California Coastal Commission. Please direct questions to Olivia Boo, Planner III, at OBoo@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the proposed project.

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8. **Adjournment**

Roll Sheet - March 13, 2023

Agricultural Advisory Committee

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Voting Members														
James Oku Farmer	X	X	X	X	X	X	X	X	X		X	X	X	
Natalie Sare Farmer	X	X	X		X		X	X	X	X		X		
John Vars Farmer	X	X	X	X	X	X	X	X	X	X	X	X	X	
Peter Marchi Farmer	X	X	X	X	X	X	X	X	X	X	X	X		
Ryan Casey Farmer	X	X	X	X	X	X	X	X	X	X	X		X	
Jonathan Winslow Public Member	X	X	X	X	X	X	X	X		X	X		X	
Lauren Silberman Ag Business	X	X	X	X		X	X		X	X		X	X	
**Vacant Farmer	X	X		X	X		X	X						
**Vacant Farmer	X	X	X	X		X	X							
**Vacant Public Member		X	X	X	X	X	X	X			X	X	X	
**Vacant Conservationist	X	X	X		X	X	X	X			X	X		
Non-voting Members														
Natural Resource Conservation Staff Jim Howard														
San Mateo County Agricultural Commissioner Koren Widdel	X	X	X	X	X	X	X	X		X	X	X	X	
Farm Bureau Executive Director Jess Brown			X	X	X	X	X	X			X		X	
UC Co-Op Extension Representative Frank McPherson														
Planning Liaison														
San Mateo County Planning Liaison Summer Burlison	X	X	X	X	X	X	X	X	X	X	X	X	X	
X: Present Blank Space: Absent or Excused Grey Color: No Meeting *Special Meeting **Position vacant														



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

6

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 2, 2023

TO: Agricultural Advisory Committee
FROM: Planning Staff
SUBJECT: Community Development Director's Report

CONTACT INFORMATION: Summer Burlison, Senior Planner, SBurlison@smcgov.org

The following is a list of Planned Agricultural District Permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Division from February 3, 2023 to March 2, 2023.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

No PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No PAD permit applications were received by the Planning Division during this time period.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

One (1) rural CDX application was submitted during this time period. Please see the attached status report regarding the application. The CDX list includes the description of the project and its status. A copy of the CDX is available for public review upon request.

OTHER PROJECTS

None.

ADDITIONAL ANNOUNCEMENTS

1. For information regarding current Agricultural Advisory Committee vacancies, including application instructions, see <https://www.smcgov.org/bnc/vacancies>.
2. The Planning and Building Department continues to pursue options for hybrid AAC meetings.

COUNTY OF SAN MATEO

Count Distinct (RECORD ID)	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
1						
PLN2023-00042	MOBILE LAUNDRY	2/7/2023	CDX for a mobile laundry facility for farm workers.	087053010	350 Butano Cut Off Pescadero, CA	Approved



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

7

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 13, 2023

TO: Agricultural Advisory Committee

FROM: Olivia Boo, Planning Staff, oboo@smcgov.org

SUBJECT: Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Grading Permit, pursuant to Sections 6328.4, 6353 and 9283 of the County Zoning Regulations and County Ordinance Code, respectively, to construct a replacement single-family residence, fire turnaround, new septic system, and a domestic well on a 43.21-acre property located at 900 Seaside School Road in the unincorporated San Gregorio area of San Mateo County. There is no tree removal and 345 cubic yards of grading proposed. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2016-00515 (Thompson)

PROPOSAL

The applicant is proposing to construct a replacement single-family residence, new fire turnaround, new septic system, and establish one new domestic well (the project has identified up to three possible well locations) on a 43.21-acre property located at 900 Seaside School Road in San Gregorio. The proposed domestic well will serve as the domestic water source for the replacement single-family residence and will replace the existing natural spring on site. An existing agricultural pond will continue to provide water for cattle grazing and crops on the property. Approximately 345 cubic yards of grading is proposed for the new septic system, fire turnaround and a basement for the single-family residence. No tree removal and minimal vegetation removal is proposed.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the development have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

2. What position do you recommend that the Planning Commission take with respect to the application for this project?
3. Based on the Williamson Act Determination of Compatibility calculation and criteria, the Agricultural Advisory Committee issues/does not issue a Determination of Compatibility?

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant: James Thompson

Owner: James Baker

Location: 900 Seaside School Road, San Gregorio (located 1.5 miles east of Cabrillo Highway and less than 1 mile from La Honda Road)

APN: 081-240-060

Parcel Size: 43.21 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property is under a Williamson Act contract, County File Number AP73-03.

Existing Land Use: The parcel is improved with an existing unpermitted 1,500 sq. ft. single-family residence that was constructed to replace a previous house (burned by a fire in 2005). The unpermitted house is proposed to be demolished as part of the project scope. There are three existing barns, a carport, a pool, and a 4 stall stable on the property. One barn was repaired in 2020 under building permit, BLD2020-02075. The property is used for animal grazing and crop growing.

Water Supply: The property is currently served by a natural spring; however, the project proposes a new domestic well to serve the replacement single-family residence. Environmental Health has conditionally approved the proposed domestic well. The property also maintains an existing pond on site that is used as an agricultural water source; the pond is located adjacent to the proposed fire turnaround.

Sewage Disposal: A new septic system is proposed to support the proposed replacement single-family residence. The proposed septic system has been reviewed and conditional approved by Environmental Health Services.

Flood Zone: Flood zone X (area of minimal flood); Community Panel Number 06081C0380E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15302, Class 2, of the California Environmental Quality Act: Replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Setting: The parcel is developed with an existing unpermitted 1,500 square foot house that is proposed to be demolished, three existing barns, a carport, a pool, and a 4 stall stable.

Chronology:

<u>Date</u>	<u>Action</u>
2005	- Original single-family residence destroyed by fire.
December 1, 2016	- Subject application received.
December 1, 2016- December 27, 2022	- Project deemed incomplete upon review of multiple resubmittals.
February 7, 2023	- Application deemed complete.
March 13, 2023	- Agricultural Advisory Committee meeting.
April 12, 2023	- Tentative Planning Commission hearing.

Will the project be visible from a public road?

The project site is 1.5 miles east of Cabrillo Highway and less than 1 mile from La Honda Road and will not be visible from a public road.

Will any habitat or vegetation need to be removed for the project?

Minor vegetation is proposed to be removed for the development of the replacement single-family residence, to drill the domestic well, install the fire turnaround, and install the new septic system. The property is used for on-site grazing and crop growing. The

County Geographic Information System (GIS) indicates no Federal or State endangered plant species noted on the parcel. No sensitive habitat is expected to be impacted.

Is there prime soil on the project site?

The San Mateo County Geographic Information System (GIS) shows a portion of the parcel consists of prime soils, with the existing development located on prime soils. There is limited alternative to locate the proposed development outside of the prime soils area to prevent land conversion. Proposing the new development on prime soils minimizes development impacts as much as possible and limits development to already disturbed areas. The remainder of the land continues to be available for grazing which is located in the north and northeast areas of the parcel.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed the project and has concluded the following:

1. Compliance with Planned Agricultural District (PAD) Regulations

The project complies with the applicable development standards and requirements, discussed below:

a. Development Standards

As shown in the table below, the project conforms to Section 6359 of the San Mateo Zoning Regulations which regulates the height and setbacks of structures.

Development Standard	Required	Proposed
Minimum Building Site	N/A	43.21 acres (existing)
Minimum Side Yard	20 ft.	660 ft. (Left side) 269 ft. (Right side)
Minimum Front Yard	50 ft.	700 ft.
Minimum Rear Yard	20 ft.	900 ft.
Maximum Building Height	36 ft.	27 ft. 9 inches

b. PAD Criteria

The project conforms to the substantive criteria for the issuance of a PAD permit, as applicable and outlined in Section 6355 of the Zoning Regulations, and discussed below.

General Criteria

1. *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.*

The San Mateo County Geographic Information System (GIS) shows that a portion of the parcel consists of prime soils, with the existing development located on prime soils. There is limited alternative to locate the proposed development outside of the prime soils area to prevent land conversion without disturbing new land. Proposing the new development on prime soils minimizes development impacts as much as possible and limits development to already disturbed areas. The remainder of the land continues to be available for grazing which is located in the north and northeast areas of the parcel.

2. *All development permitted on a site shall be clustered.*

See response to A.1.b.1. above.

3. *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project will conform to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code.

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), 6324.4 (*Water Resources Criteria*) and 6324.5 (*Cultural Resources Criteria*) seek to cluster development, minimize grading and changes in vegetative cover, locate development so that it is subordinate to the pre-existing character of the area, prevent water discharge from contaminating water resources or sensitive habitat or bodies of water, prevent surface runoff, and avoid impacts to unanticipated archaeological finds.

The replacement single-family residence, fire turnaround, and septic system will be clustered with the existing structures on

site which will minimize disturbance of undisturbed areas. The parcel is relatively flat with a 9% slope. Approximately 345 cubic yards of grading is proposed primarily for a basement within the replacement single-family residence. No tree removal is proposed. The County's Geographic Information System (GIS) does not indicate known federal or state endangered species existing on the parcel, thus impact to wildlife habitat is not expected. Required adherence to erosion control measures, best management practices, and construction scheduling will minimize potential grading and runoff impacts. If unanticipated archaeological remains are found during grading activity, all work will be suspended pending investigation by a qualified professional.

Water Supply Criteria

4. *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

The project proposes up to three locations to drill for a new domestic water well, which will replace an existing spring source on site. The property also provides an agricultural water source from an existing on site pond for onsite grazing of animals and growing of crops. The County's Environmental Health Services has reviewed the project and issued conditional approval for the proposed domestic well.

Criteria for the Conversion of Prime Agricultural Lands

The PAD Regulations allow the conversion of prime agricultural land permitted by a PAD permit when the following can be demonstrated:

5. *No alternative site exists on the parcel for the use.*

See discussion under General Criteria (1) above.

Two possible well locations are located approximately 700 feet southeast of the existing and proposed structures. A third proposed domestic well location is at the northeast corner of the parcel, approximately 1,400 feet away from the proposed residence. Although the proposed well locations are not clustered with the existing and proposed development, wells are often proposed at different locations where water is most likely to be found. Wells are minor surface development and will not

result in significant impact to the grazing areas or prime soils on the site.

6. *Clearly defined buffer areas are provided between agricultural and non-agricultural uses.*

The property is used for animal grazing and crops in areas north and northeast of the existing development. The proposed development will be clustered with the existing structures and maintain a buffer between the structures and grazing.

7. *The productivity of an adjacent agricultural land will not be diminished.*

With the proposed replacement single-family residence, fire turnaround and septic system located near the existing developed area of the parcel, existing grazing areas will be protected with exception of the well drilling. The adjacent parcels are not expected to be impacted by the proposed development.

8. *Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

The proposed replacement single-family residence will restore residential housing on the parcel. The original residence, constructed around 1930, was destroyed by a fire in 2005. The destroyed residence was replaced with an unpermitted one story single-family residence which will be demolished. The project will result in restoring a legal residence on the property, thus, enabling the owner to operate and oversee the ongoing grazing and crop growing on site.

2. Compliance with Local Coastal Program (LCP) Policies:

The project complies with the following applicable LCP Policies:

- a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas provided it does not: (1) have significant adverse impacts, either individually or cumulatively, on coastal resources and (2) diminish the ability to keep all prime agricultural land and other land suitable for agriculture (as defined in the Agriculture Component) in agricultural production.

The proposed replacement single-family residence, fire turnaround, and septic system will be clustered with the existing structures. The proposed development would have minimal impact on coastal resources. There is no known evidence of state or federal endangered sensitive habitat, wetlands or riparian corridor on the project site. The property is not within a scenic corridor. The replacement single-family residence, fire turnaround and septic system will not significantly diminish prime soils suitable for agriculture since the new development is proposed to be located near the existing agricultural buildings, an already disturbed area. See discussion under Section A.1(b). Although the domestic well locations will not be clustered with the existing and proposed structures, and would be located near designated grazing areas, the disturbance for a well is minor in nature and thus will not significantly diminish grazing activities on-site. The remainder of the property remains available for on-site grazing.

b. Agricultural Component

LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) and 5.8.a(1) (*Conversion of Prime Agricultural Land Designated as Agriculture*) conditionally permit single-family residences on prime soils unless it can be demonstrated that no alternative exists.

See staff's discussion under Section A.1.b. (General Criteria) above. The encroachment of all development upon land which is suitable for agricultural uses is minimized.

3. Compliance with the Williamson Act

a. Williamson Act Contract Compliance

The property is under a Williamson Act contract (County File Number AP73-03). A review of the parcel's compliance with its Williamson Act contract is provided below.

	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size ²	40 Acres	43.21 Acres	Yes
Prime Soils ³	--		--
Non-Prime Soils	--		--
Grazing Utilization ^{4,5}	40 Acres	27.75 acres	No**

****Parcel originally contracted in 1973.**

1. *Zoning designations: “PAD” (Planned Agricultural District), “RM” (Resource Management), and “RM-CZ” (Resource Management-Coastal Zone).*
2. *Parcel size taken from the San Mateo County Assessor’s Office records.*
3. *Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data.*
4. *Grazing land utilization shall be 75% of parcel acreage (Uniform Rule 2.A.7).*
5. *Grazing data taken from Assessor’s Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Newly contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding.*

Agricultural Uses

The property is currently used for animal grazing which consists of cows, goats, and chickens; and crops. An existing on-site pond near the proposed fire turnaround is used as a water source for the animals. The pond water supplies water to troughs within the grazing area and is also used to irrigate the crops growing on site, as well as supplying water to the irrigation system that waters the primary grazing area.

Existing Development

Other existing development on the property includes three barns, a carport, a pool, the unpermitted single-family residence to be demolished, and a natural spring and spring water box that will be replaced by the proposed domestic well.

b. Determination of Compatibility

The barns are considered compatible uses as they support the on-site grazing. For purposes of calculating the maximum allowance of compatible uses, buildings and structures used to support agricultural uses are excluded.

The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25 percent of the parcel size.

Maximum Allowance of Compatible Uses

Agricultural Uses: 27.75 acres

Existing/Proposed Compatible Uses: < 1-acre of the parcel size:

- 3,536 sq. ft. proposed single-family residence
- 2,589 sq. ft. existing barn 1 (not included in calculation)
- 3,773 sq. ft. existing barn 2 (not included in calculation)
- 1,370 sq. ft. existing barn 3 (not included in calculation)
- 854 sq. ft. existing carport

Maximum Allowed Compatible Uses: 10.80 acres

Determination of Compatibility Criteria

In order to issue a Determination of Compatibility, the Agricultural Advisory Committee must make the following findings:

- (1) *The primary use of the parcel would continue to be existing commercial agriculture.*
- (2) *The proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the Agricultural Preserve.*
- (3) *The proposed compatible use would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area.*
- (4) *The proposed compatible use would not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel, or any other property within the Agricultural Preserve.*
- (5) *The remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.*

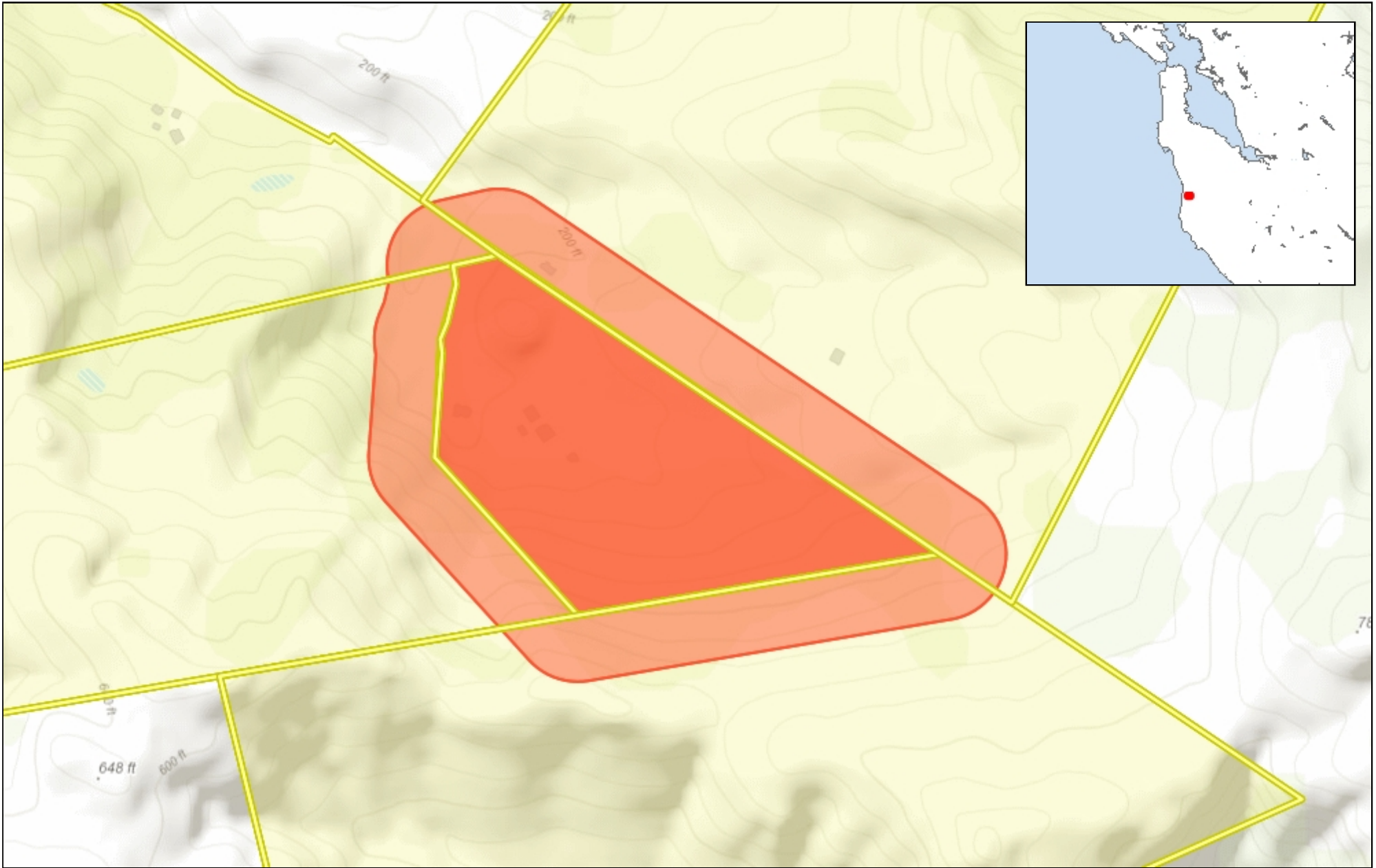
Staff Evaluation

The parcel has been under Williamson Act contract since 1973. The

existing and proposed compatible uses do not significantly displace or impair the ongoing agricultural operation/uses on the parcel; however, the property does not meet the current parcel size minimum for grazing operations, as evidenced in the Williamson Act Compliance Table in Section 3.a. above. Pursuant to Uniform Rule 2, Section 3.a. of the County's Land Conservation (Williamson) Act regulations, the property may remain under contract provided the Agricultural Commissioner and the Agricultural Advisory Committee determine that the land is highly productive, and that maintaining the land in agricultural production has a significant public benefit.


ATTACHMENTS

- A. Vicinity Map
- B. Plans
- C. Photo Location Map



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:9,028 

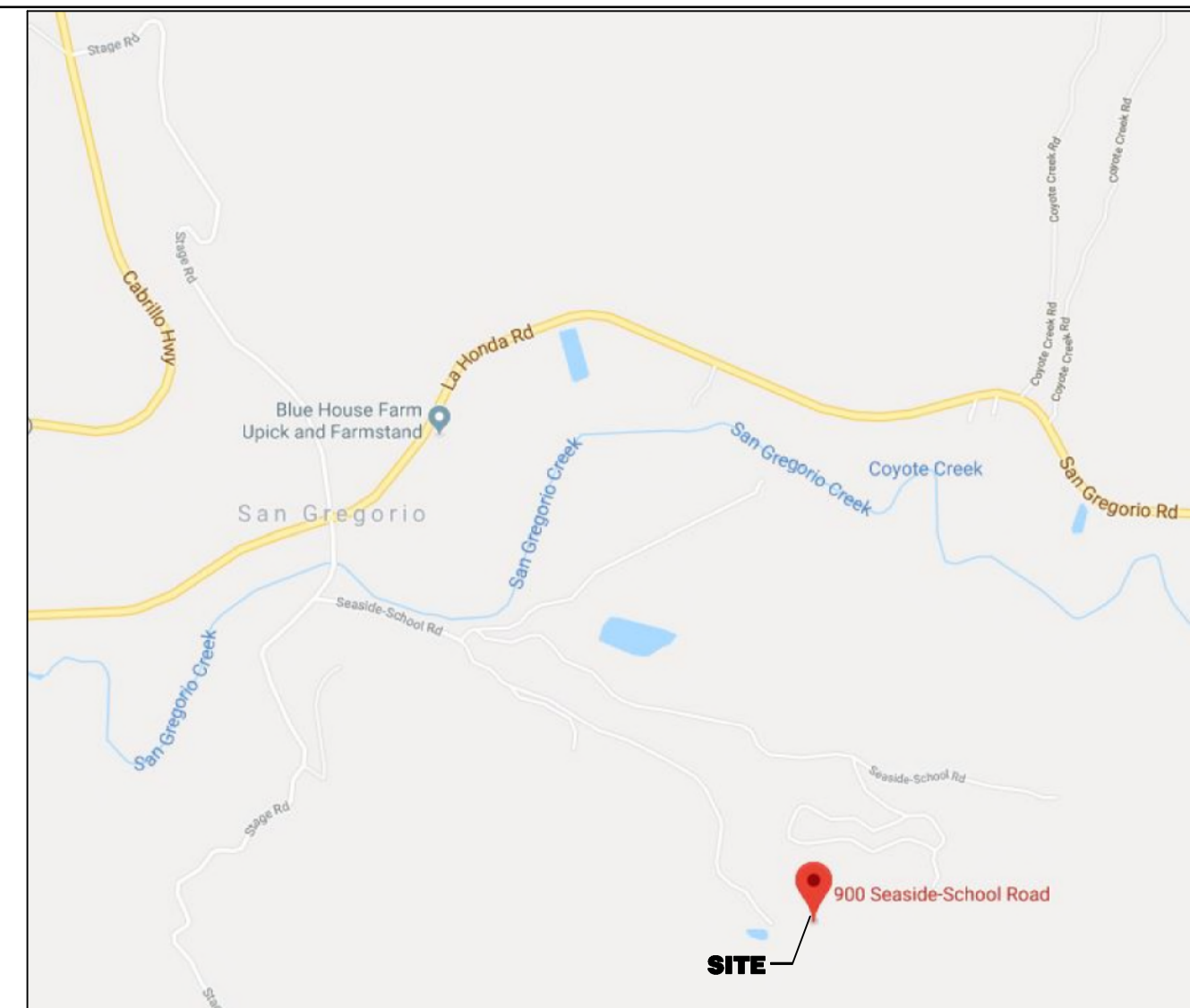
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NEW RESIDENCE AND SITE DEVELOPMENT IMPROVEMENTS

ATTACHMENT B

APN 081-240-060



VICINITY MAP
NOT TO SCALE



EXISTING SITE PLAN

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	---	---
CENTERLINE	---	---
SETBACK LINE	---	---
FENCE	---	---
FIRE HYDRANT		⊕
MANHOLE		⊙
VALVE		⊕
AREA SPOT ELEVATION		x 101.50
VALLEY GUTTER	---	---
SANITARY SEWER	SS	SS
CLEANOUT	●	○
STORM DRAIN	SD	SD
WATER	---	---
GAS	---	---
INFILTRATION TRENCH	INF	INF
UNDERGROUND ELECTRIC	---	---
TELEPHONE	---	---
PAVED INVERT	---	---
OVERHEAD WIRE	---	---
SWALE	---	---
REMOVE TREE	⊗	⊗
TREE PROTECTION FENCING	⊗	⊗

ABBREVIATIONS

AB = AGGREGATE BASE	FF = FINISH FLOOR	TC = TOP OF CURB
ABD = ABANDON	FG = FINISH GRADE	TW = TOP OF WALL
AC = ASPHALT CONCRETE	FOC = FACE OF CURB	TYP = TYPICAL
AD = AREA DRAIN	H = HEIGHT	VC = VERTICAL CURVE
BM = BENCHMARK	GM = GAS METER	W = WATER
BOW = BACK OF WALK	INF TR = INFILTRATION TRENCH	WM = WATER METER
BLDG = BUILDING	INT = INTERCEPTOR	
BVC = BEGIN VERTICAL CURVE	INV = INVERT	
BW = BOTTOM OF WALL	JT = JOINT TRENCH	
CB = CATCH BASIN	OC = ON CENTER	
CMU = CONCRETE MASONRY UNIT	PCC = PORTLAND CEMENT CONCRETE	
CONC = CONCRETE	PG = PROFILE GRADE	
CONN = CONNECT	PKNG = PARKING	
DI = DRAINAGE INLET	P/L = PROPERTY LINE	
DRN = DRAIN	PPUD = PERFORATED PIPE UNDER DRAIN	
DTL = DETAIL	PTRF = PRESSURE TREATED DOUGLAS FIR	
EM = ELECTRIC METER	PT = POINT	
EG = EXISTING GRADE	PVC = POLYVINYL CHLORIDE	
ELEV = ELEVATION	RWL = RAINWATER LEADER	
EP = EDGE OF PAVEMENT	SD = STORM DRAIN	
EVC = END VERTICAL CURVE	SHT = SHEET	
EXIST = EXISTING	SS = SANITARY SEWER	
EW = EACH WAY	TBM = TEMPORARY BENCHMARK	

SHEET INDEX

SHEET	TITLE		
C1.0	COVER SHEET - EXISTING SITE PLAN	A1.0	ARCHITECTURAL GENERAL NOTES
C2.0	GENERAL CONSTRUCTION NOTES	A2.0	COASTAL ACT REPLACEMENT PLAN
C3.0	TOPOGRAPHIC SURVEY PLAN	A3.0	ARCHITECTURAL SITE PLAN
C4.0	DEMO AND REMOVAL PLAN	A4.0	FIRST AND SECOND FLOOR PLANS
C5.0	FIRE ACCESS SITE PLAN AND PROFILE	A5.0	BASEMENT PLAN
C6.0	SITE AND GRADING PLAN	A6.0	ROOF PLAN
C7.0	DRAINAGE AND UTILITY PLAN	A7.0	FRONT ELEVATION VIEW
C8.0	SITE GRADING PLAN DETAILS	A8.0	REAR ELEVATION VIEW
C9.0	DRAINAGE DETAILS	A9.0	RIGHT ELEVATION
C10.0	WATER SUPPLY AND STORAGE PLAN	A10.0	LEFT ELEVATION
C11.0	GENERAL WATER DETAILS AND WATER WELL CONSTRUCTION PROCEDURES	A11.0	BUILDING SECTION
C12.0	SEPTIC SYSTEM PLAN	T24.1	T24 ENERGY CALCULATIONS
C13.0	SEPTIC SYSTEM SECTIONS	T24.2	T24 ENERGY CALCULATIONS
C14.0	SEPTIC SYSTEM SECTIONS	T24.3	T24 ENERGY CALCULATIONS
C15.0	SANITARY SEWER AND SEPTIC SYSTEM DETAILS		
C16.0	PERLOCATION TEST DATA AND GEOTECHNICAL LOG OF EXPLORATORY BORINGS		
L1.0	LANDSCAPE PLAN AND DETAILS		
AR1.0	ARBORIST REPORT AND MATERIAL SPECIFICATION		
EC.0	STORMWATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES		
EC.1	EROSION CONTROL PLAN		
EC.2	EROSION CONTROL DETAILS		

NOTE: THE BUILDING AS SHOWN ON THE A SERIES SHEETS HEREIN SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.



OWNER INFORMATION:

NAME: JAMES BAKER
ADDRESS: 900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074
PHONE: (650) 773-4638

CONSULTANT INFORMATION:

CIVIL ENGINEER:
JET ENGINEERING
CONTACT: JAMES E. THOMPSON
ADDRESS: 1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063
PHONE: (650) 722-8985

GEOTECHNICAL ENGINEER:
WAYNE TING & ASSOCIATES, INC.
CONTACT: WAYNE TING
ADDRESS: 42329 OSGOOD RD., UNIT A
FREMONT, CA 94539
PHONE: (510) 623-7768

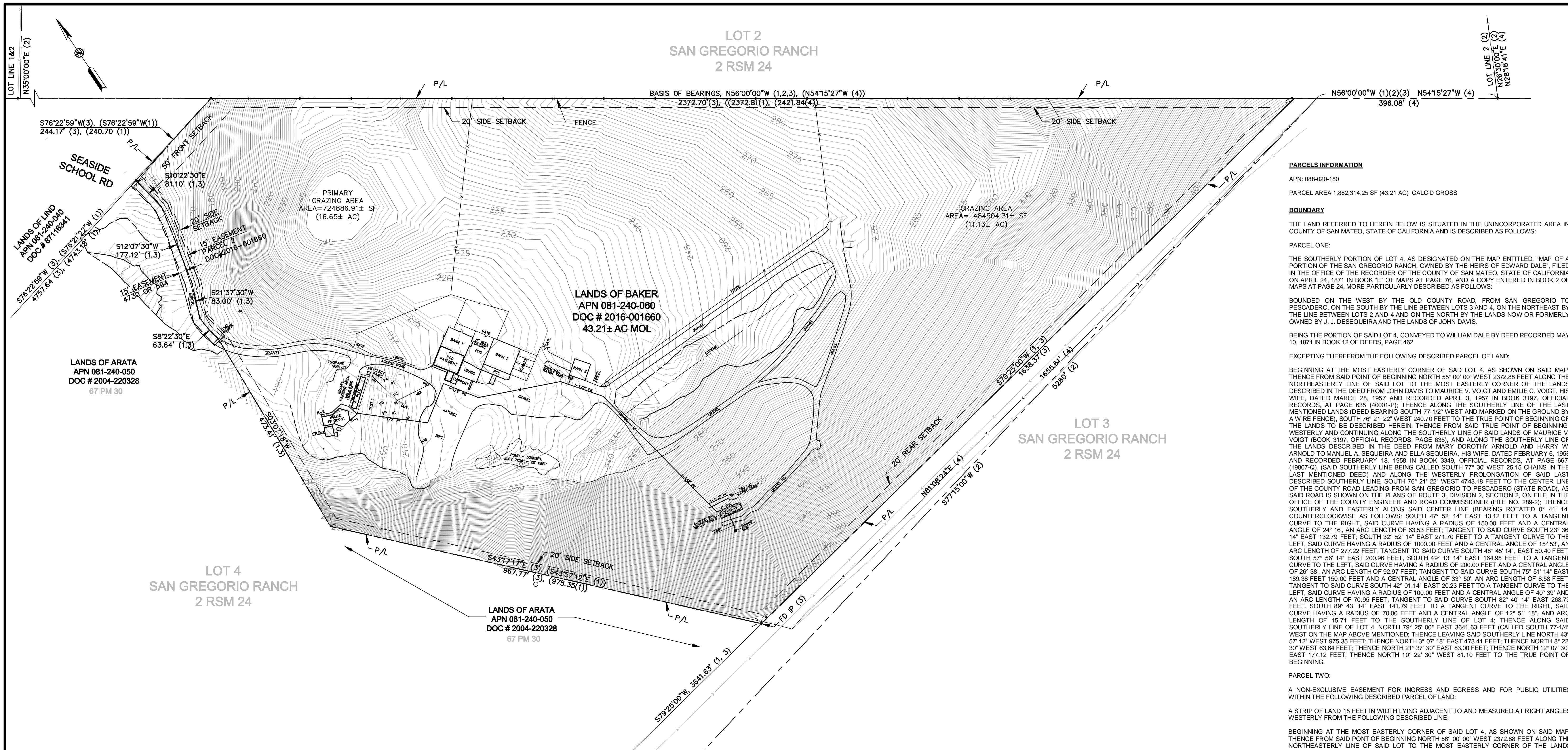
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LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

COVER SHEET

REVISIONS				JOB NO. R900-S-19	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE: 02/03/23	C1.0
▲	02/25/23	PLANNING REVISION COMMENTS	JET	DRAWN: DC	
				CHECKED: JET	
				SCALE: 1" = 200'	
					1 OF 35 SHEETS

LOT 2
SAN GREGORIO RANCH
2 RSM 24



PARCELS INFORMATION
 APN: 088-020-180
 PARCEL AREA 1,882,314.25 SF (43.21 AC) CALC'D GROSS

BOUNDARY
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 THE SOUTHERLY PORTION OF LOT 4, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF A PORTION OF THE SAN GREGORIO RANCH, OWNED BY THE HEIRS OF EDWARD DALE," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 24, 1871 IN BOOK "E" OF MAPS AT PAGE 76, AND A COPY ENTERED IN BOOK 2 OF MAPS AT PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BOUNDED ON THE WEST BY THE OLD COUNTY ROAD, FROM SAN GREGORIO TO PESCADERO, ON THE SOUTH BY THE LINE BETWEEN LOTS 3 AND 4, ON THE NORTHEAST BY THE LINE BETWEEN LOTS 2 AND 4 AND ON THE NORTH BY THE LANDS NOW OR FORMERLY OWNED BY J. J. DESQUEIRA AND THE LANDS OF JOHN DAVIS.
 BEING THE PORTION OF SAID LOT 4, CONVEYED TO WILLIAM DALE BY DEED RECORDED MAY 10, 1871 IN BOOK 12 OF DEEDS, PAGE 462.
 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
 BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING NORTH 55° 00' 00" WEST 2372.88 FEET ALONG THE NORTHEASTLY LINE OF SAID LOT TO THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN THE DEED FROM JOHN DAVIS TO MAURICE V. VOIGT AND EMILIE C. VOIGT, HIS WIFE, DATED MARCH 28, 1957 AND RECORDED APRIL 3, 1957 IN BOOK 3197, OFFICIAL RECORDS, AT PAGE 635 (40001-P); THENCE ALONG THE SOUTHERLY LINE OF THE LAST MENTIONED LANDS (DEED BEARING SOUTH 77-1/2° WEST AND MARKED ON THE GROUND BY A WIRE FENCE), SOUTH 78° 21' 22" WEST 240.70 FEET TO THE TRUE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED HEREIN; THENCE FROM SAID TRUE POINT OF BEGINNING, WESTERLY AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LANDS OF MAURICE V. VOIGT (BOOK 3197, OFFICIAL RECORDS, PAGE 635), AND ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN THE DEED FROM MARY DOROTHY ARNOLD AND HARRY W. ARNOLD TO MANUEL A. SEQUEIRA AND ELLA SEQUEIRA, HIS WIFE, DATED FEBRUARY 6, 1958 AND RECORDED FEBRUARY 18, 1958 IN BOOK 3349, OFFICIAL RECORDS, AT PAGE 667, (19807-Q), (SAID SOUTHERLY LINE BEING CALLED SOUTH 77° 30' WEST 25.15 CHAINS IN THE LAST MENTIONED DEED) AND ALONG THE WESTERLY PROLONGATION OF SAID LAST DESCRIBED SOUTHERLY LINE, SOUTH 76° 21' 22" WEST 4743.18 FEET TO THE CENTER LINE OF THE COUNTY ROAD LEADING FROM SAN GREGORIO TO PESCADERO (STATE ROAD), AS SAID ROAD IS SHOWN ON THE PLANS OF ROUTE 3, DIVISION 2, SECTION 2, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND ROAD COMMISSIONER (FILE NO. 289-2); THENCE SOUTHERLY AND EASTERLY ALONG SAID CENTER LINE (BEARING ROTATED 0° 41' 14" COUNTERCLOCKWISE AS FOLLOWS: SOUTH 47° 52' 14" EAST 13.12 FEET TO A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 24° 16', AN ARC LENGTH OF 63.53 FEET; TANGENT TO SAID CURVE SOUTH 23° 38' 14" EAST 132.79 FEET; SOUTH 32° 52' 14" EAST 271.70 FEET TO A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 15° 53', AN ARC LENGTH OF 277.22 FEET; TANGENT TO SAID CURVE SOUTH 48° 45' 14" EAST 50.40 FEET; SOUTH 57° 58' 14" EAST 200.96 FEET; SOUTH 49° 13' 14" EAST 164.95 FEET TO A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 26° 38', AN ARC LENGTH OF 92.97 FEET; TANGENT TO SAID CURVE SOUTH 75° 51' 14" EAST 189.38 FEET 150.00 FEET AND A CENTRAL ANGLE OF 33° 50', AN ARC LENGTH OF 8.58 FEET, TANGENT TO SAID CURVE SOUTH 42° 01' 14" EAST 20.23 FEET TO A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 40° 39' AND AN ARC LENGTH OF 70.95 FEET; TANGENT TO SAID CURVE SOUTH 82° 40' 14" EAST 268.71 FEET, SOUTH 89° 43' 14" EAST 141.79 FEET TO A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 12° 51' 18", AND ARC LENGTH OF 15.71 FEET TO THE SOUTHERLY LINE OF LOT 4; THENCE ALONG SAID SOUTHERLY LINE OF LOT 4, NORTH 79° 25' 00" EAST 3641.63 FEET (CALLED SOUTH 77-1/4° WEST ON THE MAP ABOVE MENTIONED, THENCE LEAVING SAID SOUTHERLY LINE NORTH 43° 57' 12" WEST 975.35 FEET; THENCE NORTH 3° 07' 18" EAST 473.41 FEET; THENCE NORTH 8° 22' 30" WEST 63.64 FEET; THENCE NORTH 21° 37' 30" EAST 83.00 FEET; THENCE NORTH 12° 07' 30" EAST 177.12 FEET; THENCE NORTH 10° 22' 30" WEST 81.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:
 A STRIP OF LAND 15 FEET IN WIDTH LYING ADJACENT TO AND MEASURED AT RIGHT ANGLES WESTERLY FROM THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING NORTH 56° 00' 00" WEST 2372.88 FEET ALONG THE NORTHEASTLY LINE OF SAID LOT TO THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN THE DEED FROM JOHN DAVIS TO MAURICE V. VOIGT AND EMILIE C. VOIGT, HIS WIFE, DATED MARCH 28, 1957 AND RECORDED APRIL 3, 1957 IN BOOK 3197, OFFICIAL RECORDS AT PAGE 635 (40001-P); THENCE ALONG THE SOUTHERLY LINE OF THE LAST MENTIONED LANDS, (DEED BEARING SOUTH 77-1/2° WEST AND MARKED ON THE GROUND BY A WIRE FENCE), SOUTH 76° 21' 22" WEST 240.70 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 10° 22' 30" EAST 81.10 FEET; THENCE SOUTH 12° 07' 30" WEST 177.12 FEET; THENCE SOUTH 21° 37' 30" WEST 83.00 FEET; THENCE SOUTH 8° 22' 30" EAST 63.64 FEET.

PARCEL THREE:
 A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS 50 FEET WIDE, LOCATED OVER THE EXISTING TRAVELED ROADWAY LEADING FROM THE LANDS OF ANTHONY AZEVEDO TO THE SEASIDE SCHOOL ROAD, ALSO KNOWN AS COUNTY ROAD NO. 86, AS GRANTED TO ANTHONY AZEVEDO, A MARRIED MAN, AS HIS SEPARATE PROPERTY IN THE DEEDS FROM HENRY W. ARNOLD, MARY D. ARNOLD AND SARA ARNOLD ARMSTRONG, RECORDED NOVEMBER 15, 1966 IN BOOK 5238, PAGE 638, OFFICIAL RECORDS, AND FROM MAURICE V. VOIGT AND EMILIE C. VOIGT, RECORDED NOVEMBER 15, 1966 IN BOOK 5238, PAGE 643, OFFICIAL RECORDS, SAID EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE DESCRIBED.

DATA TABLE

DESCRIPTION	BEARING	LENGTH
L1	S08°22'30"E	63.64'
L2	S21°37'30"W	83.00'
L3	S10°22'30"E	81.10'

- DOCUMENTS AND MAP REFERENCES:**
- (1) GRAND DEED OR 2016-001660, FILED JANUARY 08, 2016
 - (2) SAN GREGORIO RANCH (2 RSM 24)
 - (3) PARCEL MAP (67 PM 30).
 - (4) RECORD OF SURVEY (17 LLS 78-79).

BASIS OF BEARING
 THE BEARING N66°00'00"W SHOWN ON THE MAP ENTITLED "MAP OF A PORTION OF THE SAN GREGORIO RANCH, OWNED BY THE HEIRS OF EDWARD DALE," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 24, 1871 IN BOOK "E" OF MAPS AT PAGE 76, AND A COPY ENTERED IN BOOK 2 OF MAPS AT PAGE 24

PROJECT BENCHMARK
 ELEVATION SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

- TOPOGRAPHIC SURVEY NOTES:**
1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED, MARCH 24, 2019
 2. RECORD BOUNDARY PREPARED BY JET ENGINEERING

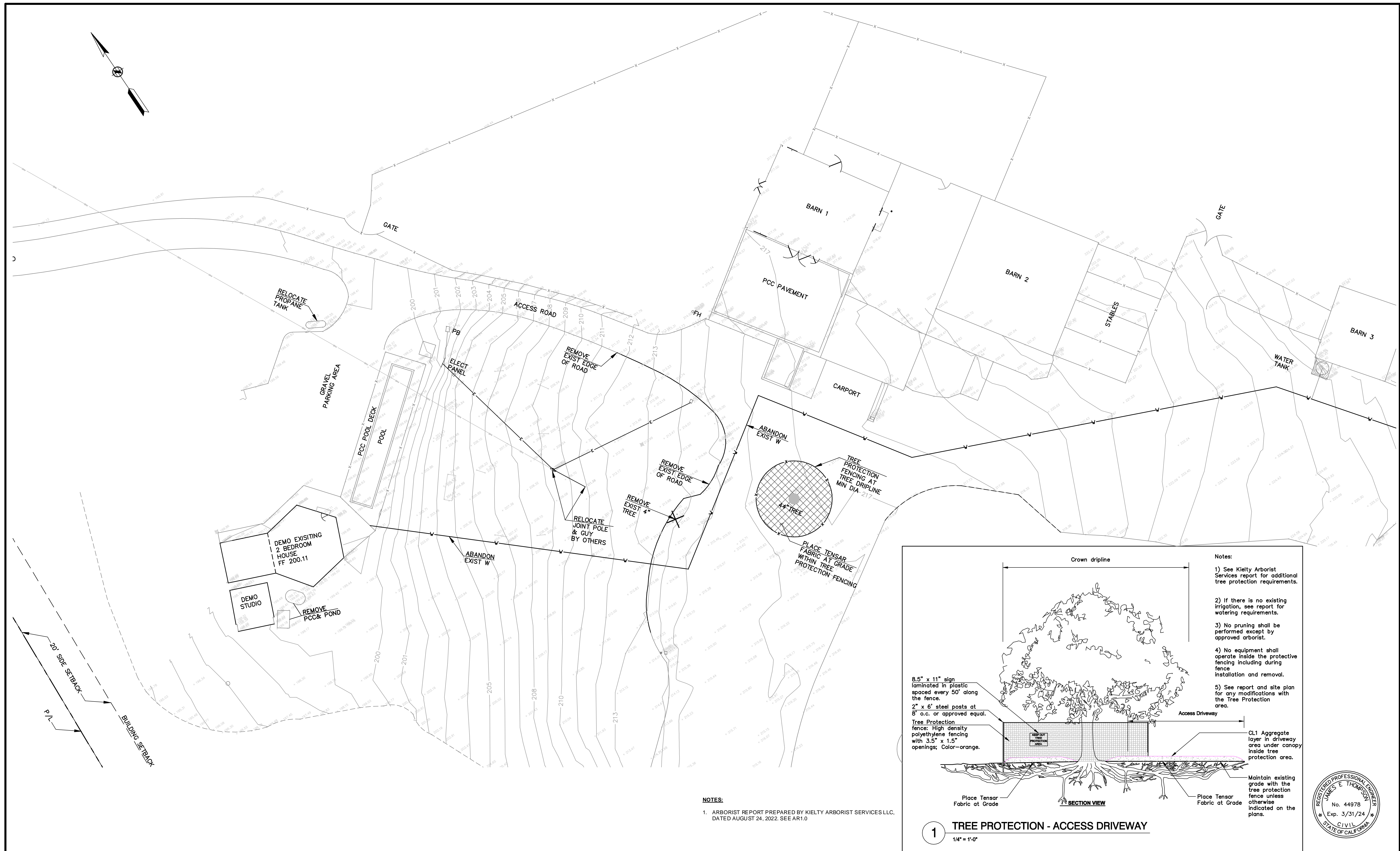


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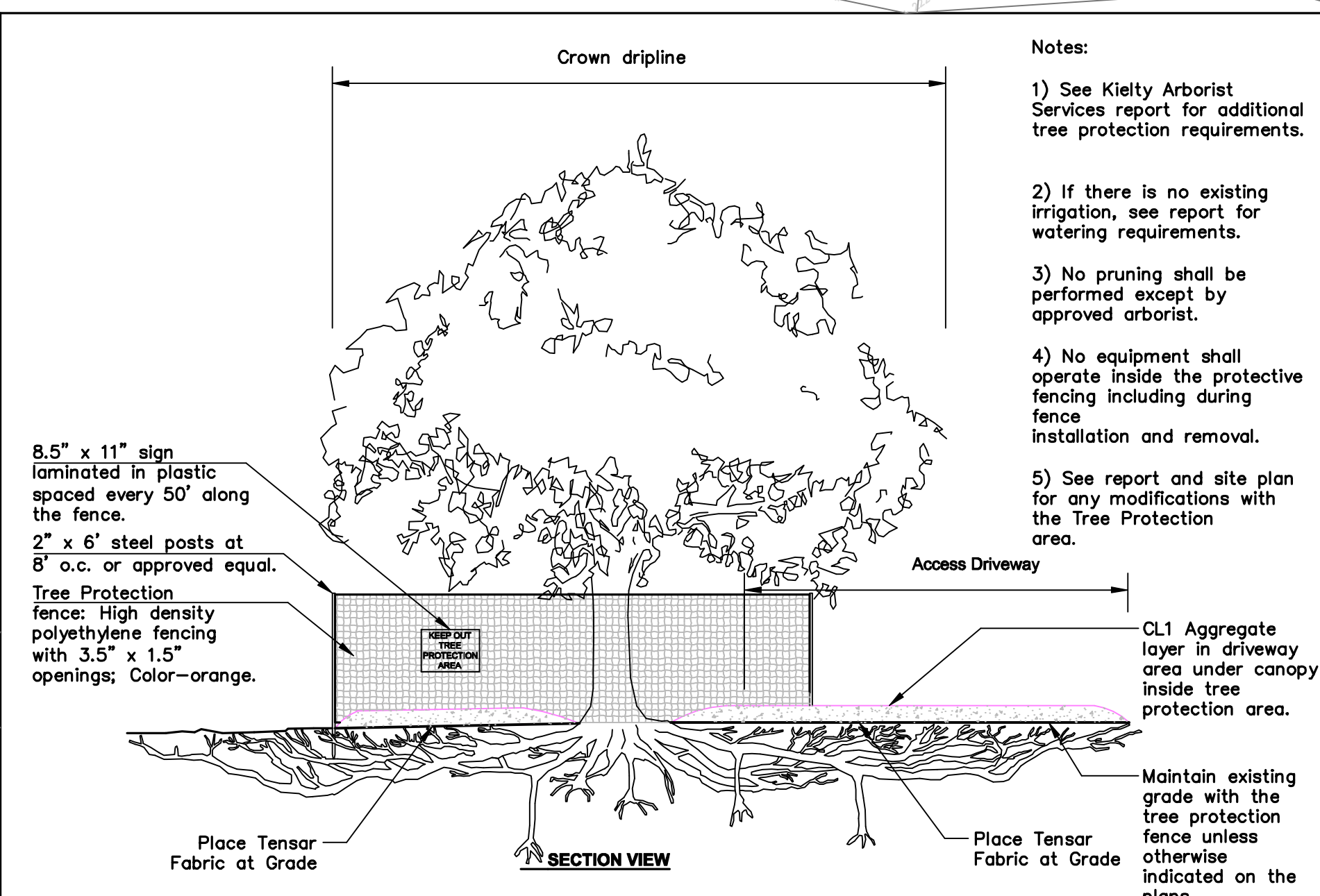
LANDS OF BAKER
 900 SEASIDE SCHOOL RD
 SAN GREGORIO, CA 94074

TOPOGRAPHIC SURVEY
 APN: 088-240-060

REVISIONS			JOB NO. R900-S-19	SHEET NO.
NO.	DATE	DESCRIPTION	DATE: 02/03/23	C3.0 3 OF 35 SHEETS
			DRAWN: DC	
			CHECKED: JET	
			SCALE: 1" = 100'	



NOTES:
 1. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED AUGUST 24, 2022. SEE AR1.0



- Notes:**
- 1) See Kielty Arborist Services report for additional tree protection requirements.
 - 2) If there is no existing irrigation, see report for watering requirements.
 - 3) No pruning shall be performed except by approved arborist.
 - 4) No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5) See report and site plan for any modifications with the Tree Protection area.

1 TREE PROTECTION - ACCESS DRIVEWAY
 1/4" = 1'-0"



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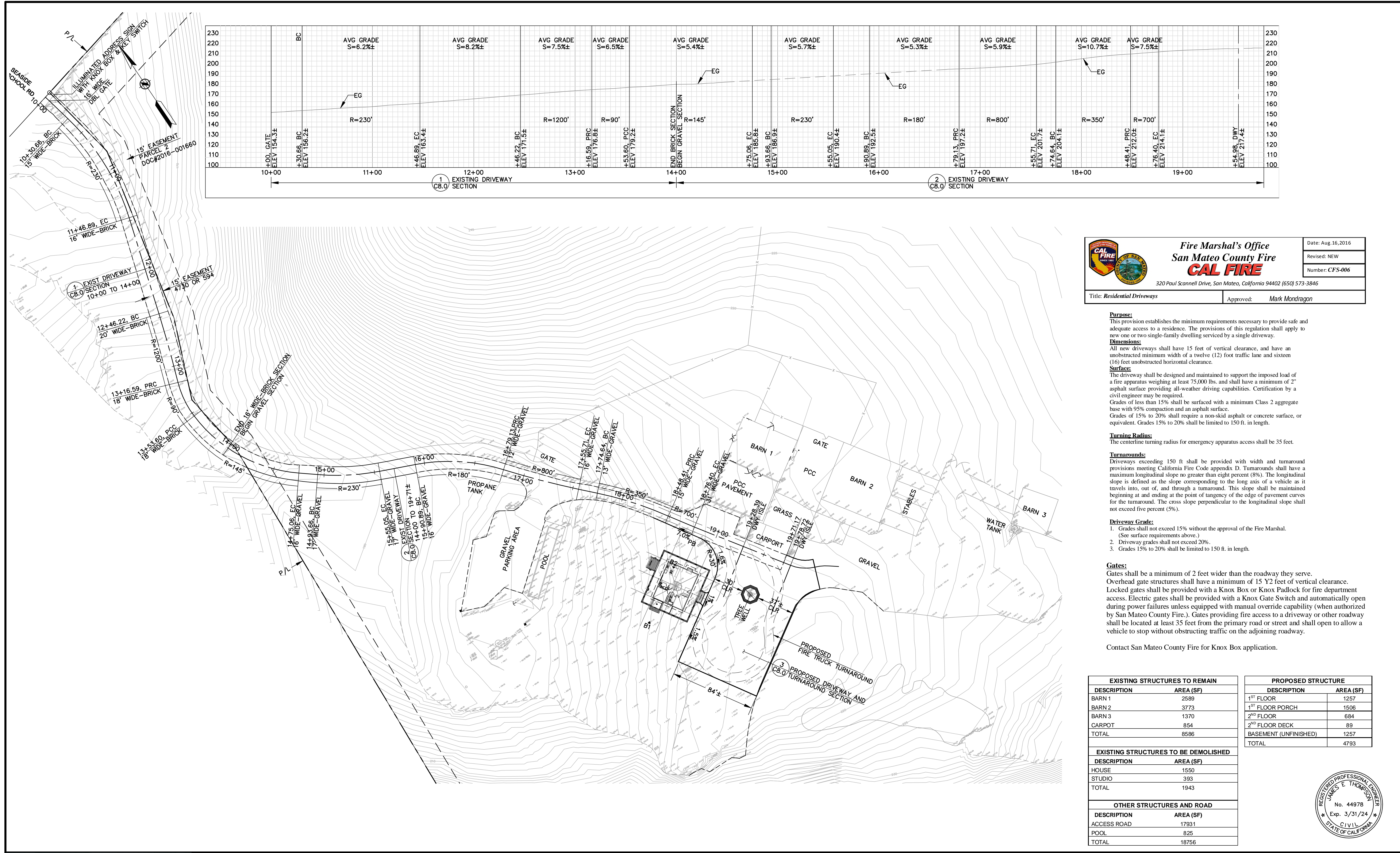
LANDS OF BAKER
900 SEASIDE SCHOOL RD
 SAN GREGORIO, CA 94074

DEMO AND REMOVAL PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
 DATE: **02/03/23**
 DRAWN: **DC**
 CHECKED: **JET**
 SCALE: **1" = 20'**

SHEET NO.
C4.0
 4 OF 35 SHEETS





Fire Marshal's Office
San Mateo County Fire
CAL FIRE

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846

Date: Aug.16,2016

Revised: NEW

Number: CFS-006

Title: Residential Driveways

Approved: Mark Mondragon

Purpose:
This provision establishes the minimum requirements necessary to provide safe and adequate access to a residence. The provisions of this regulation shall apply to new one or two single-family dwelling serviced by a single driveway.

Dimensions:
All new driveways shall have 15 feet of vertical clearance, and have an unobstructed minimum width of a twelve (12) foot traffic lane and sixteen (16) feet unobstructed horizontal clearance.

Surface:
The driveway shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs, and shall have a minimum of 2" asphalt surface providing all-weather driving capabilities. Certification by a civil engineer may be required.

Grades of less than 15% shall be surfaced with a minimum Class 2 aggregate base with 95% compaction and an asphalt surface.
Grades of 15% to 20% shall require a non-skid asphalt or concrete surface, or equivalent. Grades 15% to 20% shall be limited to 150 ft. in length.

Turning Radius:
The centerline turning radius for emergency apparatus access shall be 35 feet.

Turnarounds:
Driveways exceeding 150 ft shall be provided with width and turnaround provisions meeting California Fire Code appendix D. Turnarounds shall have a maximum longitudinal slope no greater than eight percent (8%). The longitudinal slope is defined as the slope corresponding to the long axis of a vehicle as it travels into, out of, and through a turnaround. This slope shall be maintained beginning at and ending at the point of tangency of the edge of pavement curves for the turnaround. The cross slope perpendicular to the longitudinal slope shall not exceed five percent (5%).

Driveway Grade:

- Grades shall not exceed 15% without the approval of the Fire Marshal. (See surface requirements above.)
- Driveway grades shall not exceed 20%.
- Grades 15% to 20% shall be limited to 150 ft. in length.

Gates:
Gates shall be a minimum of 2 feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15 Y2 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures unless equipped with manual override capability (when authorized by San Mateo County Fire.). Gates providing fire access to a driveway or other roadway shall be located at least 35 feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

Contact San Mateo County Fire for Knox Box application.

EXISTING STRUCTURES TO REMAIN		PROPOSED STRUCTURE	
DESCRIPTION	AREA (SF)	DESCRIPTION	AREA (SF)
BARN 1	2589	1 ST FLOOR	1257
BARN 2	3773	1 ST FLOOR PORCH	1506
BARN 3	1370	2 ND FLOOR	684
CARPOT	854	2 ND FLOOR DECK	89
TOTAL	8586	BASEMENT (UNFINISHED)	1257
EXISTING STRUCTURES TO BE DEMOLISHED		TOTAL	
DESCRIPTION	AREA (SF)		4793
HOUSE	1550		
STUDIO	393		
TOTAL	1943		
OTHER STRUCTURES AND ROAD			
DESCRIPTION	AREA (SF)		
ACCESS ROAD	17931		
POOL	825		
TOTAL	18756		



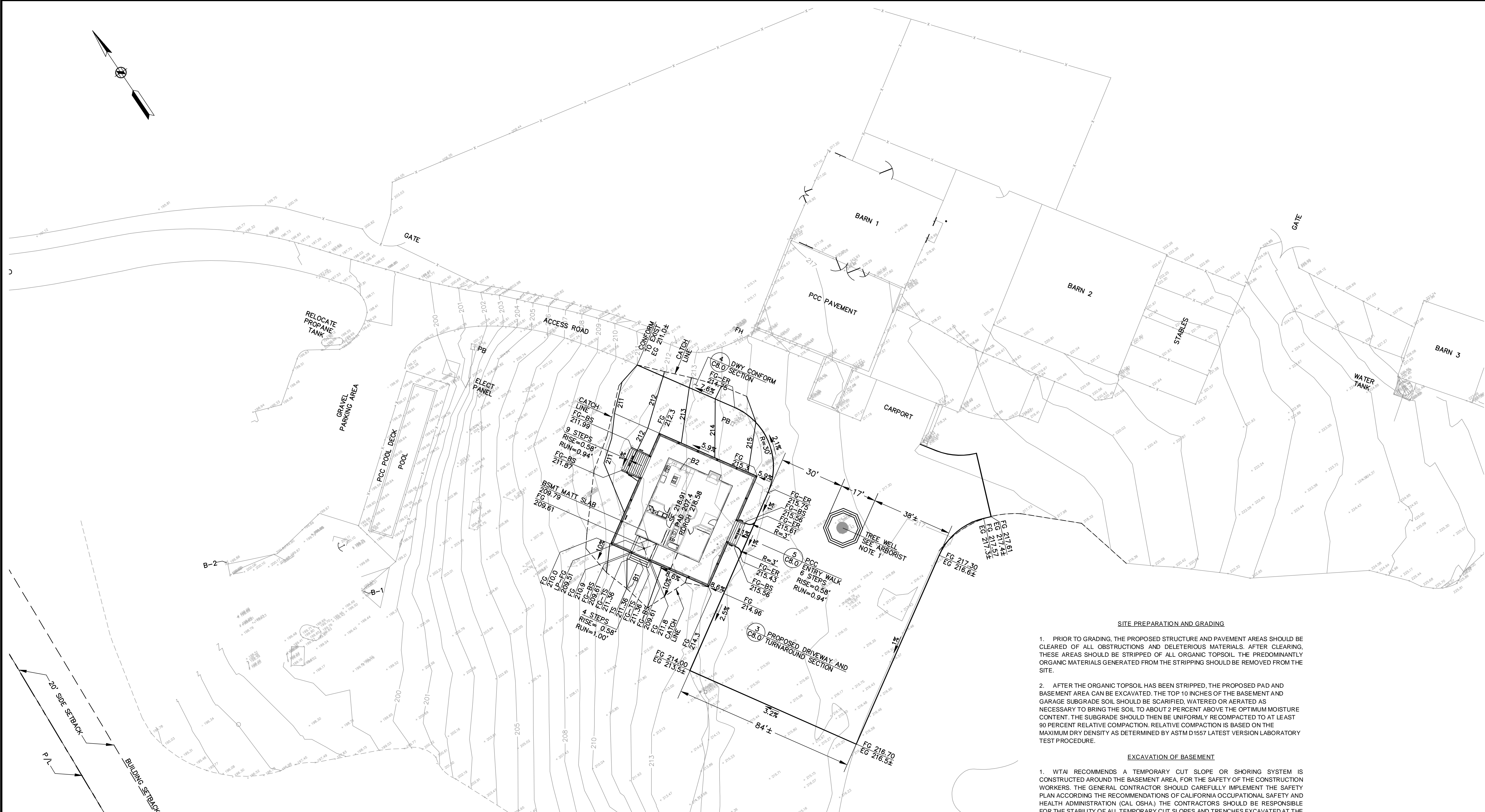
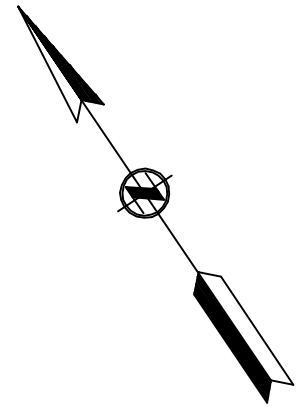
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LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

FIRE ACCESS
SITE PLAN AND PROFILE

REVISIONS				JOB NO. R900-S-19
NO.	DATE	DESCRIPTION	BY	DATE : 02/03/23
				DRAWN: DC
				CHECKED: JET
				SCALE: 1" = 40'

SHEET NO.
C5.0
5 OF 35 SHEETS



SITE PREPARATION AND GRADING

1. PRIOR TO GRADING, THE PROPOSED STRUCTURE AND PAVEMENT AREAS SHOULD BE CLEARED OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIALS. AFTER CLEARING, THESE AREAS SHOULD BE STRIPPED OF ALL ORGANIC TOPSOIL. THE PREDOMINANTLY ORGANIC MATERIALS GENERATED FROM THE STRIPPING SHOULD BE REMOVED FROM THE SITE.
2. AFTER THE ORGANIC TOPSOIL HAS BEEN STRIPPED, THE PROPOSED PAD AND BASEMENT AREA CAN BE EXCAVATED. THE TOP 10 INCHES OF THE BASEMENT AND GARAGE SUBGRADE SOIL SHOULD BE SCARIFIED, WATERED OR AERATED AS NECESSARY TO BRING THE SOIL TO ABOUT 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT. THE SUBGRADE SHOULD THEN BE UNIFORMLY RECOMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. RELATIVE COMPACTION IS BASED ON THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 LATEST VERSION LABORATORY TEST PROCEDURE.

EXCAVATION OF BASEMENT

1. WTAI RECOMMENDS A TEMPORARY CUT SLOPE OR SHORING SYSTEM IS CONSTRUCTED AROUND THE BASEMENT AREA, FOR THE SAFETY OF THE CONSTRUCTION WORKERS. THE GENERAL CONTRACTOR SHOULD CAREFULLY IMPLEMENT THE SAFETY PLAN ACCORDING TO THE RECOMMENDATIONS OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL OSHA). THE CONTRACTORS SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY CUT SLOPES AND TRENCHES EXCAVATED AT THE SITE, AND DESIGN AND CONSTRUCTION OF ANY REQUIRED SHORING SYSTEM. UNSTABLE MATERIALS ENCOUNTERED ON THE SLOPES DURING THE EXCAVATION AND/OR BASEMENT CONSTRUCTION SHOULD BE REMOVED, EVEN IF THIS REQUIRES CUTTING THE SLOPE BACK AT FLATTER INCLINATIONS.
2. THE PROPOSED STRUCTURAL LOCATION IS SUITABLE FOR A TEMPORARY OPEN CUT FOR THE PROPOSED BASEMENT. THE LOWER 5.0 FEET OF EXCAVATION MAY BE VERTICALLY CUT. THE UPPER PART OF THE SLOPE MAY BE CUT BACK AT THE MAXIMUM ALLOWABLE SLOPE GRADIENT IS 1:1 (HORIZONTAL:VERTICAL).

ARBORIST NOTE:

1. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED AUGUST 24, 2022, SEE SHEET AR1.0

EROSION CONTROL NOTE:

1. EROSION CONTROL MEASURES SHATT BE IN PLACE PRIOR TO EXCAVATION, GRADING, AND CONSTRUCTION OF UTILITIES AS SHOWN ON SHEETS EC.0 THROUGH EC.2.



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LANDS OF BAKER
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SITE AND GRADING PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE: **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" = 20'**

SHEET NO.
C6.0
6 OF 35 SHEETS



- NOTES:**
1. ARBORIST REPORT PREPARED BY KELTY ARBORIST SERVICES LLC, DATED AUGUST 24, 2022, SEE SHEET AR1.0.
 2. EACH WET DRAFT FIRE HYDRANT SHOWN ON UTILITY PLAN SHALL HAVE A 2 1/2" NATIONAL HOSE THREAD OUTLET WITH A VALVE AND SHALL BE MOUNTED NOT LESS THAN TWO FEET ABOVE GROUND LEVEL AND WITHIN 5 FEET OF THE MAIN ACCESS ROAD OR DRIVEWAY, AND NOT LESS THAN 50 FEET FROM ANY PORTION OF ANY BUILDING, NOR MORE THAN 150 FEET FROM ALL BUILDINGS. ALL UNDERGROUND WATER PIPING ON PLANS SHALL HAVE A MINIMUM DEPTH OF COVER OF 42 INCHES WITH THRUST BLOCKS AS NEEDED. THE PIPE SHALL BE A MINIMUM 4" INSIDE DIAMETER, UNDERGROUND FIRE SERVICE LISTED. SEE TYPICAL TRENCH SECTIONS ON SHEET C11.0.
 3. THE BUILDING AS SHOWN ON THE A SERIES SHEETS HEREIN SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.

EROSION CONTROL NOTE:

1. EROSION CONTROL MEASURES SHALT BE IN PLACE PRIOR TO EXCAVATION, GRADING, AND CONSTRUCTION OF UTILITIES AS SHOWN ON SHEETS EC.0 THROUGH EC.2.
2. FOR SEPTIC SYSTEM PLAN SEE C12.0.



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LANDS OF BAKER
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DRAINAGE AND UTILITY PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	02/25/23	PLANNING REVISION COMMENTS	JET

JOB NO. **R900-S-19**
 DATE: **02/03/23**
 DRAWN: **DC**
 CHECKED: **JET**
 SCALE: **1" = 20'**

SHEET NO.
C7.0
 7 OF 35 SHEETS



- EXISTING WATER TANK NOTES**
1. THERE ARE 4 - 5000 GALLON WATER TANKS INTERCONNECTED TOGETHER WITH A TOTAL RESERVOIR STORAGE OF 20,000 GALLONS. THERE IS AN ADDITIONAL 750 GALLON TANK AT THE THAN SITE AS WELL.
 2. THE TANKS ARE INTERCONNECTED BY A COMMON MANIFOLD WITH A MINIMUM PIPE SIZE OF 6 INCHES WHICH SERVES THE DEVELOPMENT AREA.
 3. EACH TANK HAS AN INDIVIDUAL SHUTOFF VALVE.
 4. THE TANKS SHALL BE FITTED WITH A FLOAT LEVEL CONTROL OR AN ULTRASONIC TRANSDUCER WIRED TO A WATER SHUTOFF SOLENOID.
 5. BASED UPON THE NPPA WATER STORAGE CALCULATION, THE MINIMUM FIRE FLOW RESERVE STORAGE IS APPROXIMATELY 6000 GALLONS (5949 GALLONS CALC'D) AND 2000 GALLONS OF DOMESTIC SUPPLY. A MINIMUM OF 8000 GALLONS SHALL BE MAINTAINED AT ALL TIMES IN THE WATER TANKS.
 6. THE WATER LEVEL IN THE STORAGE TANKS SHALL BE ADJUSTABLE WITH THE TELEMETRY TO MATCH THE SEASONAL WATER SUPPLY DEMANDS.
 7. THE WATER TURNOVER IN THE WATER TANKS SHALL BE A MAXIMUM OF 2 WEEKS.
 8. THERE SHALL BE POWER BROUGHT TO THE TANKS WITH SOLAR BACKUP AT THE TANK SITE.
 9. THE WATER TANKS TELEMETRY SHALL BE INTERCONNECTED TO THE WELL SITE FOR AUTOMATIC TANK FILLING.

- WATER WELL NOTES**
1. THE WATER WELL SHALL CONFORM TO THE SAN MATEO COUNTY ENVIRONMENTAL HEALTH WATER WELL CONSTRUCTION PROCEDURES ON SHEET 11.0, PERMIT REQUIREMENTS, AND THE STATE AND LOCAL REQUIREMENTS.
 2. THERE SHALL BE POWER BROUGHT TO THE WELL WITH SOLAR BACKUP AT THE WELL SITE.
 3. THE WELL SITE TELEMETRY SHALL BE INTERCONNECTED TO THE WELL SITE FOR AUTOMATIC TANK FILLING.
 4. THE WELL SHALL PRODUCE THE REQUIRED MINIMUM FLOW RATE AS SPECIFIED IN ORDINANCE SECTION 4.68.190.

- WATER SYSTEM CONNECTION AT PROPOSED RESIDENCE**
1. THE WATER SYSTEM CONNECTION AT THE RESIDENCE SHALL HAVE A CHLORINE INJECTOR FOR DOMESTIC WATER TREATMENT AND A WATER FILTRATION SYSTEM (SEE C7.0).
 2. THE RESIDENCE SHALL HAVE AN AUTOMATIC FIRE SPRINKLER UNDER SEPARATE PERMIT IN ACCORDANCE WITH THE SAN MATEO FIRE DEPARTMENT REGULATIONS.

CDP SECTION 6328.7 APPLICATION REQUIREMENTS - SUBSECTION (E)

FOR ALL PROPOSED DEVELOPMENT REQUIRING A DOMESTIC WELL WATER SOURCE, EXCEPT SINGLE-FAMILY RESIDENCES AND ANY PERMITTED USE ON A PARCEL OF 40 ACRES OR GREATER, DEMONSTRATED PROOF OF THE EXISTING AVAILABILITY OF AN ADEQUATE AND POTABLE WATER SOURCE FOR THE PROPOSED DEVELOPMENT, AND THAT USE OF THE WATER SOURCE WILL NOT IMPAIR SURFACE STREAMFLOW, THE WATER SUPPLY OF OTHER PROPERTY OWNERS, AGRICULTURAL PRODUCTION OR SENSITIVE HABITATS.

CDP SECTION 6328.14 CONDITIONS - (SECOND PARAGRAPH)

FOR ALL PROPOSED DEVELOPMENT REQUIRING A DOMESTIC WELL WATER SOURCE AND NOT SUBJECT TO THE PROVISIONS OF SECTION 6328.7(E), REQUIRE AS A CONDITION OF APPROVAL DEMONSTRATED PROOF OF THE EXISTING AVAILABILITY OF AN ADEQUATE AND POTABLE WATER SOURCE FOR THE PROPOSED DEVELOPMENT, AND THAT USE OF THE WATER SOURCE WILL NOT IMPAIR SURFACE STREAMFLOW, THE WATER SUPPLY OF OTHER PROPERTY OWNERS, AGRICULTURAL PRODUCTION OR SENSITIVE HABITATS.



JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

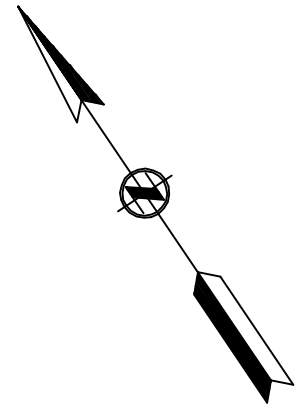
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

WATER SUPPLY AND STORAGE PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	02/25/23	PLANNING REVISION COMMENTS	JET

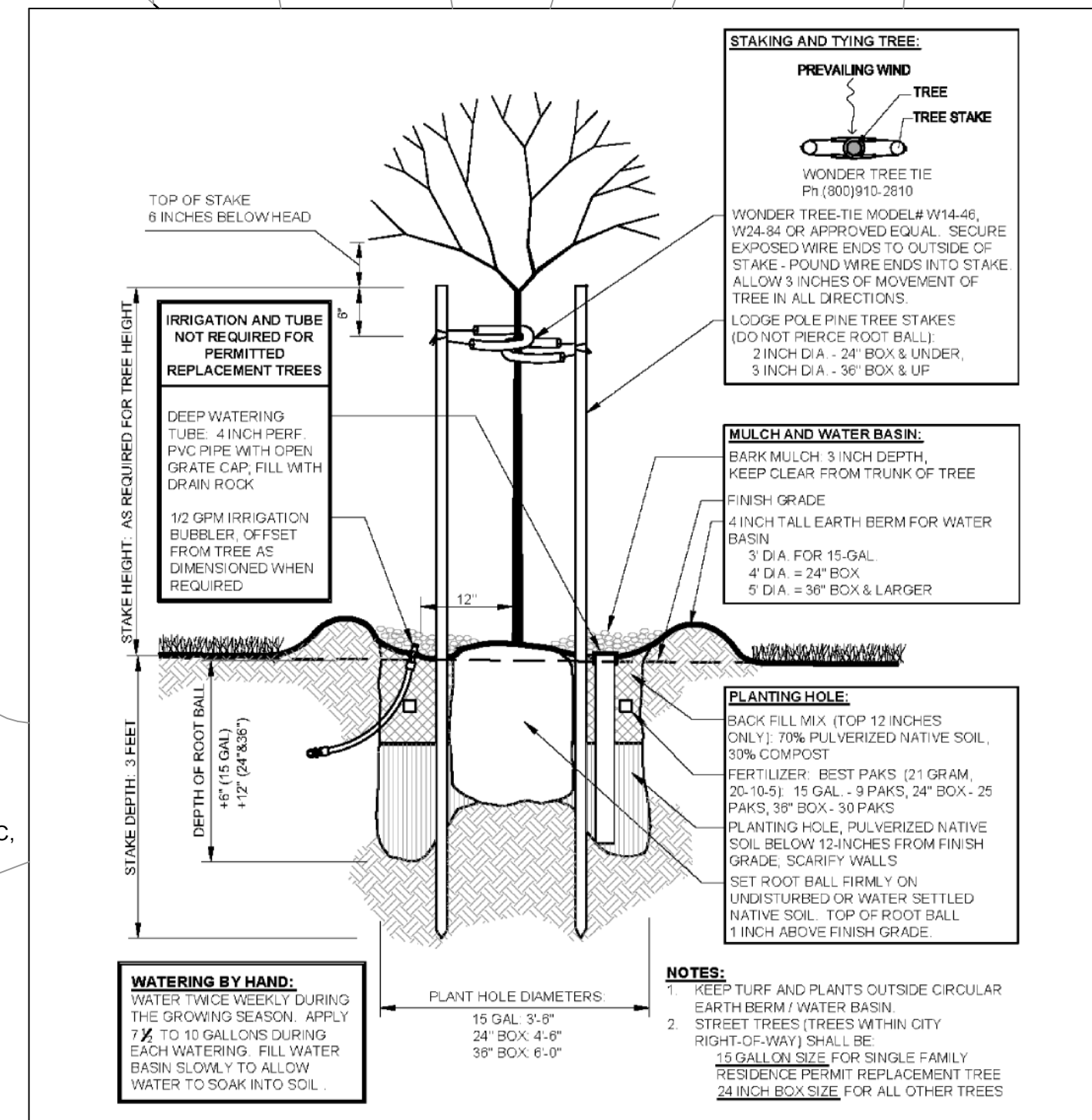
JOB NO. **R900-S-19**
DATE: **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" = 100'**

SHEET NO.
C10.0
10 OF 35 SHEETS



1 LANDSCAPE PLAN
SCALE 1" = 10'

ARBORIST NOTE:
1. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED AUGUST 24, 2022, SEE SHEET AR1.0



2 TREE PLANTING & STAKING



JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

LANDSCAPE PLAN AND DETAILS

REVISIONS				JOB NO. R900-S-19
NO.	DATE	DESCRIPTION	BY	DATE: 02/03/23
				DRAWN: DC
				CHECKED: JET
				SCALE: 1" = 20'

SHEET NO.
L1.0
17 OF 35 SHEETS

Kielty Arborist Services
 Certified Arborist WE#10724A
 P.O. Box 6187
 San Mateo, CA 94403
 650-532-4418

August 24th, 2022

JET Engineering
 Attn: James E. Thompson
 1048 El Camino Real, Suite C
 Redwood City CA 94063

Site: 900 Seaside Road, San Gregorio CA (SM County)

Dear JET Engineering,

As requested on Thursday, August 4th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Protection Plan for the proposed construction. A home and driveway/fire truck turn around are proposed for this site, and as needed an Arborist Report is required when submitting plans to the County of San Mateo. Demo and Removal plans C4.0 dated 8/25/22 and Site and Grading Plan C6.0 dated 5/9/22 were reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, the tree was not assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan unless stated otherwise.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a site plan provided by you. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The tree's condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 69 Fair
- 70 - 89 Good
- 90 - 100 Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

DBH-Diameter at breast height (54 inches above grade) CON- Condition rating
 HIT/SP-Tree height/canopy spread (in feet) S- Significant tree by County ordinance.(Protected)

900 Seaside School Road (2)

Tree#	Species	DBH	CON	HIT/SP	Comments
18	Monterey Cypress (<i>Hesperocyparis macrocarpa</i>)	44.2	65	65/40	Fair vigor, fair form, multi leader at 8' with fair unions, minor dead wood.



Showing tree location



Summary of tree:

The Monterey Cypress tree in question is in fair condition. The tree becomes codominant at 8' with fair unions observed. Minor areas of dead wood were observed in the canopy of the tree. Moss was observed growing in the canopy. Moss itself does not damage trees, but it does absorb moisture. Sometimes the added moisture can weigh down tree branches and cause them to break off. Too much Moss can deprive the tree of sunlight and thereby reduce their growth if too thick. The moss at this point is not too heavy but may need to be removed in the future.

Showing tree in question

900 Seaside School Road (3)

Impacts/Recommendations:

The proposed home is 40' away from the tree and is not expected to have impacts on the tree. A driveway is proposed around the tree on both sides of the tree for a fire truck turnaround. The area underneath the tree is already being used as a driveway (as seen in picture). The driveway is proposed to be a gravel driveway. Before the driveway is to be constructed, it is recommended to vertical mulch the tree to mitigate any existing compaction and to help improve aeration to the root zone and overall tree health. This will also act as a mitigation measure for the expected minor impacts to the tree. Once the tree has been vertically mulched, Biaxial Geogrid (Tensar BX-1100 or equivalent) is recommended to be placed over existing grade where the driveway/fire truck turnaround is proposed. The geogrid material is to be used as a subgrade layer below aggregate (rock/gravel). It is a stiff synthetic permeable material consisting of sets of tensile ribs pre-tensioned in two directions to allow pinning down of surrounding soil, stone, or other material. Geogrid is often used over soft soils or tree root zones and improves filtration, reduces base thickness needed, compaction of underlying parent soil (85%) and incidents of tire ruts and soil migration. To protect the root zone affected by the driveway in the root zone of the protected tree, it is recommended to consider the best management practice use of Tensar BX-1100 Biaxial Geogrid to minimize required compaction and to relieve the roots from strain caused by passing cars. With Tensar BX-1100 geogrid, compaction can be limited to 85%, and is more than adequate for future root growth. Any edging needed is recommended to be supported above ground by individual stakes. This way the driveway can be constructed entirely on top of grade. The proposed tree well is recommended to be constructed entirely on top of grade as excavation at the proposed tree well location would have impacts on the tree. If constructed in this manner, impacts are expected to be minor. The tree is recommended to be deep water fertilized using 300 gallons of clean water mixed with a well-balanced fertilizer in early spring of 2023 as a mitigation measure for the minor impacts. Once the tree has been vertically mulched, the tree is recommended to be irrigated with 100 gallons of water. Once a month following the construction of the driveway (only during the dry season), the tree is recommended to be irrigated using 50 gallons of clean water. Irrigation should not be given to the tree anywhere closer than 10' from the tree to avoid root rot disease. The tree is required to be protected as described on the next page in the Tree Protection Plan.



Snowshoe Effect — Tensar BX Geogrids distribute heavy loads over soft soils just like a snowshoe supports the weight of a man over soft snow.

900 Seaside School Road (4)

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should consist of 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the tree dripline where possible. On this site, tree protection fencing will consist of 2 phases. The first stage of tree protection will require tree protection fencing to be placed at the tree's dripline during the construction of the home. During the construction of the driveway (second phase) the tree protection fencing will need to be reduced to the tree well area. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by the owner and contractor. See the provided diagram below as a visual description.



Showing the recommended tree protection fencing locations. Red line indicates tree protection fencing during construction of home. Green line indicates tree protection fencing during construction of the driveway turnaround.

900 Seaside School Road (5)

Root Cutting (not expected)

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. All roots encountered measuring 2 inches in diameter or over shall be exposed and remain damage free for the site arborist to view. Mitigation measures will be applied at this time.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project for Monterey Cypress tree. Once a month following the construction of the driveway (only during the dry season), the tree is recommended to be irrigated using 50 gallons of clean water. Irrigation should not be given to the tree anywhere closer than 10' from the tree to avoid root rot disease.

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as needed basis. Any time excavation is needed underneath the dripline of a protected tree, the site arborist must be notified 48 hours in advance so that a site visit can be scheduled during the proposed work.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A *David Beckham*

900 Seaside School Road (6)

Kielty Arborist Services

P.O. Box 6187
 San Mateo, CA 94403
 650-532-4418

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *David Beckham*
 David Beckham

Date: August 24th, 2022



Tensar International Corporation
 2500 Northwinds Pkwy, Suite 500
 Alpharetta, Georgia 30009
 Phone: 800-TENSAR-1
 www.tensarcorp.com

Product Specification - Biaxial Geogrid BX1100

Tensar International Corporation reserves the right to change its product specifications at any time. It is the responsibility of the specifier and purchaser to ensure that product specifications used for design and procurement purposes are current and consistent with the products used in each instance.

Product Type: Integrally Formed Biaxial Geogrid
 Polymer: Polypropylene
 Load Transfer Mechanism: Positive Mechanical Interlock
 Primary Applications: Spectra System (Base Stabilization, Subgrade Improvement)

Product Properties

Index Properties	Units	MD Values ¹	XMD Values ¹
• Aperture Dimensions ²	mm (in)	25 (1.0)	33 (1.3)
• Rib Thickness ³	mm (in)	0.76 (0.03)	0.76 (0.03)
• Tensile Strength @ 2% Strain ⁴	kN/m (lb/ft)	4.1 (290)	8.5 (450)
• Tensile Strength @ 5% Strain ⁴	kN/m (lb/ft)	8.5 (590)	13.4 (920)
• Ultimate Tensile Strength ⁴	kN/m (lb/ft)	12.4 (850)	19.0 (1,300)
Structural Integrity			
• Junction Efficiency ⁵	%	93	
• Overall Flexural Rigidity ⁶	mg-cm	250,000	
• Aperture Stability ⁷	m-N/deg	0.32	
Durability			
• Resistance to Installation Damage ⁸	%SC / %SW / %GP	95 / 93 / 90	
• Resistance to Long Term Degradation ⁹	%	100	
• Resistance to UV Degradation ⁹	%	100	

Dimensions and Delivery
 The biaxial geogrid shall be delivered to the jobsite in roll form with each roll individually identified and nominally measuring 4.0 meters (13.1 feet) in width and 75.0 meters (246 feet) in length and 3.93 meters (12.9 feet) in width and 75.0 meters (246 feet) in length.

Notes

- Unless indicated otherwise, values shown are minimum average roll values determined in accordance with ASTM D4759-02. Brief descriptions of test procedures are given in the following notes.
- Nominal dimensions.
- Determined in accordance with ASTM D6837-10 Method A.
- Load transfer capability determined in accordance with ASTM D7737-11.
- Resistance to bending force determined in accordance with ASTM D7748/D7748M-14.
- Resistance to in-plane rotational movement measured in accordance with ASTM D7894/D7894M-15.
- Resistance to loss of load capacity or structural integrity when subjected to mechanical installation stress in clayey sand (SC), well graded sand (SW), and crushed stone classified as poorly graded gravel (GP). The geogrid shall be sampled in accordance with ASTM D6816 and load capacity shall be determined in accordance with ASTM D6637.
- Resistance to loss of load capacity or structural integrity when subjected to chemically aggressive environments in accordance with EPA 9500 immersion testing.
- Resistance to loss of load capacity or structural integrity when subjected to 500 hours of ultraviolet light and aggressive weathering in accordance with ASTM D4355-05.

Tensar International Corporation warrants that at the time of delivery the geogrid sample(s) provided shall conform to the specification stated herein. Any other warranty, including durability, is limited to a particular device, as hereby excluded. If the geogrid does not meet the specifications on this page and Tensar is notified prior to installation, Tensar will replace the geogrid at no cost to the customer.

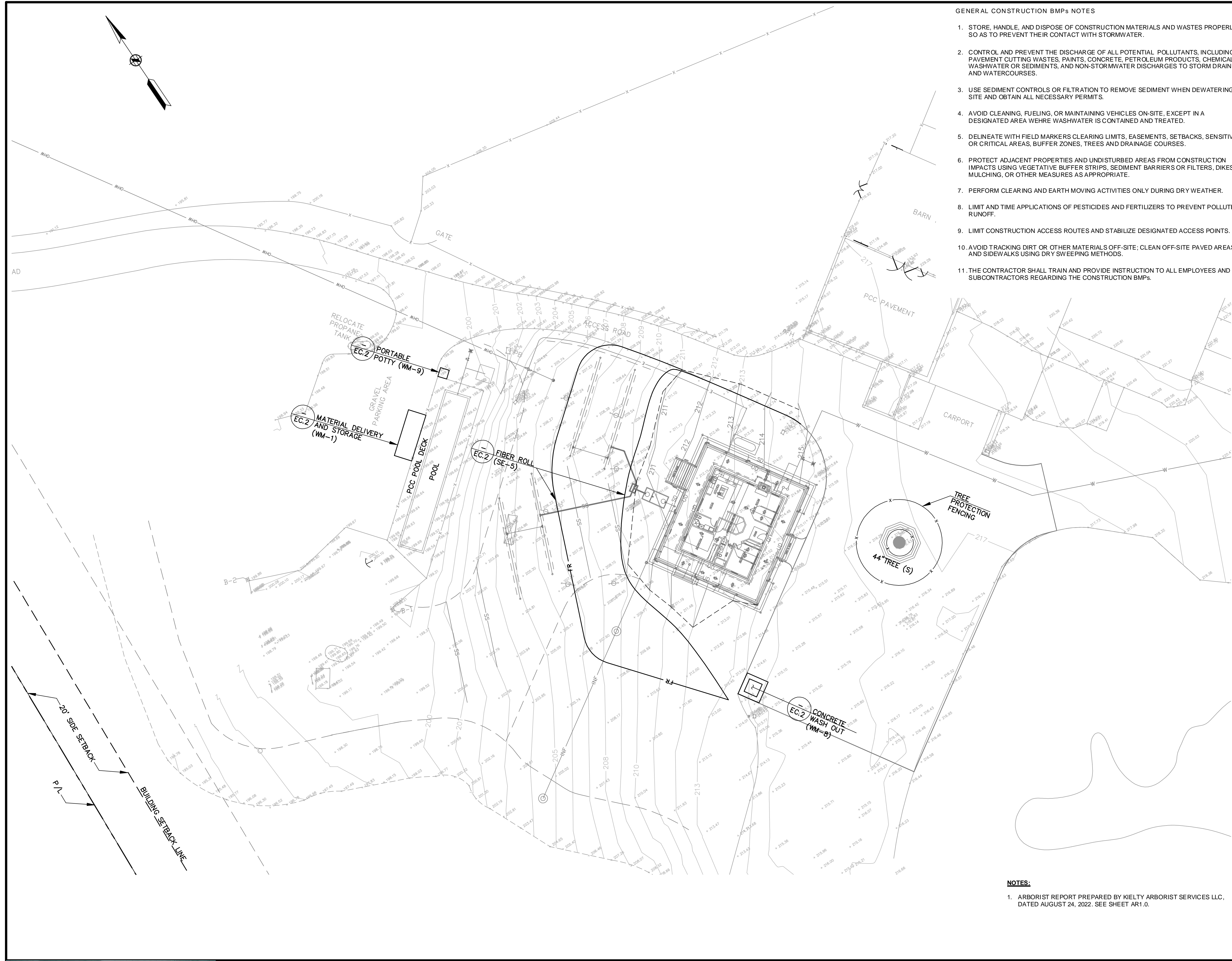
This product specification supersedes all prior specifications for the product described above and is not applicable to any products shipped prior to February 1, 2018 (7/20).

JET ENGINEERING
 CONSULTING CIVIL ENGINEERS
 1048 EL CAMINO REAL, SUITE C
 REDWOOD CITY, CA 94063

LANDS OF BAKER
900 SEASIDE SCHOOL RD
 SAN GREGORIO, CA 94074

**ARBORIST REPORT
 AND MATERIAL SPECIFICATION**

REVISIONS				JOB NO. R900-S-19	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE : 02/03/23	AR1.0 18 OF 35 SHEETS
				DRAWN: DC	
				CHECKED: JET	
				SCALE: NTS	



GENERAL CONSTRUCTION BMP'S NOTES

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
3. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
5. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED 6. RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
11. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP'S.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. EROSION CONTROL MEASURES SHALL CONFORM TO FEDERAL, STATE, CASQA, ABAG, AND MUNICIPAL STANDARDS.
3. SEDIMENT/EROSION CONTROL MEASURES SHOWN ON THIS SHEET ARE THE MINIMUM REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES AS DEEMED NECESSARY TO ASSURE ADEQUATE PROTECTION DURING THE PROGRESS OF CONSTRUCTION AND AT THE CONTRACTOR'S EXPENSE.
4. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE ENGINEER OF ANY FIELD CHANGES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE BUILDING INSPECTOR OR BUILDING OFFICIALS.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE MUNICIPALITY.
7. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
8. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
9. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
11. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
12. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWING MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEEDING AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDROMULCHING-HYDROSEEDING, EROSION CONTROL BLANKETS/GEOTEXTILES, AND FIBER ROLLS.
13. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
14. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING, MONITORING, AND REPAIRING EROSION CONTROL MEASURES AND SYSTEMS BEFORE, DURING AND AFTER EACH STORM. OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS.
16. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.
17. FAILURE TO IMPLEMENT EROSION CONTROL MEASURES DURING PERIODS OF RAINFALL MAY RESULT IN A PROHIBITION OF ANY ADDITIONAL CONSTRUCTION DURING THE REMAINDER OF THE RAINY SEASON.

NOTES:

1. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC, DATED AUGUST 24, 2022. SEE SHEET AR1.0.



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REDWOOD CITY, CA 94063

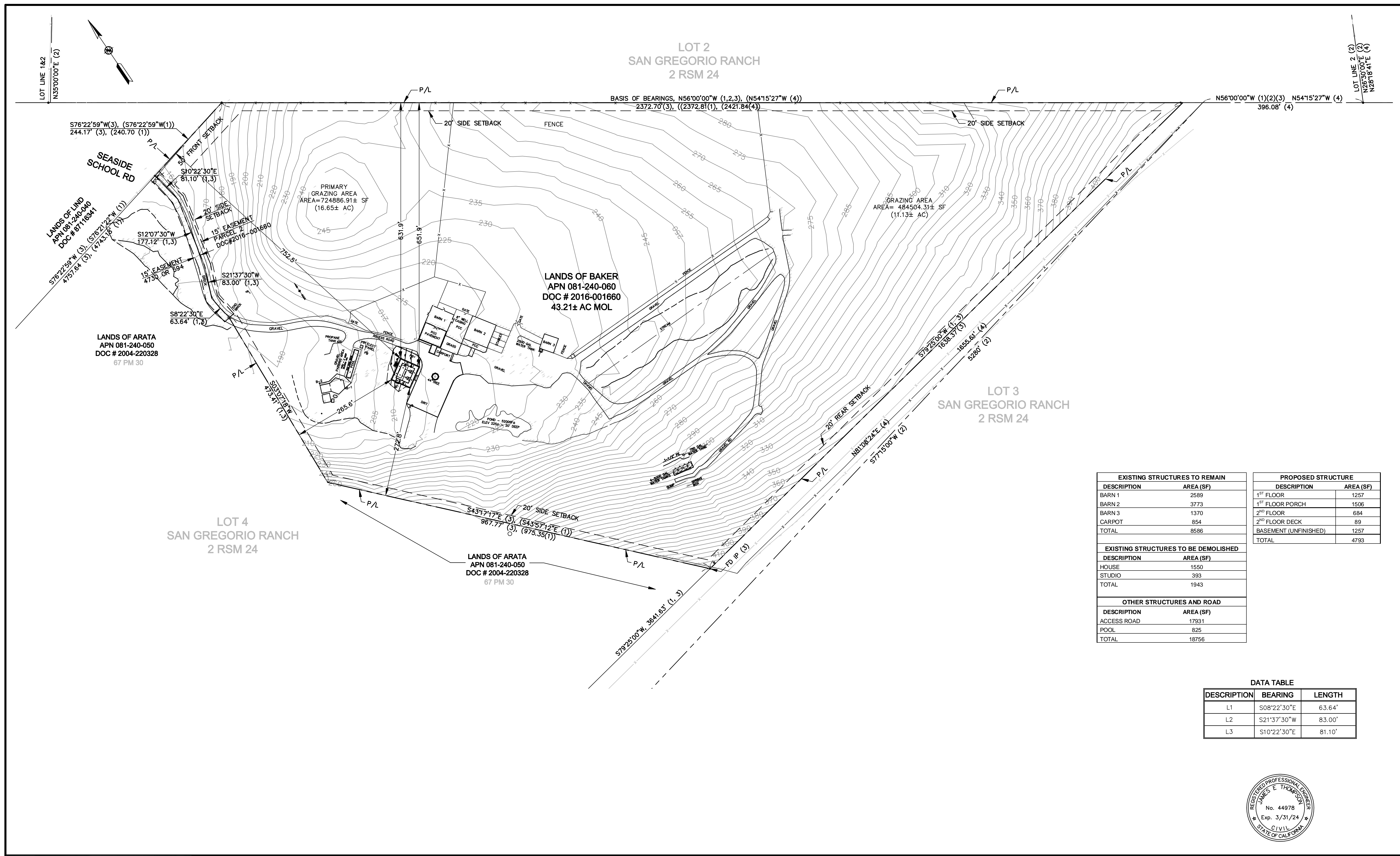
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

ERORION CONTROL PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE: **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" = 20'**

SHEET NO.
EC.1
20 OF 35 SHEETS



EXISTING STRUCTURES TO REMAIN		PROPOSED STRUCTURE	
DESCRIPTION	AREA (SF)	DESCRIPTION	AREA (SF)
BARN 1	2589	1 ST FLOOR	1257
BARN 2	3773	1 ST FLOOR PORCH	1506
BARN 3	1370	2 ND FLOOR	684
CARPOT	854	2 ND FLOOR DECK	89
TOTAL	8586	BASEMENT (UNFINISHED)	1257
TOTAL		TOTAL	4793
EXISTING STRUCTURES TO BE DEMOLISHED		OTHER STRUCTURES AND ROAD	
DESCRIPTION	AREA (SF)	DESCRIPTION	AREA (SF)
HOUSE	1550	ACCESS ROAD	17931
STUDIO	393	POOL	825
TOTAL	1943	TOTAL	18756

DATA TABLE

DESCRIPTION	BEARING	LENGTH
L1	S08°22'30"E	63.64'
L2	S21°37'30"W	83.00'
L3	S10°22'30"E	81.10'



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REDWOOD CITY, CA 94063

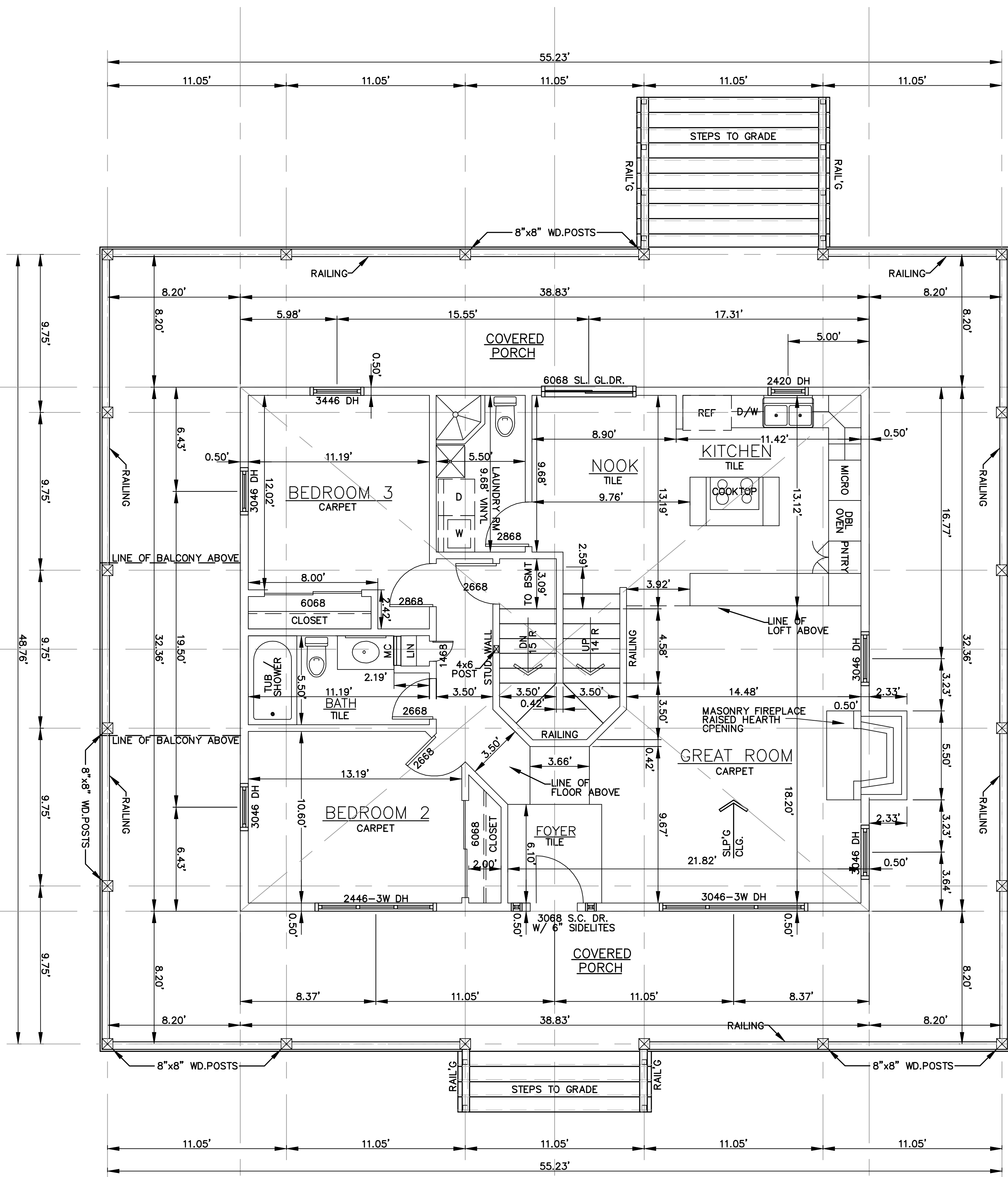
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

ARCHITECTURAL SITE PLAN
APN: 088-240-060

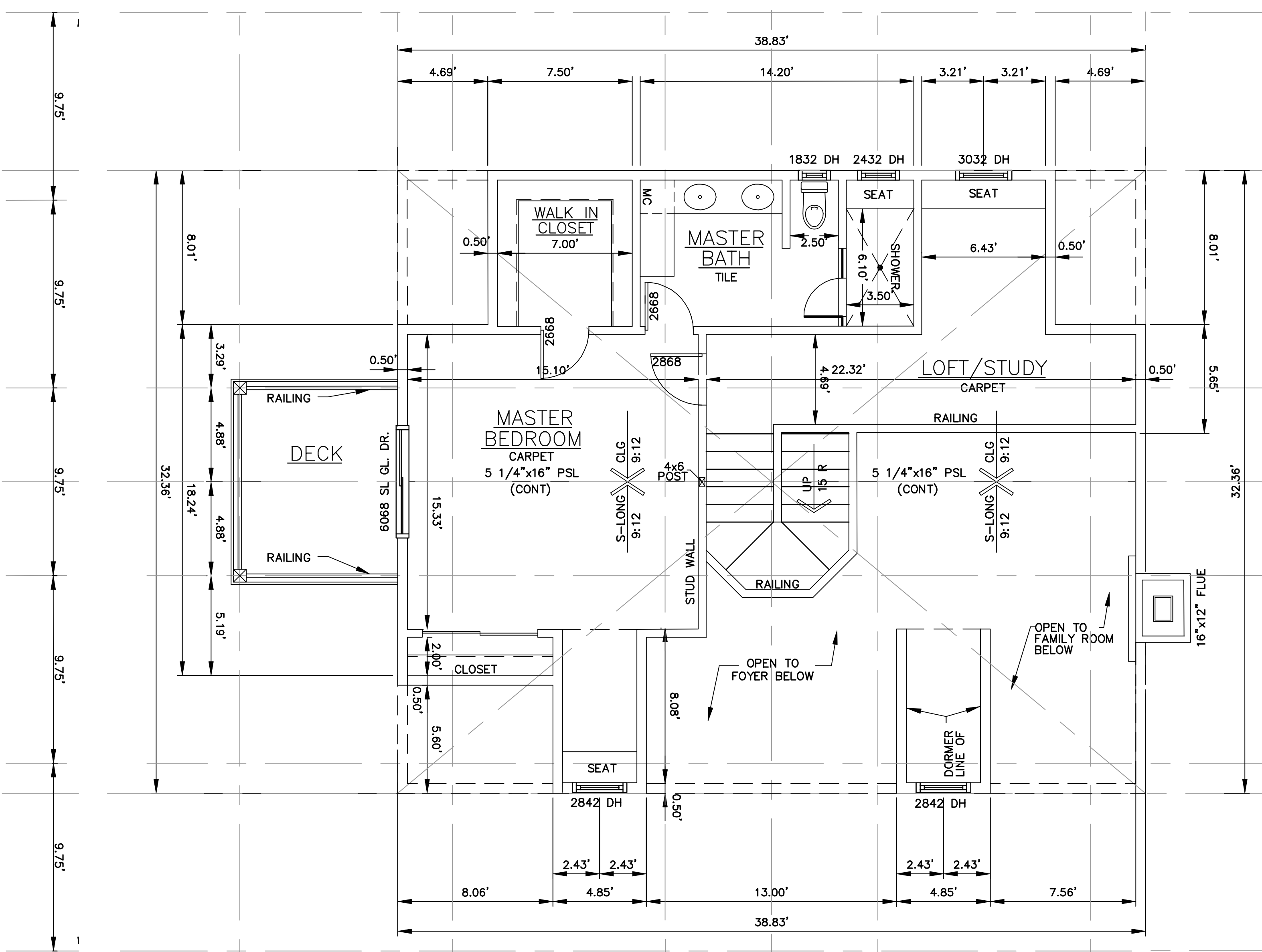
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE: **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" = 100'**

SHEET NO.
A3.0
24 OF 35 SHEETS



1 FIRST FLOOR
SCALE= 1" - 4'



2 SECOND FLOOR
SCALE= 1" - 4'

PROPOSED STRUCTURE	
DESCRIPTION	AREA (SF)
1 ST FLOOR	1257
1 ST FLOOR PORCH	1506
2 ND FLOOR	684
2 ND FLOOR DECK	89
BASEMENT (UNFINISHED)	1257
TOTAL	4793



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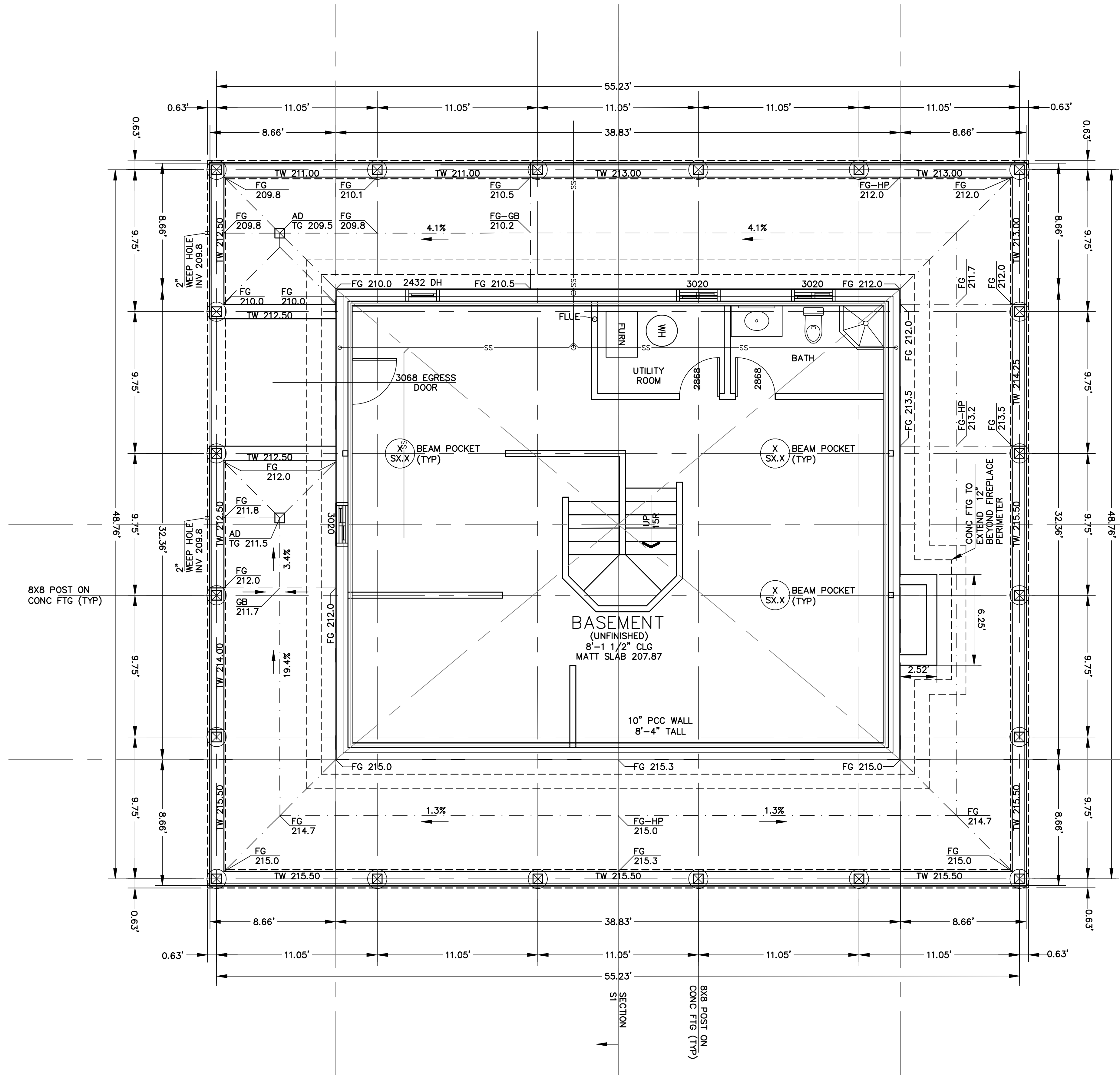
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

FIRST AND SECOND FLOOR PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE: **02/03/23**
DRAWN: **DC**
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SCALE: **1" - 4'**

SHEET NO.
A4.0
25 OF 35 SHEETS



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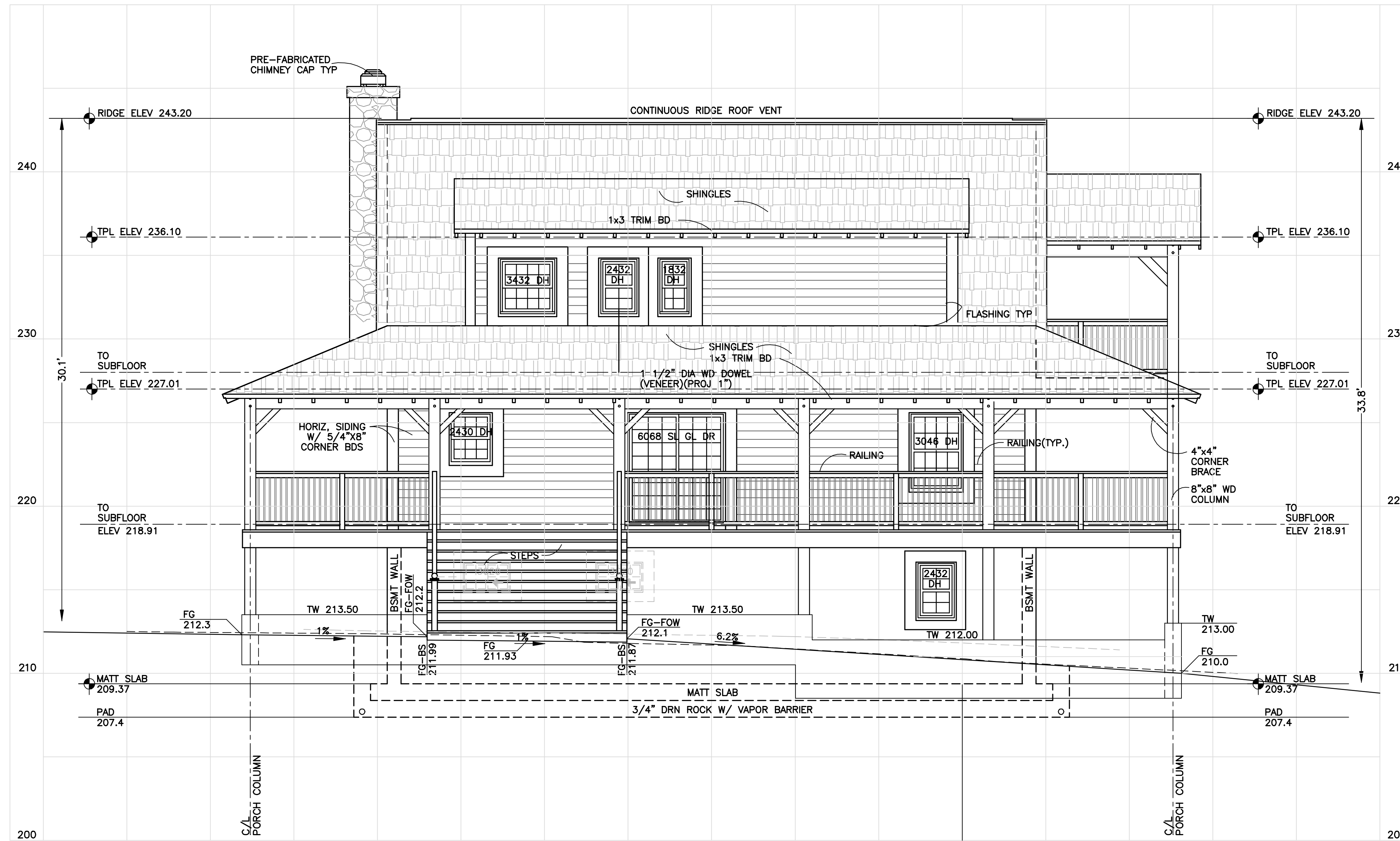
LANDS OF BAKER
900 SEASIDE SCHOOL RD
 SAN GREGORIO, CA 94074

BASEMENT PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
 DATE: **02/03/23**
 DRAWN: **DC**
 CHECKED: **JET**
 SCALE: **1" = 4'**

SHEET NO.
A5.0
 26 OF 35 SHEETS



1 REAR ELEVATION
SCALE= 1" - 4'



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1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

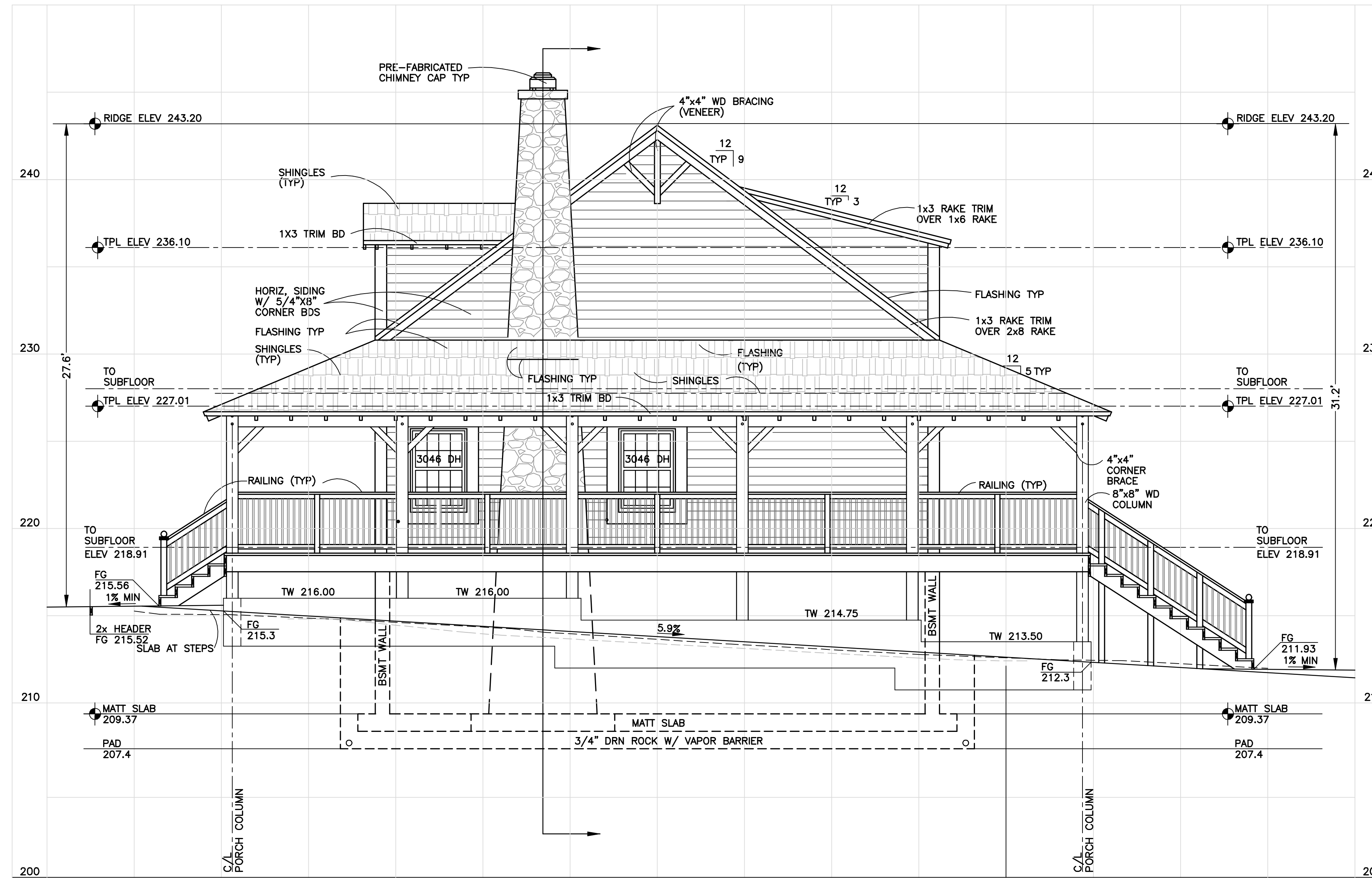
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

REAR ELEVATION VIEW

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE: **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" - 4'**

SHEET NO.
A8.0
29 OF 35 SHEETS



1 RIGHT ELEVATION
SCALE= 1" - 4'



JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

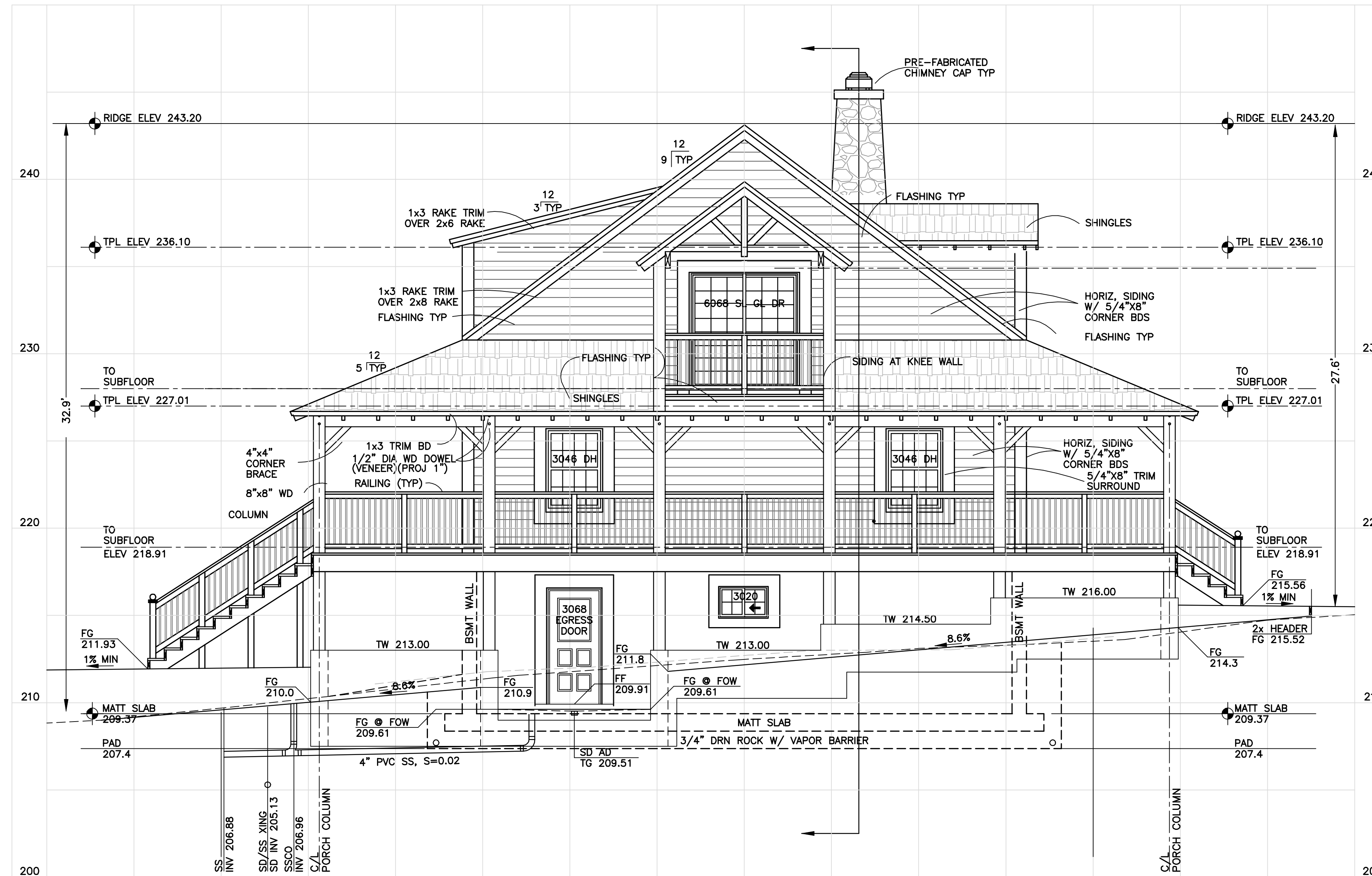
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

RIGTH ELEVATION

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE : **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" - 4'**

SHEET NO.
A9.0
30 OF 35 SHEETS



1 LEFT ELEVATION
SCALE= 1" - 4'



JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

LEFT ELEVATION VIEW

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R900-S-19**
DATE : **02/03/23**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" - 4'**

SHEET NO.
A10.0
31 OF 35 SHEETS











