

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

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Grading Permit, 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. The project involves 345 cubic yards (c.y.) of grading and minimal vegetation removal. No trees are proposed for removal. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2016-00515 (Baker-Thompson)

PROPOSAL

The applicant is requesting a Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit to construct a 3,536 sq. ft. replacement single-family residence, new fire turnaround, new septic system, and 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 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. 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 (c.y.) 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.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit, County File Number PLN 2016-00515, by making the required findings and adopting the conditions of approval in Attachment A of the Staff Report.

SUMMARY

The project is consistent with the Soil Resources, Visual Quality and Rural Land Use Policies of the General Plan and the Locating and Planning New Development, Agricultural Component of the Local Coastal Program. The project is also consistent with the Planned Agricultural District/Coastal Development (PAD/CD) Zoning Regulations. The project was reviewed and granted conditional approval by Environmental Health Services for the proposed new well and septic system. The Agricultural Advisory Committee (AAC) has recommended approval of the project based upon clarifications presented at the AAC meeting regarding grazing land utilization compliance. The AAC requested for the applicant to submit documentation to confirm compliance with this Williamson Act standard that at least 75% of the parcel is utilized for grazing. However, the AAC confirmed their request should not cause delay in the processing of the subject project.

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

DATE: April 12, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Grading Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations and Section 9283 of the County Grading Regulations, 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. The project involves 345 cubic yards (c.y.) of grading and minimal vegetation removal. No tree removal is proposed. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2016-00515 (Baker-Thompson)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Planned Agricultural District Permit and Grading Permit to construct a 3,536 sq. ft. replacement single-family residence, new fire turnaround, new septic system, and 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 parcel is improved with an existing unpermitted 1,500 sq. ft. single-family residence that was constructed to replace a previously existing house (destroyed by a fire in 2005). The unpermitted house is proposed to be demolished and the replacement residence will be located in substantially the same location. The proposed domestic well will serve as the domestic water source for the replacement single-family residence and will replace use of an existing natural spring source on site. An existing agricultural pond will continue to provide water for cattle grazing and crops on the property. Approximately 345 c.y. of grading is proposed for the basement for the single-family residence. No tree removal and minimal vegetation removal is proposed.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Planned Agricultural District Permit and Grading Permit, County File Number PLN 2016-00515, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

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

Applicant: James Thompson

Owner: James Baker

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the Planning Commission hearing was posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation on April 1, 2023 and March 29, 2023, respectively. 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

Size: 43.21 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Sphere-of-Influence: None

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 (destroyed 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, BLD 2020-02075. The property is used for animal grazing and crop growing.

Water Supply: The property is currently served by a natural spring; however, the spring does not produce adequate water supply during the dry season, thus the project proposes a new domestic well to serve the replacement single-family residence.

Environmental Health Services has conditionally approved the proposed domestic well, which shall comply with Environmental Health Services regulations. 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 CEQA Guidelines for the 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. The parcel is primarily flat with a 9% gradual slope. The existing structures are centrally located together close to the center of the parcel and also to the west side of the parcel. The proposed replacement single-family residence will be centrally located with the existing buildings. The remainder of the parcel is designated for grazing. The parcel is accessed by an existing 700-foot-long road, as measured from the property line to the proposed development. There are existing short fences, with 2 rails, that serve to separate the grazing area from the existing buildings.

Chronology:

<u>Date</u>	<u>Action</u>
2005	- Original single-family residence destroyed by fire.
December 1, 2016-	- Subject application received.
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	Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the proposed project and found that it complies with all applicable County General Plan policies, specifically:

a. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) and Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) regulate development to minimize soil erosion and sedimentation including, but not limited to, minimizing removal of vegetative cover; regulate the location and design of development in a manner which is most protective of productive soil resources; and regulate land uses of productive soil resources and encourage appropriate management practices to protect against soil conversion.

The project proposes 345 c.y. of cut, with no fill, for the proposed unfinished basement to the replacement single-family residence. The excavated soil will be dispersed elsewhere on the property. No tree removal is required for the grading and minimal vegetation removal is necessary. Conditions have been included to require an erosion control plan prepared by a civil engineer that includes a temporary aggregate construction entrance and driveway, fiber rolls, silt fencing and onsite inlet protection. The project is also conditioned to prohibit grading during the wet season (October 1 through April 30) to avoid the increased potential for soil erosion (unless an Exception to the Winter Grading Moratorium is granted by the Community Development Director). A tree protection pre-site inspection is required to ensure trees that remain are properly protected prior to the start of construction. Additionally, best management erosion and sediment control measures are included as conditions of approval.

A portion of the property contains prime soils and existing and proposed development is located on prime soils. Although the existing and new development will be located on prime soils, the location on prime soils is necessary in order to keep the new structures clustered with existing development, to maintain the remainder of the parcel for grazing, and to maintain physical barriers of separation between agricultural use and non-agricultural use on-site.

b. Visual Quality

Policy 4.15 (*Appearance of New Development*) regulates development to propose and enhance good design, site relationships, and other aesthetic considerations.

The property is accessed by an existing 700-foot gravel road. The proposed development of the replacement single-family residence, septic system and fire turnaround are expected to have minimal visual impact to the area. The new single-family residence will be clustered with existing agriculture structures to reduce visual impact. The improvements are approximately 700 feet from the front property line, substantially setback from the roadway. The existing unpermitted single-story residence is proposed to be demolished. The parcel is not located in a scenic corridor.

The proposed three test wells involve ground level construction and infrastructure and will have minimal visual impact to the parcel and surrounding area; therefore, the test wells are not expected to impact the scenic or harmonious nature of rural lands in the area. All three test wells are set back a minimum of 50 feet from the nearest property line, as required by the Planned Agriculture District (PAD) zoning regulations.

c. Rural Land Use

Policy 9.23 (b) (*Land Use Compatibility in Rural Lands*), Policy 9.28 (*Encourage Existing and Potential Agricultural Activities*), and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts With Agriculture*) promotes land use compatibility by encouraging the following methods: (1) locate new residential or commercial development immediately adjacent to existing developed areas; (2) where services and site conditions permit, cluster new residential or commercial development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, timber and other resources; encourage the continuance of existing agricultural and agriculturally-related activities and avoid locating non-agricultural activities on soils with agricultural capability or lands in agricultural production; locate non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities; and buffer any non-agricultural activities from agricultural activities by means of distance, physical barriers or other non-disruptive methods.

Although the new development will be located on prime soils, as is the existing development, the location on prime soils is necessary in order

to keep the new structures clustered with existing development, to maintain the remainder of the parcel for grazing, and to maintain physical barriers of separation between agricultural and non-agricultural uses on the property.

2. Conformance with the Local Coastal Program (LCP)

The project complies with the following applicable LCP Policies:

a. Locating and Planning New Development

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.

See staff's discussion in Section A.1.c. above (General Plan Policy 9.30).

Although the potential locations for the domestic well 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.

According to the County's Geographic Information System (GIS) 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. Therefore, the project will have no adverse impacts to coastal resources.

b. Agricultural Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) and Policy 5.8.a(1-4) (*Conversion of Prime Agricultural Land Designated as Agriculture*) conditionally permit single-family residences on prime soils subject to the following criteria:

- (1) *No alternative site exists for the use.*

See staff's discussion in Section A.1.c. above (General Plan Policy 9.30).

Two possible well locations are located approximately 700 feet southeast of the existing and proposed structures. A third proposed location for the well 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 the specified locations where water is most likely to be found and gravity will be utilized to carry the water to the existing water tanks on site. Wells have minor surface development and infrastructure and will not result in significant impact to the grazing areas or prime soils on the site.

- (2) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses.*

The property is used for cattle grazing and crops in all of the undeveloped and undisturbed areas onsite. The property has existing fencing that provides a physical separation/barrier between the grazing areas and the structures. Additionally, existing internal access drives also provide separation/barrier between agricultural and non-agricultural areas onsite.

- (3) *The productivity of any adjacent agricultural land will not be diminished.*

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

- (4) *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 project will result in restoring a legal residence on the property that will enable the owner to operate and oversee the ongoing grazing and crop growing on site. The proposed project is not expected to impact existing on-site grazing activity. The encroachment of all development upon land which is suitable for agricultural uses is minimized.

3. Conformance with Zoning Regulations

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

a. Development Standards

The property is zoned PAD/CD (Planned Agricultural District/Coastal Development). As shown in the table below, the project conforms to Sections 6358 and 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.	269 ft. (Right side) 660 ft. (Left side)
Minimum Front Yard	50 ft.	700 ft.
Minimum Rear Yard	20 ft.	900 ft.
Maximum Building Height	36 ft.	27 ft. 9 inches

The above required setbacks are applicable to all three potential well locations also. All of the proposed locations for the well are at least 50 feet from the nearest property line.

b. PAD Requirements

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 as discussed below.

General Criteria

- (1) *The encroachment of all development upon land which is suitable for agricultural uses shall be minimized.*

See staff's discussion in Section A.1.c. above (General Plan Policy 9.30).

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

See staff's discussion in Section A.1.c. above (General Plan Policy 9.30).

- (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*), Section 6324.4 (*Water Resources Criteria*) and Section 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 should archaeological remains be found, all work shall be suspended pending investigation by a professional.

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 c.y. of grading is proposed primarily for a basement within the replacement single-family residence. No tree removal is proposed. The County's GIS does not indicate known federal or state endangered species on the parcel, thus impact to sensitive habitat is not expected. Required adherence to erosion control measures, best management practices, and construction scheduling will minimize potential impacts from grading and runoff. If archaeological remains are found during grading activity, all work will be suspended pending investigation by a qualified professional.

c. Water Supply Criteria

- (1) That the existing availability of a potable and adequate on-site well water source for non-agricultural uses is demonstrated.

In the instance that the three test wells do not find water, or the water does not meet Environmental Health standards, the applicant will be required to find an alternative water source. The well is required to comply with the County's Environmental Health Services regulations prior to building permit issuance. If domestic water is not found from the three proposed test well, the applicant is required to apply for a new Coastal Development

Permit should the applicant choose to continue pursuing a domestic well. Any additional test wells shall require submittal of a new Coastal Development Permit and receive Planning approval to drill the new proposed test wells at a public hearing.

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

The property will continue to provide an agricultural water source from an existing onsite pond for onsite grazing of animals and growing of crops. The proposed domestic well will be sourced from ground water and is not expected to impact the agriculture water which is sourced separately from an existing on-site pond. The County's Environmental Health Services has reviewed the project and issued conditions for compliance for the domestic well to be satisfied at the building permit stage.

d. 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:

- (1) No alternative site exists on the parcel for the use.
- (2) Clearly defined buffer areas are provided between agricultural and non-agricultural uses.
- (3) The productivity of an adjacent agricultural land will not be diminished.
- (4) Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

See staff's responses in Section A.2.b., Local Coastal Program, Agricultural Component.

4. Conformance with the Grading Ordinance

The project proposes 345 c.y. of grading (cut) to accommodate the proposed unfinished basement to the replacement single-family residence. The cut material will be spread out onsite. The following findings must be made pursuant to Section 9290 of the San Mateo County Grading Ordinance:

- a. The granting of the permit will not have a significant adverse effect on the environment. The grading plan for the proposed project has been prepared by a licensed civil engineer, (JET Engineering) and has been reviewed and preliminarily approved by the Building Department Civil Section. Implementation of the grading conditions in Attachment A will prevent significant adverse impacts on the environment.
- b. The project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296.

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The proposed grading plan was prepared by a licensed civil engineer and reviewed for adequacy and recommended for approval by the Geotechnical Section, the Department of Public Works, and Drainage Review Section. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance. Due to the County's Winter Grading moratorium, grading is only allowed between April 30 and October 1. If the applicant wishes to perform grading activities during the wet season, they must apply for an exception from the Winter Grading Moratorium and will be subject to more stringent erosion control measures, monitoring and inspections.

- c. The project is consistent with the General Plan

The proposed 345 c.y. of grading for the unfinished basement to the replacement single-family residence has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with applicable General Plan Policies.

5. Conformance 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	Agricultural	Yes
Parcel Size	40 acres	43.21 acres	Yes
Zoning ¹	PAD	PAD	Yes
Prime Soils ²	None	11.1568 acres	NA
Non-Prime Soils	None	32.1518 acres	NA
Grazing Utilization ⁴	75% acres	39.39 acres	Yes

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 on-site grazing. Additionally, a single-family residence is a compatible use pursuant to the property's Williamson Act Contract. 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 Parcel Size: 43.21 acres
Maximum Allowed Compatible Uses: 10.80 acres

Agricultural Uses: 39.39. acres

Existing/Proposed Compatible Uses: 3.82 -acres 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

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. A total of 75% of the parcel acreage must be used for viable commercial grazing operation; the project parcel complies with this land utilization requirement. Therefore, staff has determined that the property will remain in compliance with its Williamson Act Contract.

B. REVIEW BY THE AGRICULTURE ADVISORY COMMITTEE

The Agricultural Advisory Committee (AAC) reviewed the project at their March 13, 2023 public meeting, received public comments, and recommended approval of the project based on a clarification about the land utilization of grazing operations provided during the meeting. The AAC requested that the applicant submit documentation to confirm compliance with the Williamson Act standard that at least 75% of the parcel is utilized for grazing. However, the AAC confirmed their request should not cause delay in the processing of the subject project.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15302, Class 2, of the California Environmental Quality Act Guidelines for 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.

D. REVIEWING AGENCIES

County of San Mateo Building Inspection Section (Drainage and Geotechnical)
County of San Mateo Department of Public Works
County of San Mateo Environmental Health Services
County of San Mateo Parks Department (Arborist)
County Fire Protection District
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Plans
- D. Williamson Act Contract
- E. Agriculture Land Management Plan
- F. Grazing Exhibit

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00515

Hearing Date: April 12, 2023

Prepared By: Olivia Boo, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. That the project is categorically exempt pursuant to Section 15302, Class 2, of the California Environmental Quality Act Guidelines for 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.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as described in the staff report to the Planning Commission dated April 12, 2023.
3. That the project is not located between the nearest public road and the sea and therefore is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, with regard to the Agriculture and Visual Resources Components, the replacement single-family residence, fire turnaround, septic system and domestic well are conditionally permitted with the issuance of a Planned Agricultural District permit, and the project will be located on prime soils but converts only a small portion of the parcel in order to cluster the development, leaving the remaining undisturbed area available for agricultural uses. In addition, the project is not visible from scenic roadways or corridors, does not result in a significant change to natural landforms, and will not impact coastal resources and sensitive habitats.

Regarding the Planned Agricultural District Permit, Find:

General Criteria

5. That the encroachment of all development upon land which is suitable for agricultural use is minimized. 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.
6. That all development permitted on the site is clustered. The parcel is improved with existing agriculture structures and an unpermitted single- family residence. The proposed development will be clustered with the existing structures, with exception of the proposed well which will result in only minimal site disturbance and converts prime soils on only a small portion of the project parcel. The remaining portion of the parcel will be available for continued and future agricultural activities.
7. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project complies with Section 6324.1 (*Environmental Quality*), Section 6324.4 (*Water Resources Criteria*) and Section 6325.5 (*Cultural Resources Criteria*). 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. Required adherence to erosion control measures, best management practices, and construction scheduling will minimize potential impacts from grading and runoff, and should archaeological remains be found, all work will be suspended pending investigation by a professional.

Water Supply Criteria

8. That the existing availability of potable and adequate on site well water source for non-agricultural use is demonstrated. The project has an existing spring, but it will not produce adequate water supply during the dry season. The project proposes a domestic well to provide adequate domestic water to support the property
9. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. The project site currently draws agricultural water from an on-site pond to water existing crops on the property and for grazing animals. The proposed domestic well has been reviewed by Environmental Health Services and received preliminary approval. The domestic well is not expected to impact the agriculture pond water source.

Criteria for the Conversion of Prime Agricultural Lands

10. That no alternative site exists on the parcel for the use. There is limited alternative options to locate the proposed development outside of the prime soils area without additional 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.
11. That 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 existing development is centrally located and clustered together and serves as an invisible buffer between the structures and grazing. The existing fences on the property also served as a visible buffer that separate the grazing area and existing structures. There are no changes proposed to the existing fences on the property, thus maintaining visible buffers that separate grazing areas. The proposed development will be located near existing development, to maintain the invisible buffer between the grazing area and the developed area.
12. That the productivity of any adjacent agricultural land will not be diminished. The clustering of the proposed development near the existing developed area of the parcel, with exception of the proposed well location, will protect and maintain the existing grazing areas. The adjacent parcels are not expected to be impacted by the proposed development.
13. That 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 project will restore a legal residence on the property, thus, enabling the owner to operate and oversee the ongoing grazing and crop growing on site. The construction will be temporary and not expected to significantly degrade air or water quality.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on April 12, 2023. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.

2. These permits shall be valid for one (1) year from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 365 days of its issuance. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Prior to the issuance of building permits for the project the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fee shall be assessed at \$5.00 per square foot over 2,500 sq. ft. of net new gross floor area per individual unit.
4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit; these plans should be in accordance to the plans prepared by JET Engineers, and approved by the Drainage Section and Current Planning Section. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.

- g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the County Fire , and Environmental Health Services.
7. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
8. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to, or greater than, 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
9. Tree protection measures will be required as identified by the project arborist for the Monterey cypress locate in the proposed fire turnaround area. The arborist report shall be printed on the building permit plans.

10. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of any ground disturbing activities.
11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
12. In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Division prior to implementation and prior to continuing any work associated with the project.

Grading

13. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
14. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
15. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
16. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

17. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
18. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and must be reviewed and approved by the Department of Public Works and the Current Planning Section.
19. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Building Inspection Section

20. A building permit will be required and the current application BLD 2018-00165 will be cancelled, and a new building permit application will be opened under the year of submittal of the new project. All applicable codes in effect at the time of the new submittal will apply to this new project.

Drainage Section

21. The existing driveway is already relatively impervious (per existing photos, including those with fire truck/heavy equipment). The driveway shall use 3/4" uniform rock or CL1 AB to be made as pervious as possible while still complying with fire requirements.

The following will be required at the time of building permit submittal:

22. The applicant shall submit a final drainage report stamped and signed by a registered civil engineer.
23. A final grading and drainage plan stamped and signed by a registered civil engineer consistent with the requirements in the County's current Drainage Manual.
24. A final C.3 and C.6 Development Review Checklist.

Public Works

25. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Environmental Health Services

26. The applicant must submit an application, applicable fees, site plan, and the approved Coastal Development Permit directly to Environmental Health Services to obtain a well drilling permit. The application and associated fees can be found on the website at <https://www.smchealth.org/landuse>.
27. The applicant shall submit the requirements for demonstrating adequate potable water for the project (install and test a domestic well to show compliance with County Wells Ordinance for domestic water source) prior to building permit issuance. Any required treatment, and details of water treatment, storage and distribution will also be required at the Building Permit application stage.

County Fire

28. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.
29. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).
30. CBC Chapter 7A: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall comply with CBC Chapter 7A requirements.
31. Provide information on exterior doors, windows, and wall vents demonstrating that they meet 2019 CBC Sec. 708A. This includes existing exterior doors, windows, and wall vents.

32. As per San Mateo County Fire Department, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
33. R337.5.1 General. Roofs shall comply with the requirements of Sections R337 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in the Fire Hazard Severity Zones shall be Class A rating when tested in accordance with ASM E108 or UL790.
34. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
35. Vegetation Management (SRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291.

A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

36. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the San Mateo County Fire Department and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with San Mateo

County Fire Department specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

37. Fire apparatus roads shall be a minimum of 20 feet wide with a minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
38. Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater sections. No grades shall exceed 20%. (Plan and profile required) CFC 503.
39. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6.
40. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
41. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.

For application and instructions please email smcfdfiremarshal@fire.ca.gov. If you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650-573-3846.

42. Show the location of a wet draft fire hydrant on site plans with pipe supplying hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than 32-inch to 36-inch 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. Show piping layout on plans, include minimum depth of cover, and thrust blocks as needed. The pipe shall be a minimum 4-inch inside diameter, underground fire service listed. Provide manufacturers cut sheets.

43. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and the San Mateo County Fire Department, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the San Mateo County Fire Department for review.
44. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire Department prior to hook-up to the riser. Any soldered fittings must be pressure tested with trench open. Please call the San Mateo County Fire Department to schedule an inspection. Fees shall be paid prior to plan review.
45. Exterior bells shall be required to be wired into the required flow switch on your fire sprinkler system. The bell, horn, and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
46. Add a note to the title page that the building will be protected by an automatic fire sprinkler system.
47. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1.
48. Utilize NFPA 1142 to determine required gallons of water for fire protection.
49. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.
50. Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

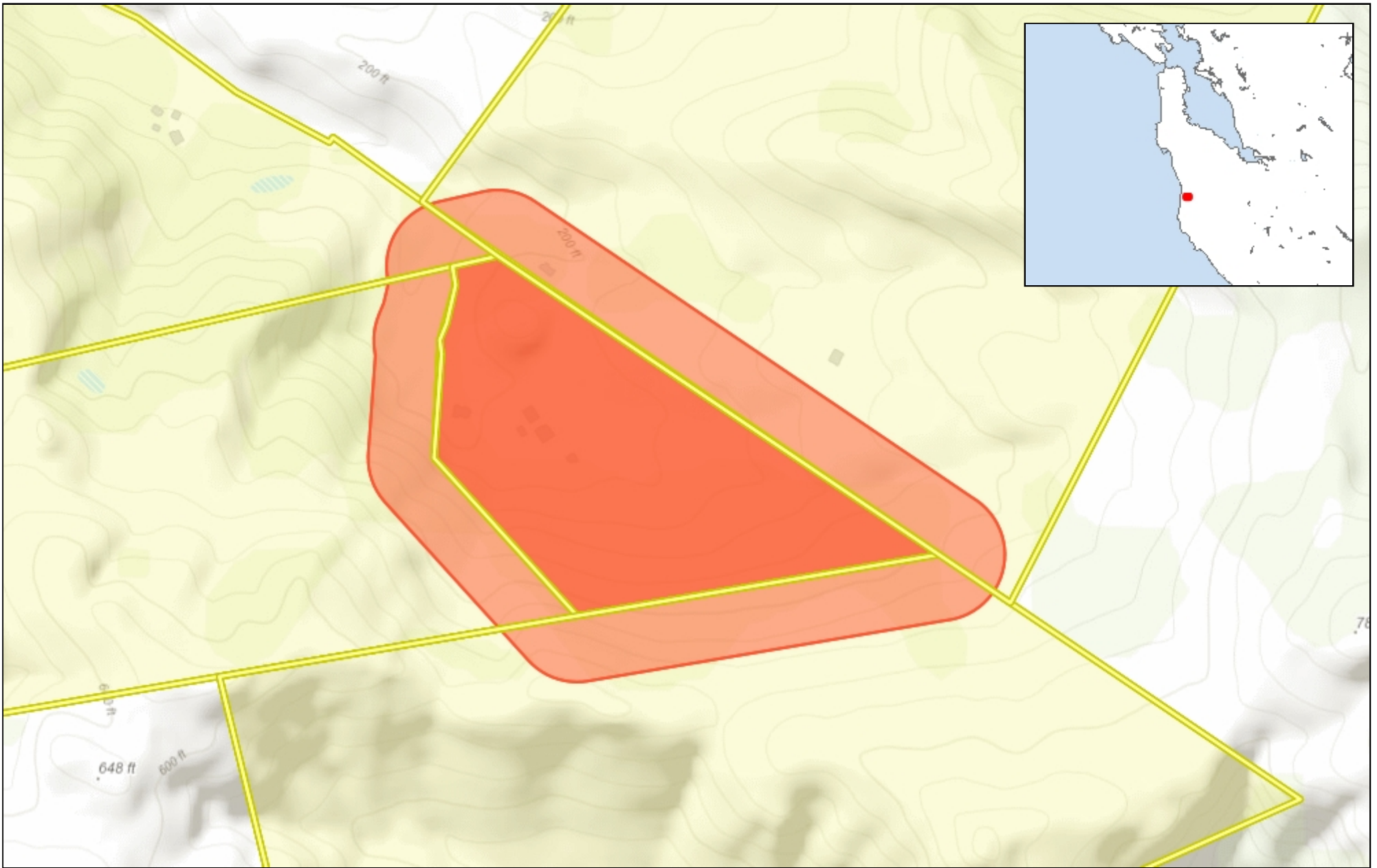
NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready for inspection.

OSB:cmc – OSBHH0092_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



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

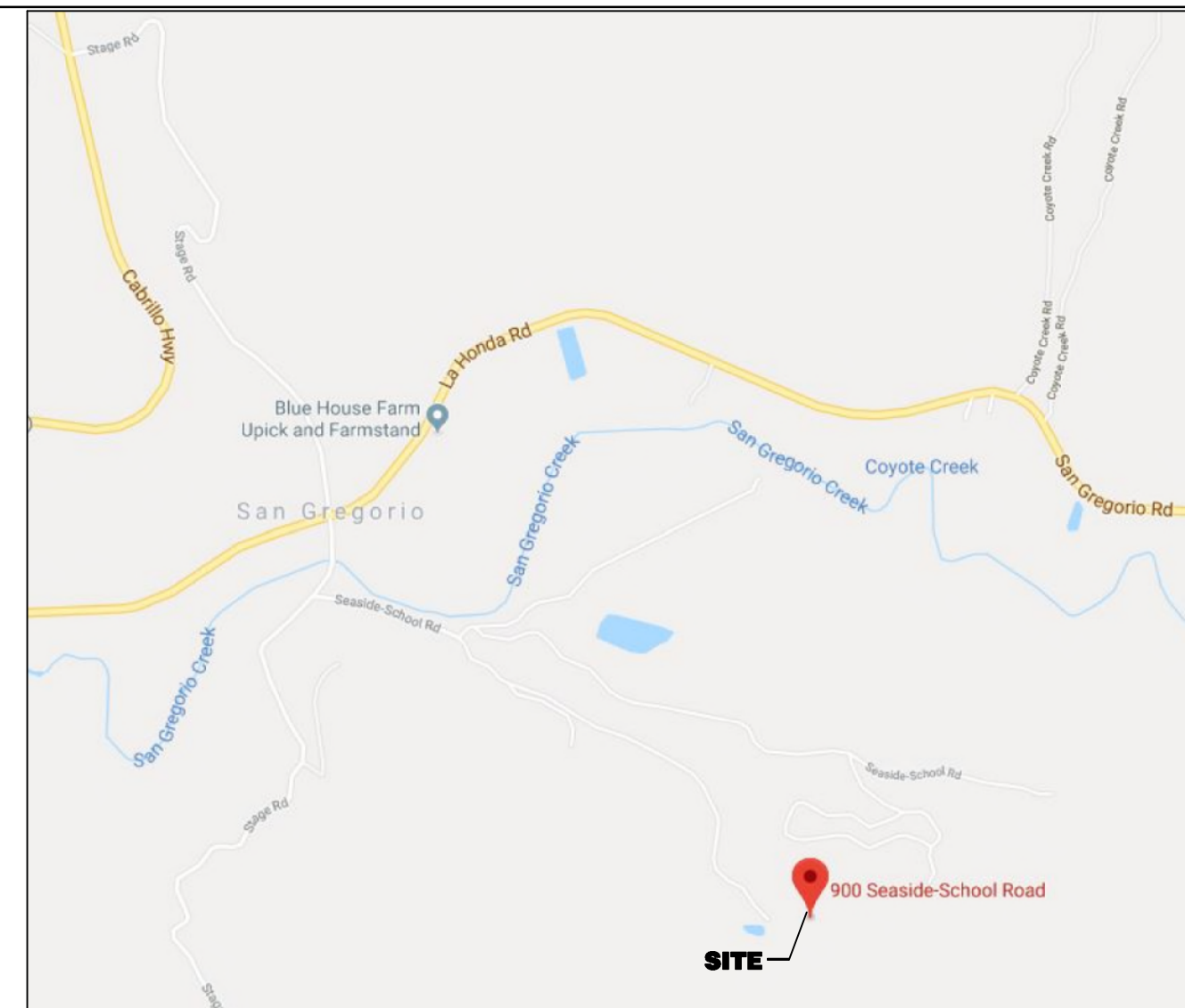


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

NEW RESIDENCE AND SITE DEVELOPMENT IMPROVEMENTS

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	---	---
VALLEY GUTTER	---	---
SANITARY SEWER	---	---
CLEANOUT	---	---
STORM DRAIN	---	---
WATER	---	---
GAS	---	---
INFILTRATION TRENCH	---	---
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	PTDF = 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

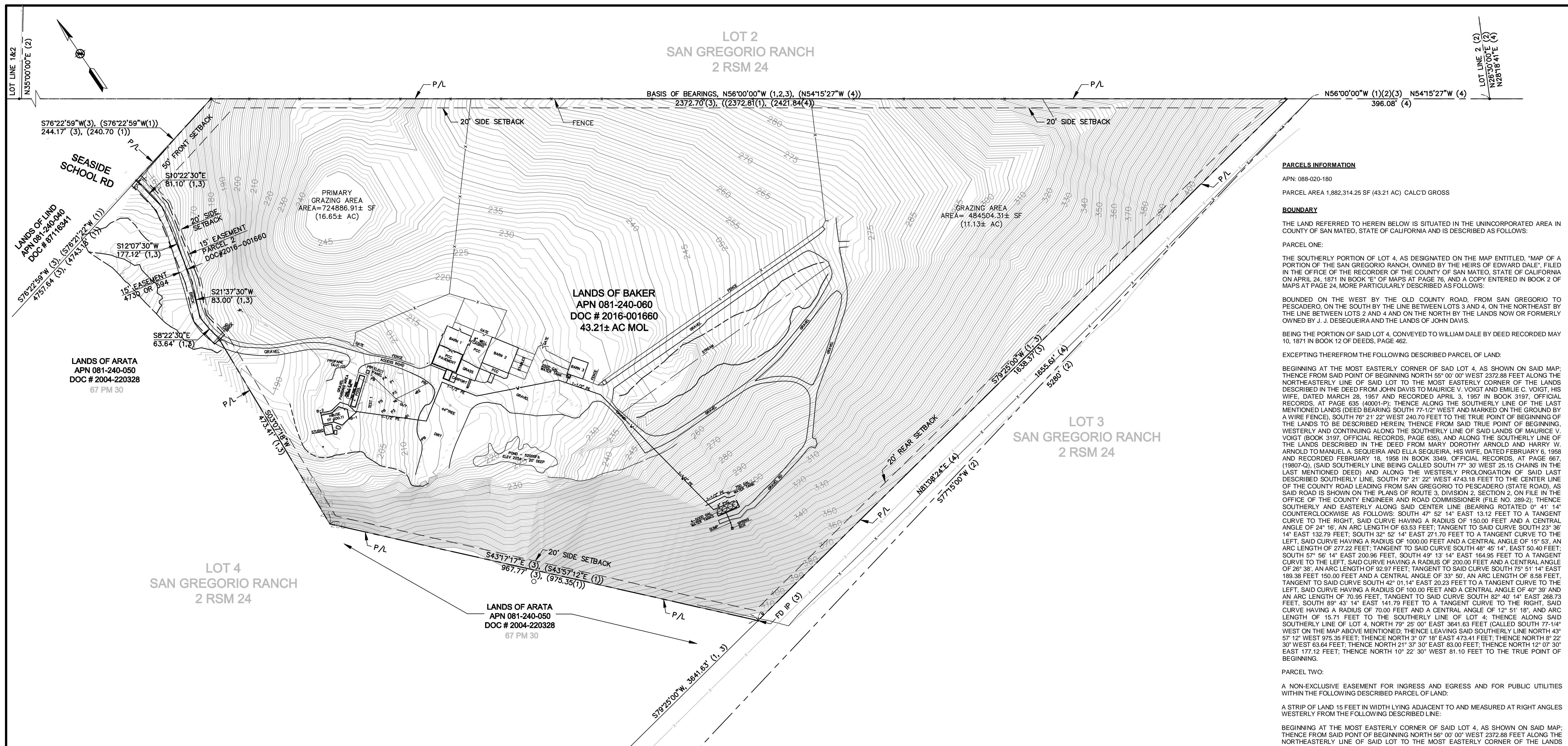
GEOTECHNICAL ENGINEER:
WAYNE TING & ASSOCIATES, INC.
CONTACT: WAYNE TING
ADDRESS: 42329 OSGOOD RD., UNIT A
FREMONT, CA 94539
PHONE: (510) 623-7768

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

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



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° 56' 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



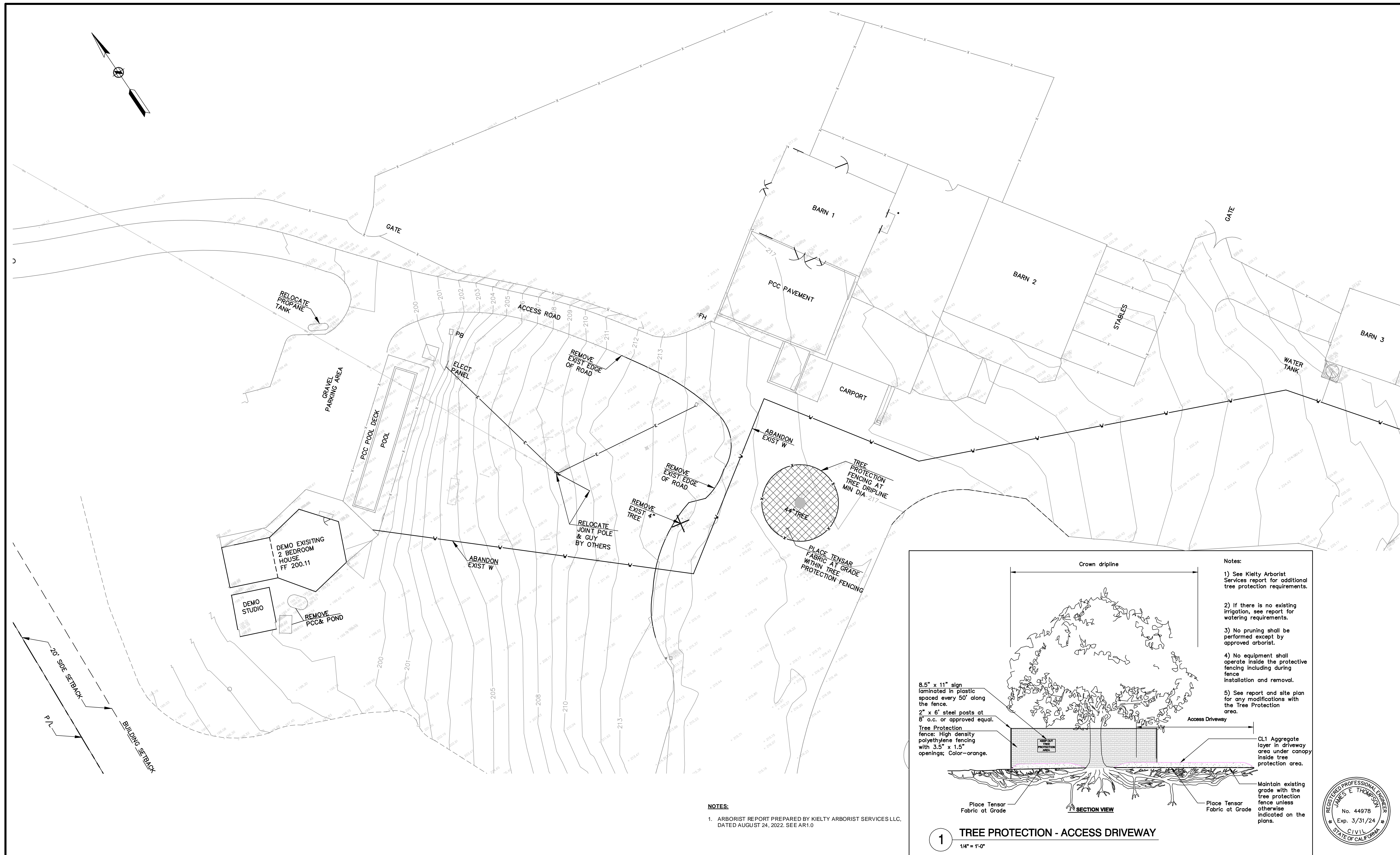
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 REDWOOD CITY, CA 94063

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

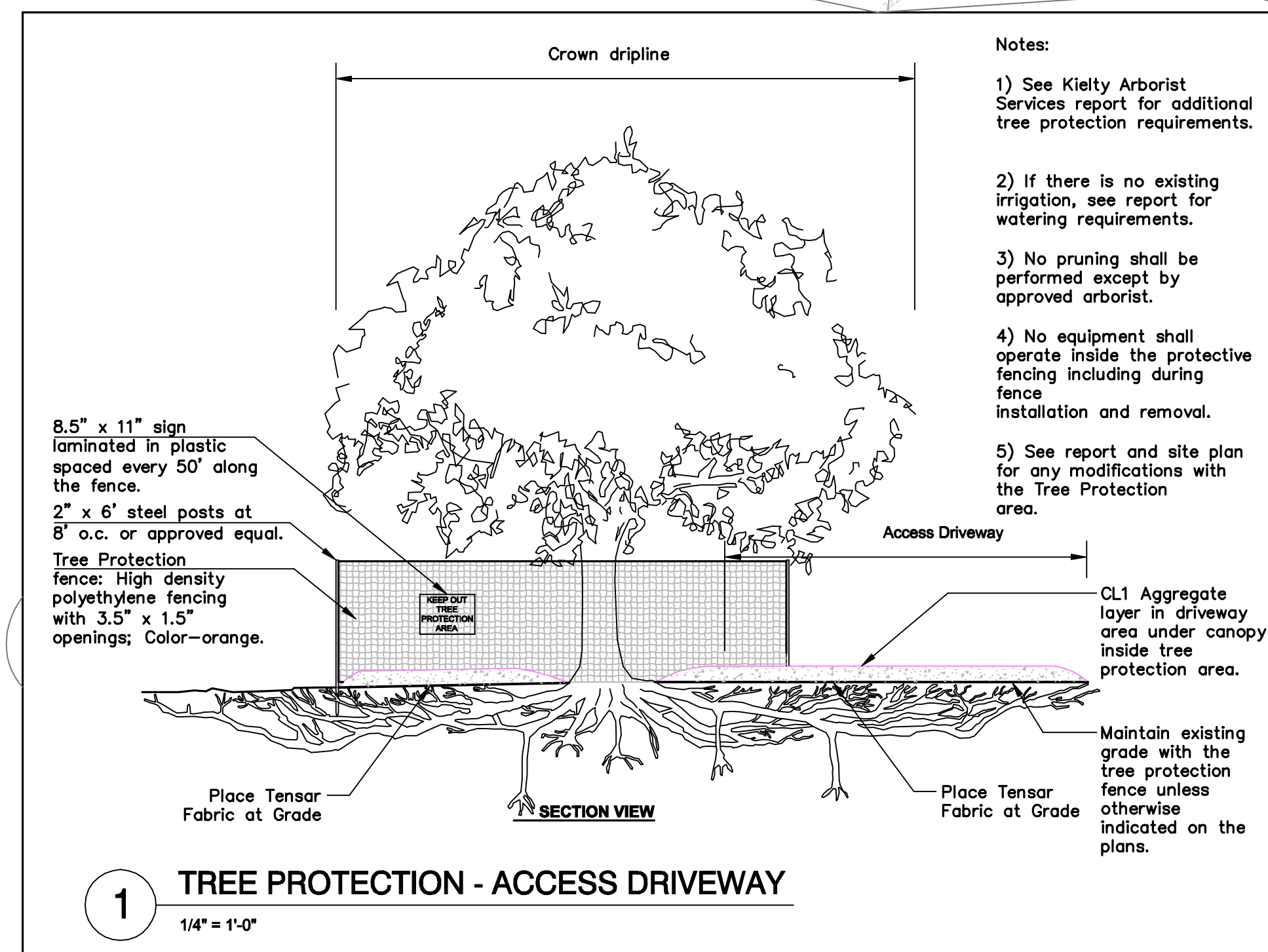
TOPOGRAPHIC SURVEY
APN: 088-240-060

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

3 OF 35 SHEETS



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



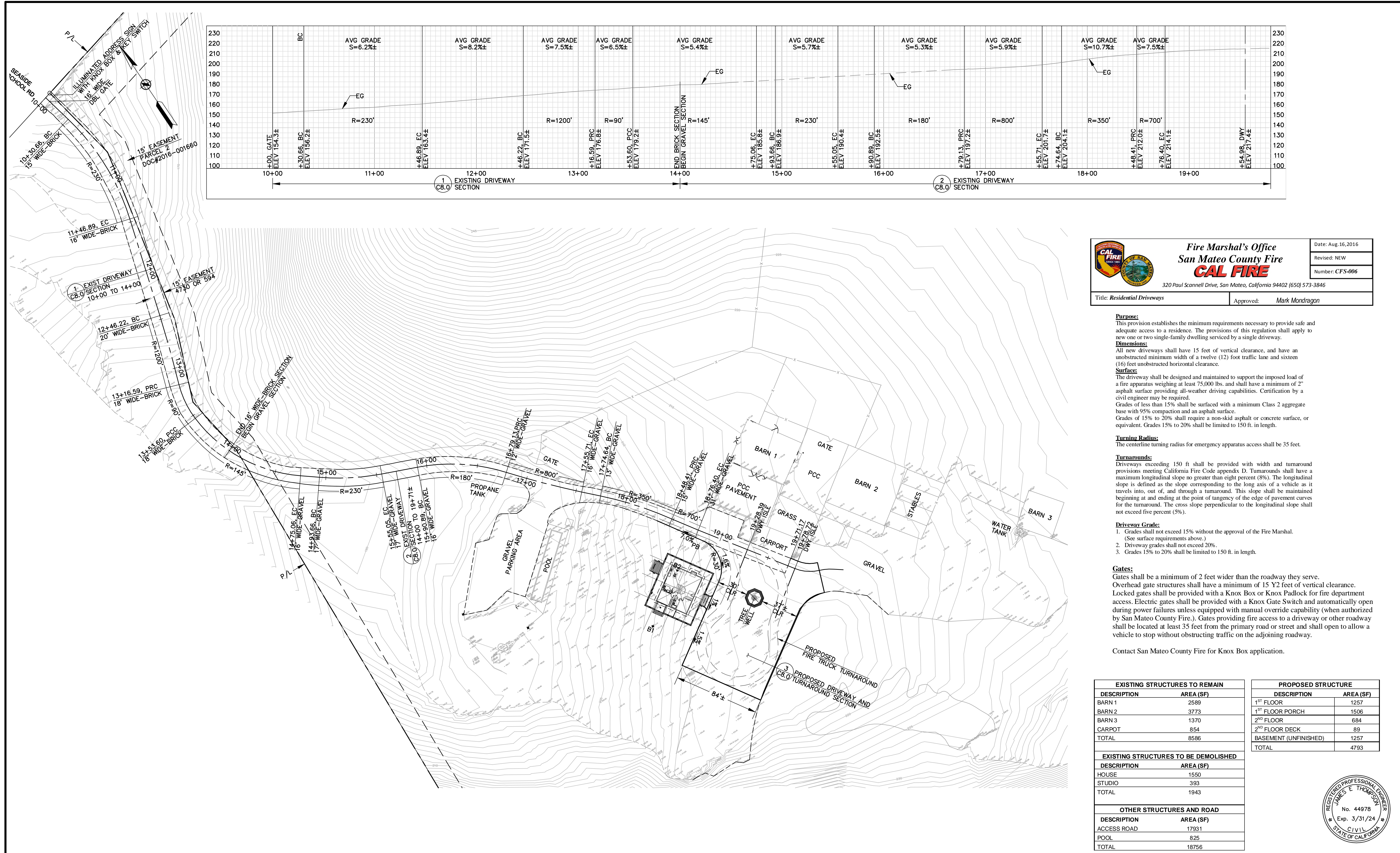
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DEMO AND REMOVAL PLAN

REVISIONS				JOB NO. R900-S-19
NO.	DATE	DESCRIPTION	BY	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
		TOTAL	4793
EXISTING STRUCTURES TO BE DEMOLISHED			
DESCRIPTION	AREA (SF)		
HOUSE	1550		
STUDIO	393		
TOTAL	1943		
OTHER STRUCTURES AND ROAD			
DESCRIPTION	AREA (SF)		
ACCESS ROAD	17931		
POOL	825		
TOTAL	18756		



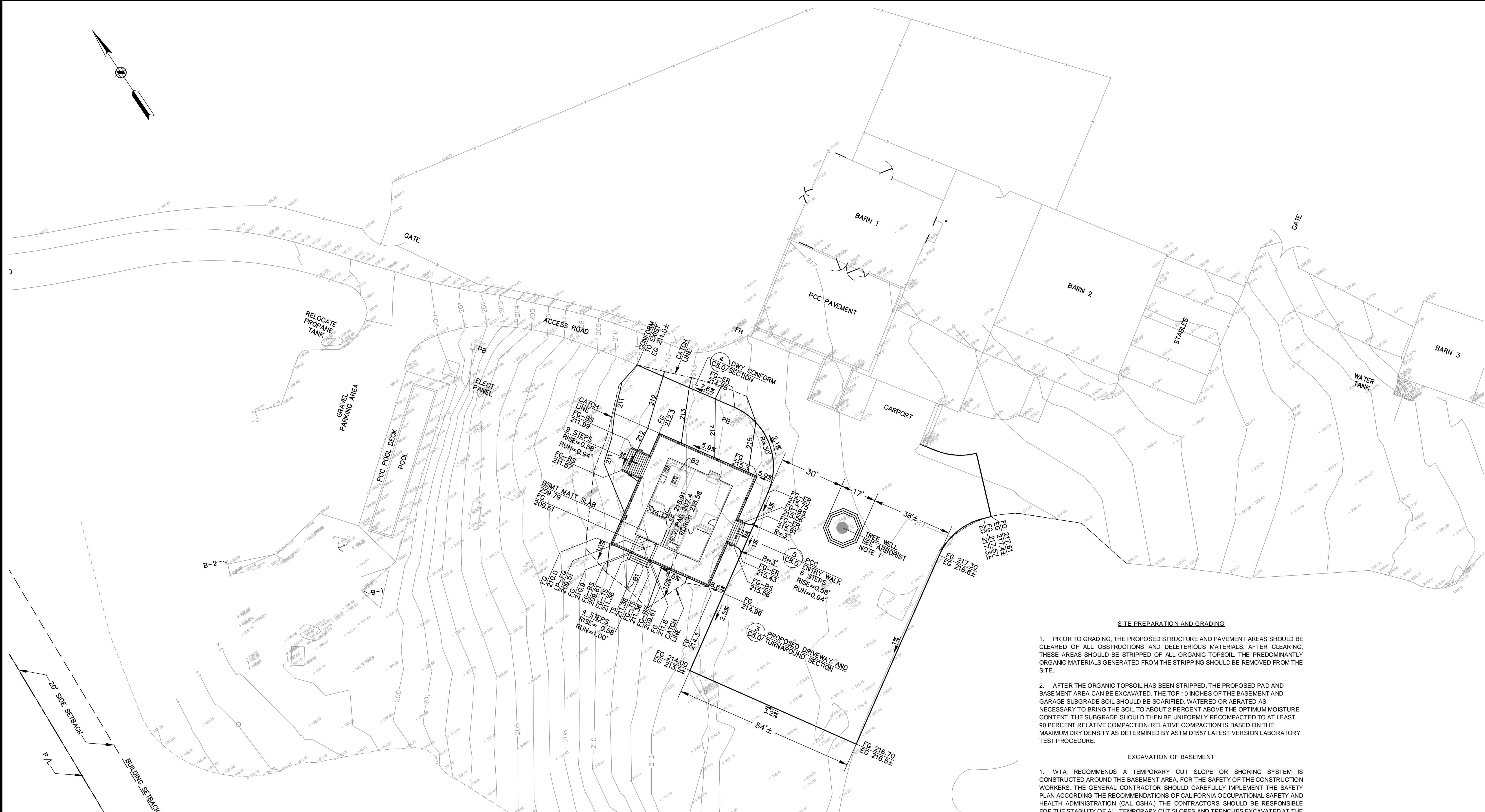
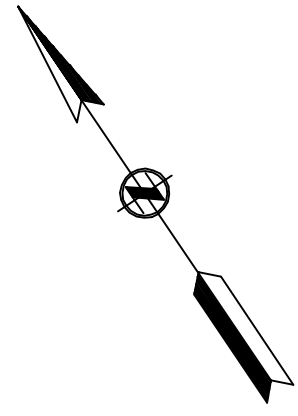
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FIRE ACCESS
SITE PLAN AND PROFILE

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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SITE AND GRADING PLAN

REVISIONS				JOB NO. R900-S-19	SHEET NO.
NO.	DATE	DESCRIPTION	BY	DATE : 02/03/23	C6.0
				DRAWN: DC	
				CHECKED: JET	
				SCALE: 1" = 20'	

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 SHATT 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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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.



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WATER SUPPLY AND STORAGE PLAN

REVISIONS				JOB NO. R900-S-19	SHEET NO. C10.0 10 OF 35 SHEETS
NO.	DATE	DESCRIPTION	BY	DATE: 02/03/23	
1	02/25/23	PLANNING REVISION COMMENTS	JET	DRAWN: DC	
				CHECKED: JET	
				SCALE: 1" = 100'	



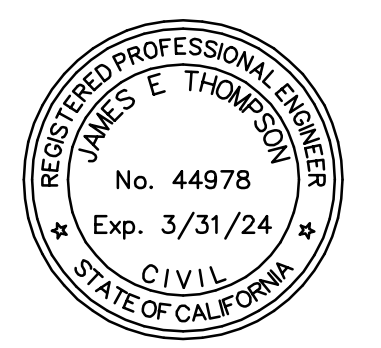
900 SEASIDE SCHOOL ROAD – SEPTIC SYSTEM - PROJECT DESCRIPTION

THE PROPERTY OWNER IS PROPOSING TO BUILD A NEW 3 BEDROOM HOME TO REPLACE THE EXISTING STRUCTURE THAT BURNED DOWN AS SHOWN ON THIS PLAN. IN ORDER TO BUILD THIS NEW HOME A SEPTIC SYSTEM MUST BE INSTALLED TO SERVE AS THE MEANS OF SANITARY WASTEWATER TREATMENT AND DISPOSAL IN ACCORDANCE WITH THE ONSITE SYSTEMS MANUAL.

THIS PLAN WAS DEVELOPED TO SHOW APPROXIMATELY WHERE AND HOW SUCH SEPTIC SYSTEM WILL BE INSTALLED THAT IT IN COMPLIANCE WITH CURRENT REGULATIONS.

THE PERCOLATION TEST PERFORMED ON THIS SITE PRODUCED AN "A" RATE (COPY ATTACHED ON SHEET C16.0). AT THIS RATE THE SYSTEM WOULD SERVE THE 3 BEDROOM HOME AND A FUTURE 4TH BEDROOM. TO SERVE A 3 BEDROOM HOME AND A FUTURE 4TH BEDROOM THE SYSTEM IS REQUIRED TO HAVE 4 LEACH FIELDS EACH WITH 90 LINEAR FEET OF STANDARD LEACH TRENCH AND A 1500 GALLON SEPTIC TANK AS SHOWN.

TWO OF THESE LEACH FIELDS ARE DESIGNATED AS PRIMARY AND WILL BE INSTALLED, THE OTHER TWO ARE DESIGNATED AS RESERVE DRAIN FIELDS AND ARE TO BE INSTALLED WHEN NEEDED.



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LANDS OF BAKER
900 SEASIDE SCHOOL RD
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SEPTIC SYSTEM 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.
C12.0
12 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.

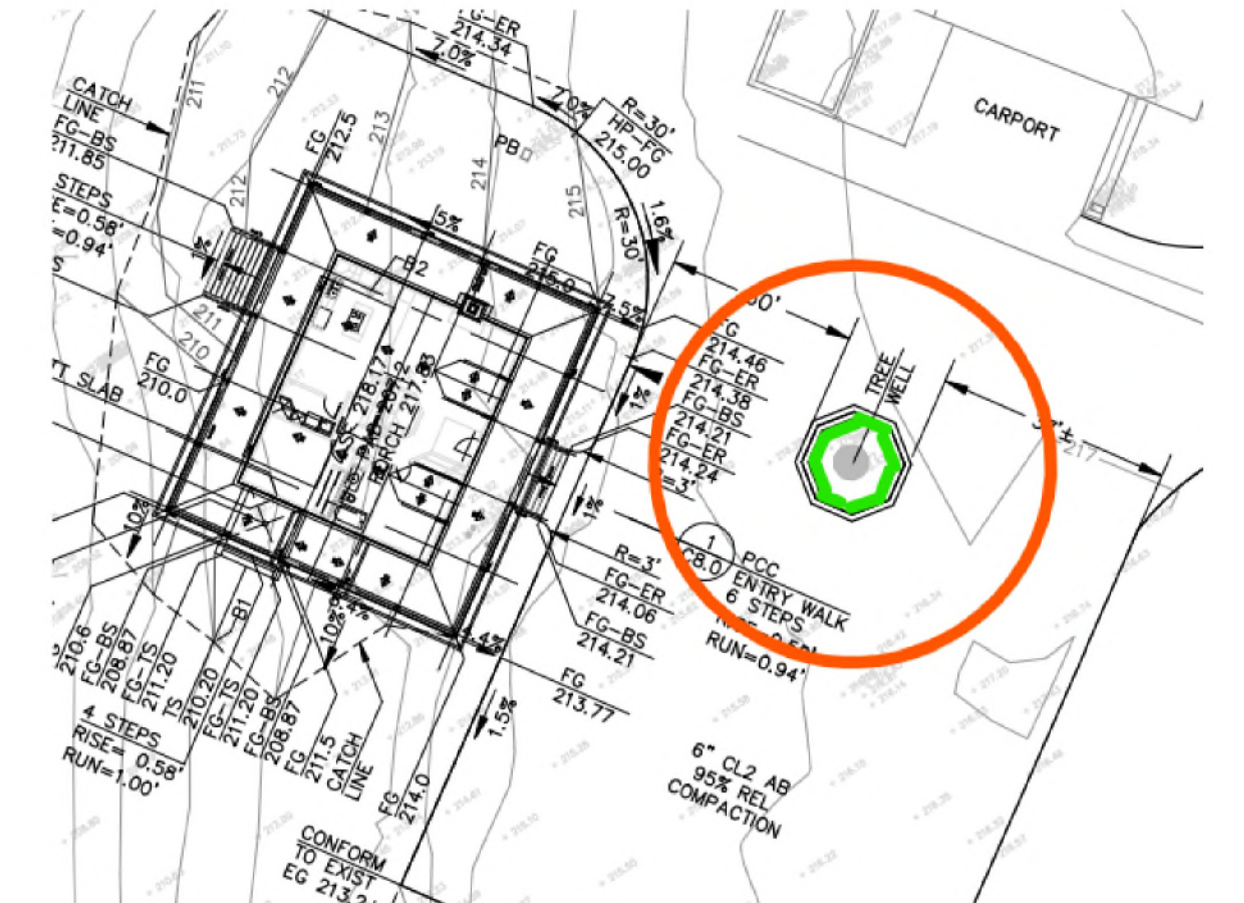


Snowshoe Effect — Tensar BX Geogrids distribute heavy loads over soft soils just like a snowshoe supports the weight of a man over soft snow.

900 Seaside School Road (4)

Tree Protection Plan:

Tree protection fencing
 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 (580)	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 but not limited to, liability for a particular device, is 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.

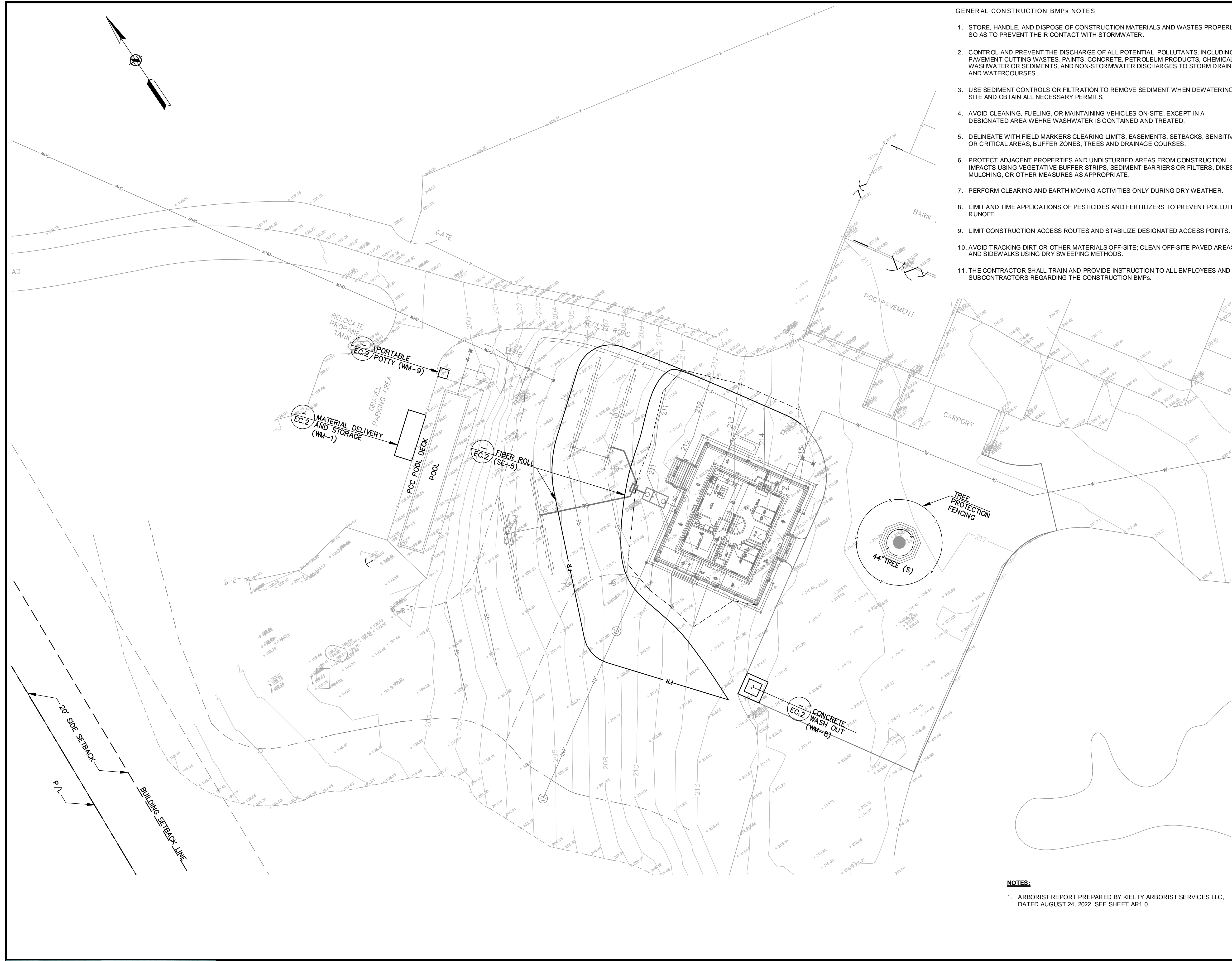
This product specification supersedes all prior specifications for the product described above and is not applicable to any products shipped prior to February 1, 2018 (7/20).

JET ENGINEERING
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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

**ARBORIST REPORT
 AND MATERIAL SPECIFICATION**

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



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 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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1048 EL CAMINO REAL, SUITE C
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



EXIST SITE AERIAL VIEW APRIL 2004



EXIST SITE AERIAL VIEW APRIL 2005



EXIST SITE AERIAL VIEW OCTOBER 2005

COASTAL ACT SECTION 30610(G)(1) DEVELOPMENT AUTHORIZED WITHOUT PERMIT:
 (G)(1) THE REPLACEMENT OF ANY STRUCTURE, OTHER THAN A PUBLIC WORKS FACILITY, DESTROYED BY A DISASTER:
 A) THE REPLACEMENT STRUCTURE SHALL CONFORM TO APPLICABLE EXISTING ZONING REQUIREMENTS
THE REPLACEMENT STRUCTURE WILL CONFORM TO ALL CURRENT ZONING REGULATIONS
 B) SHALL BE FOR THE SAME USE AS THE DESTROYED STRUCTURE
THE REPLACEMENT STRUCTURE WILL HAVE THE SAME USE (RESIDENTIAL)
 C) SHALL BE SITED IN THE SAME LOCATION ON THE AFFECTED PROPERTY AS THE DESTROYED STRUCTURE
WE WOULD LIKE TO PLACE THE REPLACEMENT STRUCTURE TO:
 • ROTATE ORIGINAL FOOTPRINT APPROX 90% TO MAXIMIZE ROOF AREA OF GABLE ROOF IN GENERAL SOUTH FACING DIRECTION TO MAXIMIZE SOLAR PANEL EFFICIENCY
 • BE PLACED AS CLOSE TO THE ADJACENT DISTURBED AREA TO ELIMINATE SURFACE DRAINAGE FROM FLOWING INTO THE SIDE OF THE STRUCTURE
 • BE PLACED IN THE DISTURBED AREA AND TO PRESERVE AS MUCH GRASS LAND PASTURE, THUS USING THE GRASS LAND PASTURE TO BE SELF TREATING IN REGARDS TO STORM WATER TREATMENT.
 • ALLOW ORDERLY PLACEMENT OF THE SEPTIC TANK AND SEPTIC DRAIN FIELD TO BE PLACED IN THE GRASS LAND PASTURE.
 • ALLOW VEHICLES TO PARK IN AN ORDERLY FASHION ON THE ALREADY EXISTING DISTURBED DRIVEWAY AND PARKING AREA IN FRONT OF THE REPLACEMENT STRUCTURE
 (2) AS USED IN THIS SUBDIVISION:
 (A) "DISASTER" MEANS ANY SITUATION IN WHICH THE FORCE OR FORCES WHICH DESTROYED THE STRUCTURE TO BE REPLACED WERE BEYOND THE CONTROL OF ITS OWNER.
 (B) "BULK" MEANS TOTAL INTERIOR CUBIC VOLUME AS MEASURED FROM THE EXTERIOR SURFACE OF THE STRUCTURE. (SEE ABOVE CALCULATIONS, USING STRUCTURE FOOTPRINT AREA [26'x44'] OF ENCLOSED SPACE AS SHOWN BELOW)
 (C) "STRUCTURE" INCLUDES LANDSCAPING AND ANY EROSION CONTROL STRUCTURE OR DEVICE WHICH IS SIMILAR TO THAT WHICH EXISTED PRIOR TO THE OCCURRENCE OF THE DISASTER.
SEE ABOVE COMMENTARY IN ITEM (G)(1)(C)

APPRAISAL REPORT - ASSESSOR'S OFFICE - SAN MATEO COUNTY, CALIFORNIA

APPRaiser: *EBH-WLB* DATE APPRAISED: *7-13-04* OCCUPIED: *owner*

IMPROVEMENTS	PERSONAL	LAND
APPR. ASSD. APPR. ASSD. APPR. ASSD.	APPR. ASSD.	APPR. ASSD.
APPR. 13300 67	ASSD. 5225	
APPR. 11875 52	ASSD. 2395	
APPR. 11000 27	ASSD. 7750	
APPR. 22500 25	ASSD. 7000	
APPR. 28000 29	ASSD. 7000	

PROPERTY (28-24) - 240-060-4

CONDITION: *Med*

CH: *Good*

NO. OF ROOMS: *5*

EXTERIOR WALL FINISH: *Stucco*

FOUNDATION: *CONCRETE*

CONSTRUCTION: *WOOD FRAME*

BASEMENT: *EXCAVATED*

GARAGE: *X*

WALLS: *Plaster*

ROOF: *Asph/Flt*

YEAR BUILT: *1970*

FUNCTIONAL AND ECONOMIC DEFECTS: *None*

OUTBUILDINGS: *See Remarks*

REMARKS: *Blks A, D, F & G removed. See Remarks.*

TRACT	LOT	BLOCK	ACREAGE	LOCATION OF IMPROVEMENTS ON PROPERTY	STORIES	NO. OF ROOMS	EXTERIOR WALL FINISH	FOUNDATION	CONSTRUCTION	BASEMENT	GARAGE	WALLS	ROOF	FLOOR	YEAR BUILT	FUNCTIONAL AND ECONOMIC DEFECTS	OUTBUILDINGS
<i>81-240-060-4</i>			<i>0.21</i>	<i>See Remarks</i>	<i>1 1/2</i>	<i>5</i>	<i>Stucco</i>	<i>CONCRETE</i>	<i>WOOD FRAME</i>	<i>EXCAVATED</i>	<i>X</i>	<i>Plaster</i>	<i>Asph/Flt</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>See Remarks</i>

Class D-2

Basic Shell Factor: *3.50*
 Adj to Shell Factor: *Less .25 - flooring, Plus .25 - tile roof*

Net Basic Shell: *1144 Sq. Ft. @ \$ 3.50 = \$ 4004.*

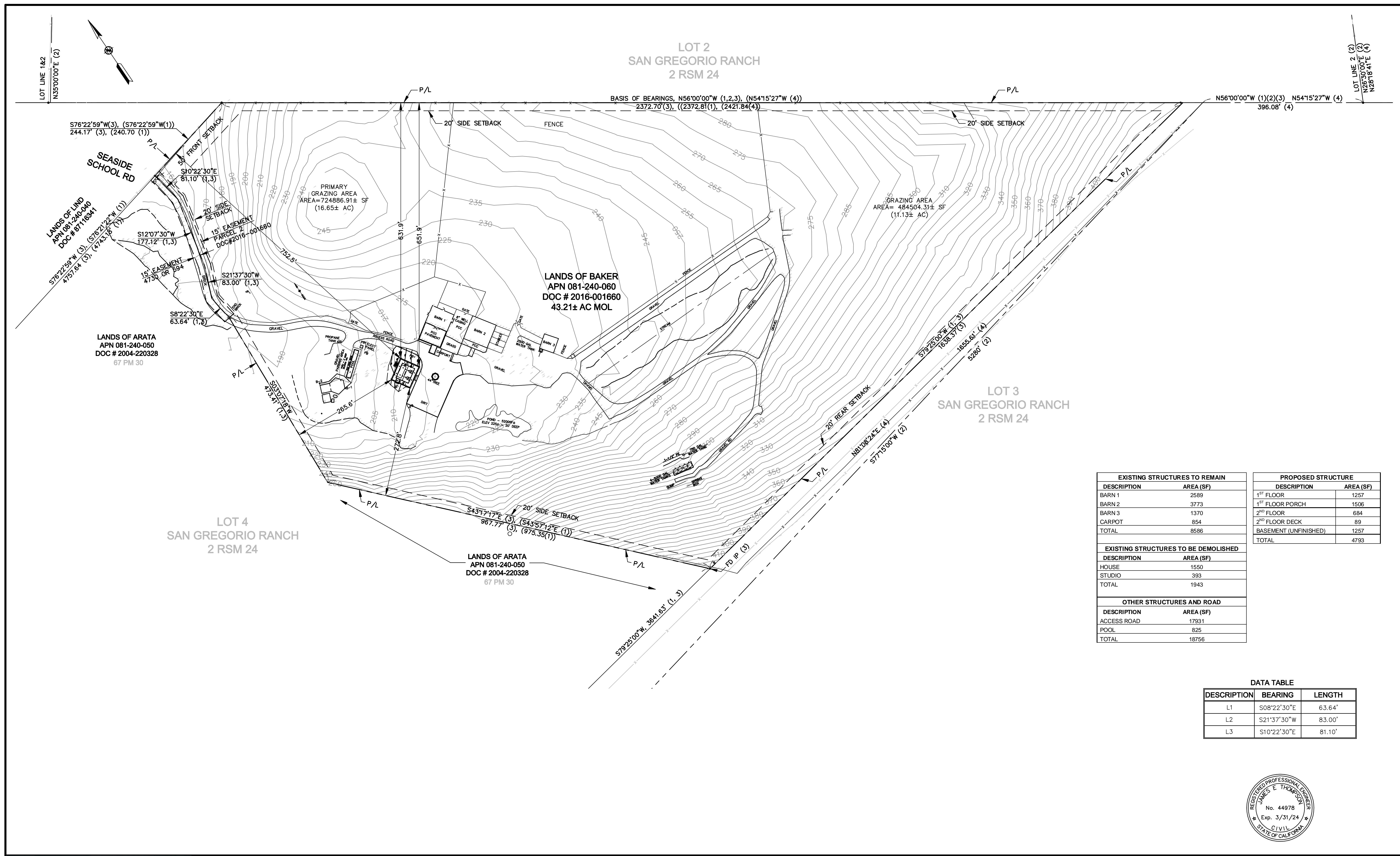
Additives:

- Baths: *None*
- Tile Floors: *None*
- Tile Wains: *None*
- Tile Stall Shower: *None*
- Tile Around Tub: *None*
- Plumbing: *500*
- Heat: *90*
- Water Heater: *None*
- Fireplace: *None*
- Built-Ins: *150*
- Roofed Porch: *60*
- Brick or Stone Veneer: *None*
- Steel Sash: *None*

Total Additives = *.70 Per Sq. Ft. \$ 800*
 Total = *\$ 4.50 Per Sq. Ft. \$ 4800*

ASSESSOR'S EXIST SITE GENERAL PLAN





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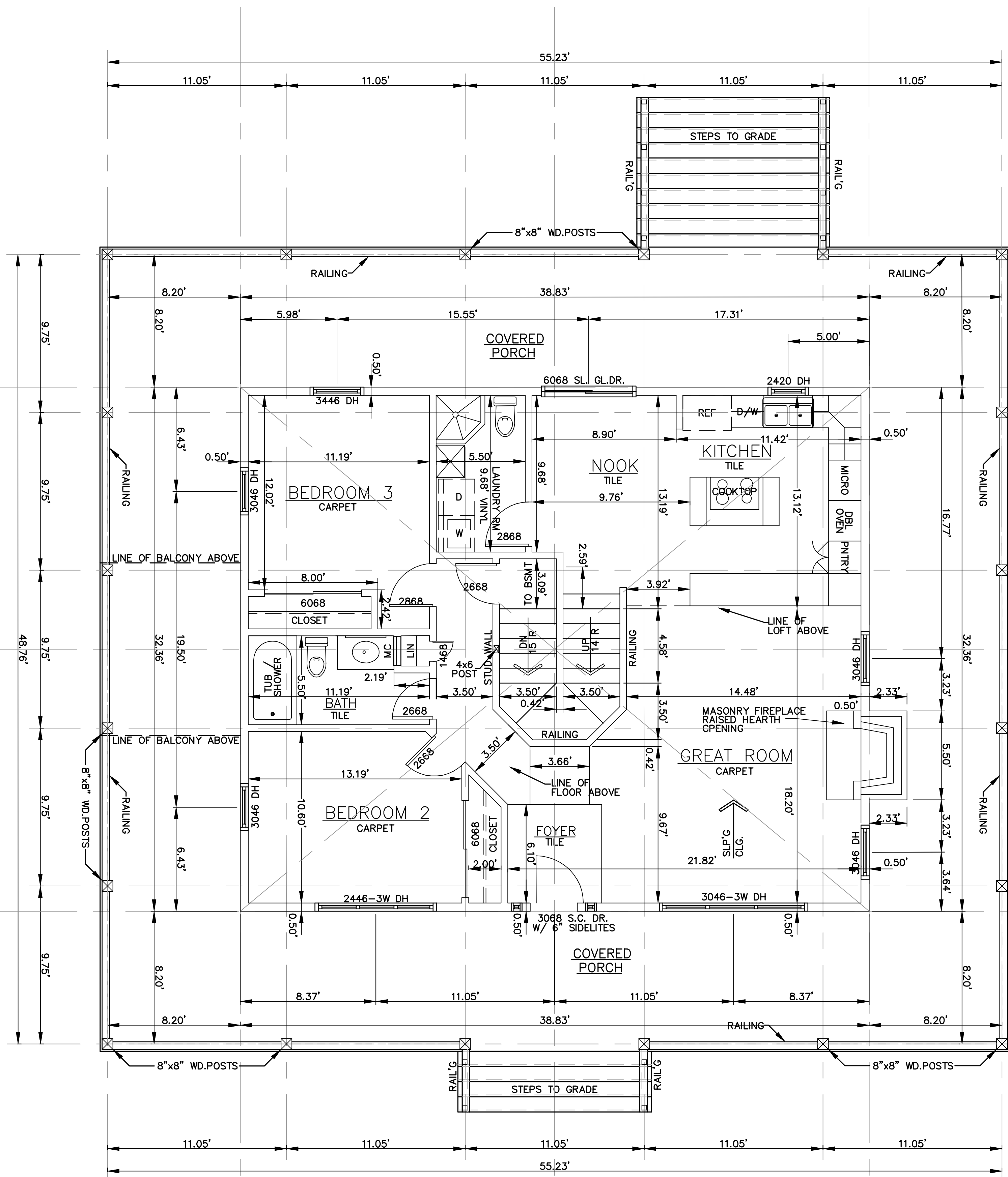
LANDS OF BAKER
900 SEASIDE SCHOOL RD
 SAN GREGORIO, CA 94074

ARCHITECTURAL SITE PLAN
APN: 088-240-060

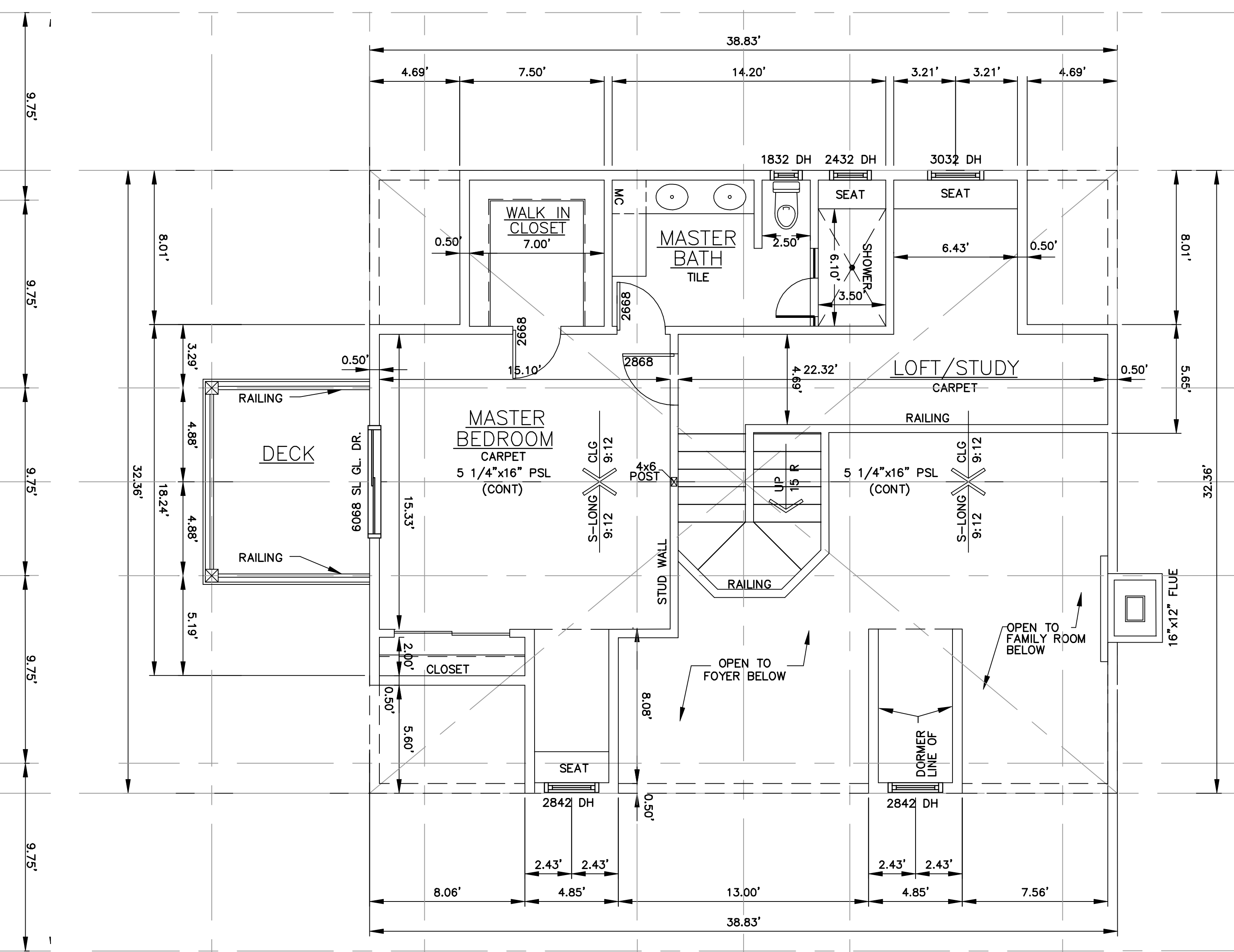
REVISIONS			
NO.	DATE	DESCRIPTION	BY

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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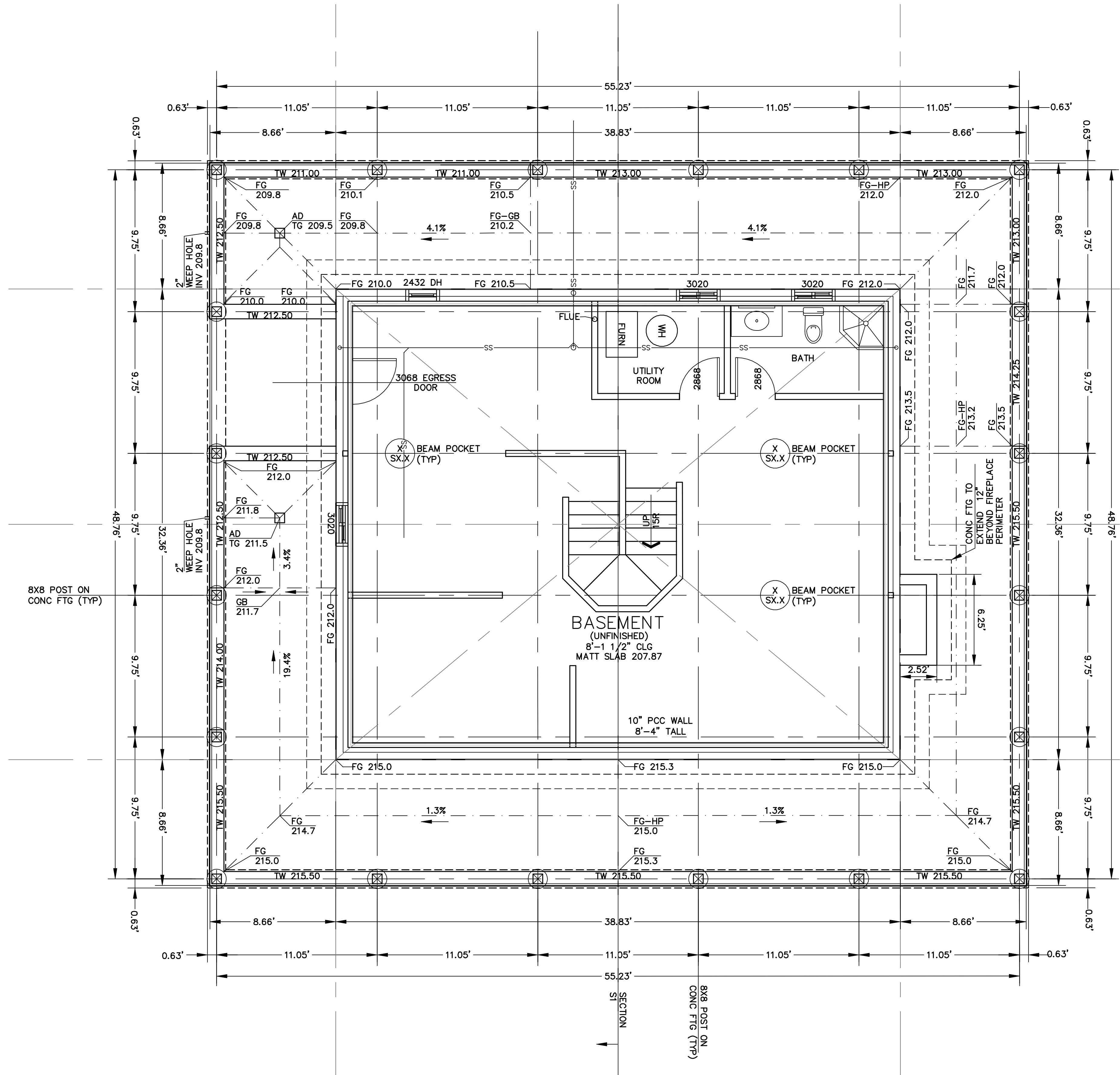
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FIRST AND SECOND FLOOR PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

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

SHEET NO.
A4.0
25 OF 35 SHEETS



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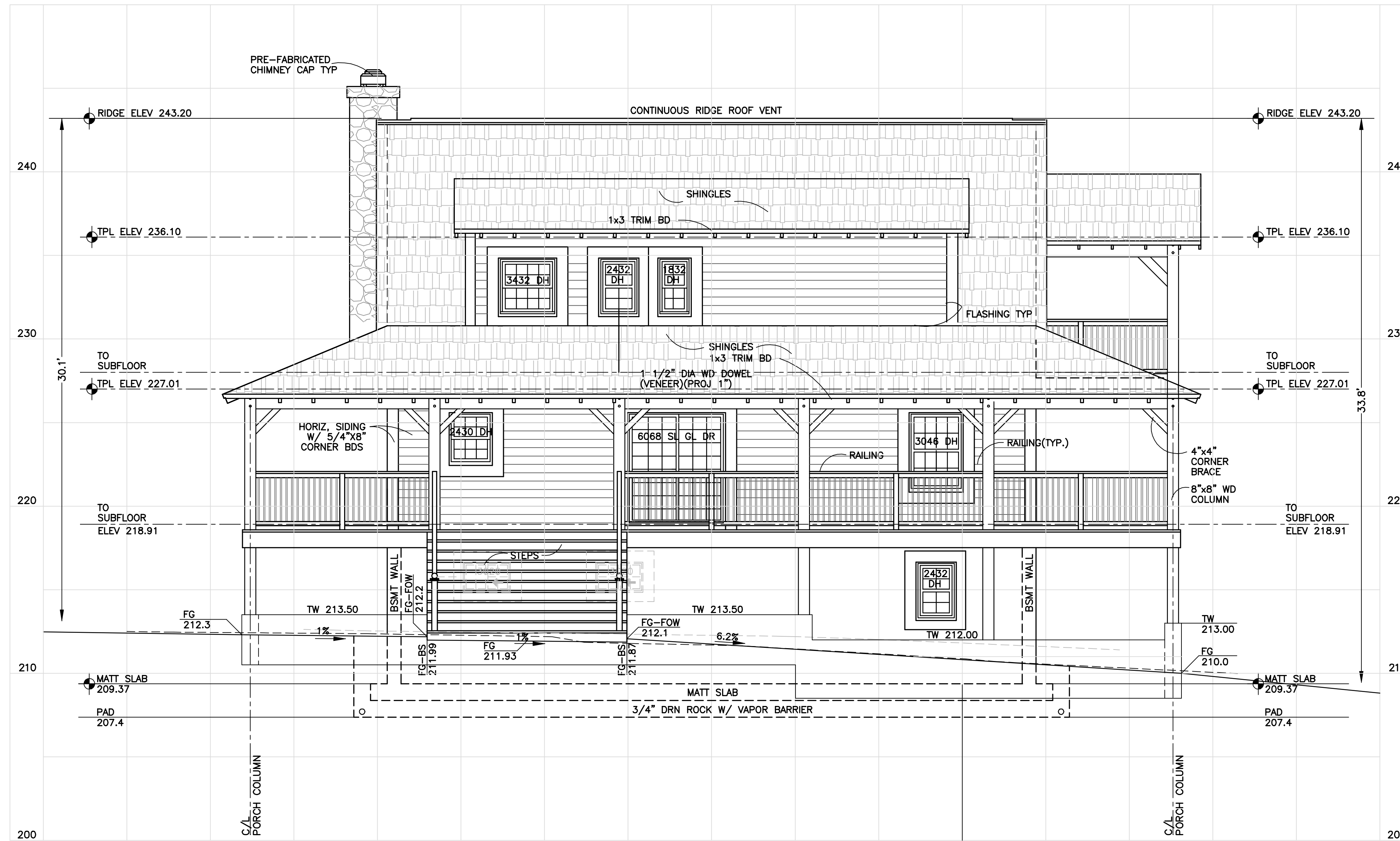
LANDS OF BAKER
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BASEMENT PLAN

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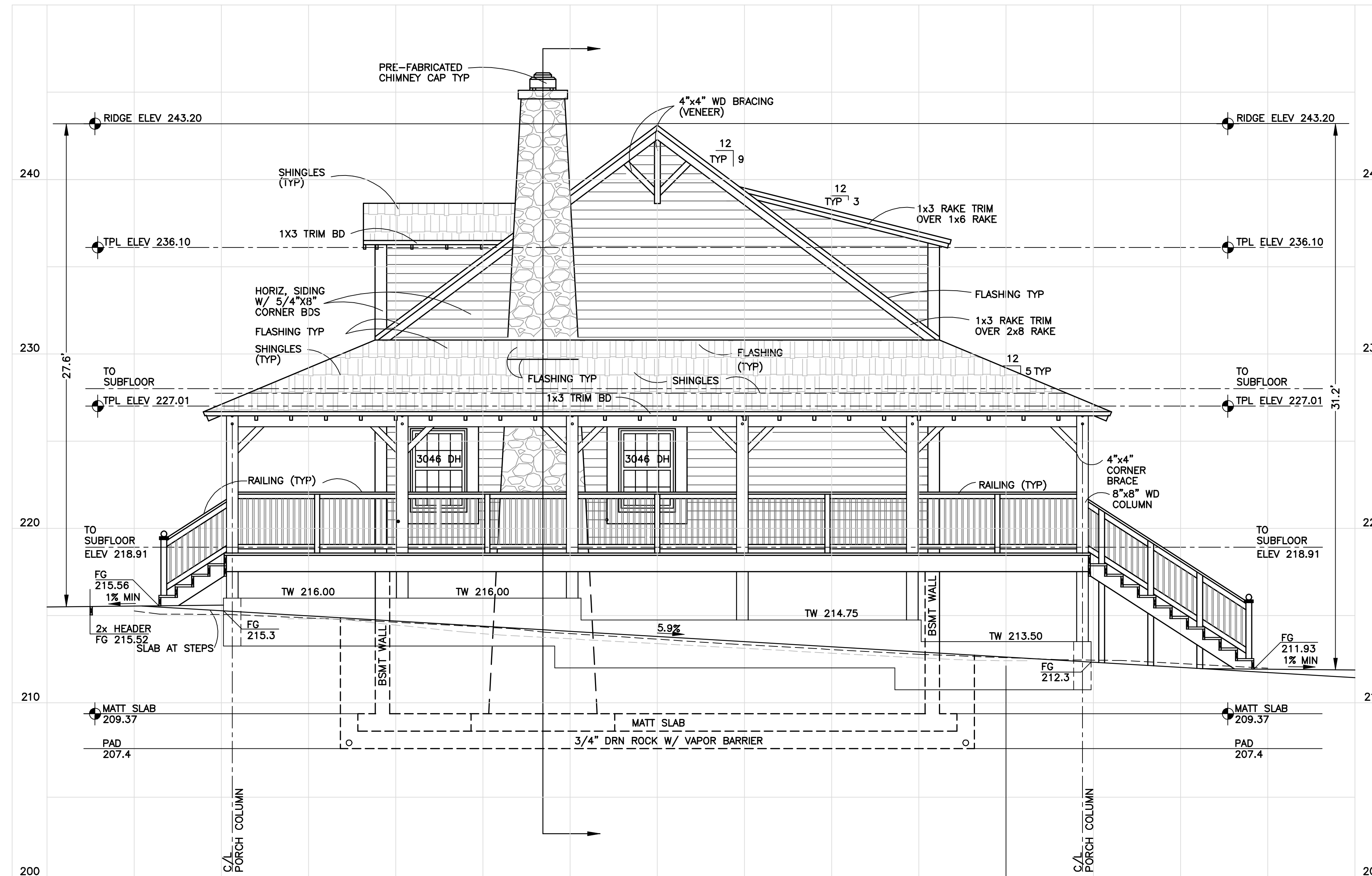
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

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'



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REDWOOD CITY, CA 94063

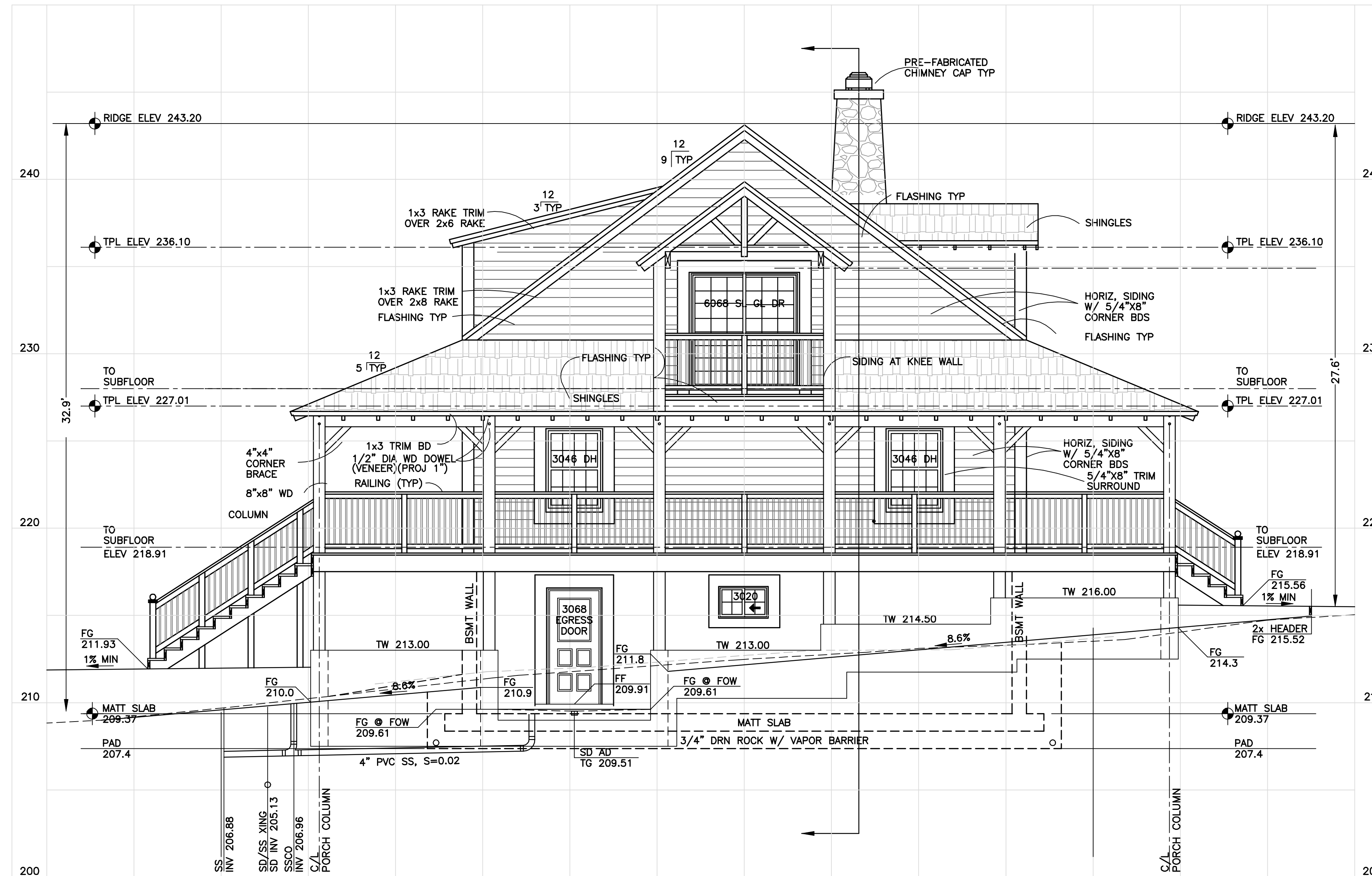
LANDS OF BAKER
900 SEASIDE SCHOOL RD
SAN GREGORIO, CA 94074

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
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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



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

54051AF

VCL 0223 PAGE 371

RECORDING REQUESTED BY

Security Title Insurance Company
F 20863

RECORDED AT REQUEST OF

SECURITY TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO

NAME Mr. & Mrs. Leo J. Garbini
ADDRESS c/o General Delivery
CITY & STATE San Gregorio, California

SEP 1 3 04 PM 1972

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS
COMM. 1100 - 100010

Documentary Transfer Tax
* * * * PAID * * * *
San Mateo County
Rec'd By: *bb*
Deputy Recorder

MAIL TAX STATEMENTS TO

NAME Same as above
ADDRESS
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 79.75

- Computed on full value of property conveyed, or
- Computed on full value less liens & encumbrances
- Remaining portion at time of sale.

Leo J. Garbini SECURITY TITLE INSURANCE COMPANY

Signature of declarant or agent determining tax - firm name

Unincorporated area City of.....

APR 81-240-060

Grant Deed

L-1

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES J. JACKSON, a married man, as his sole and separate property.

hereby GRANT(S) to

LEO J. GARBINI AND SHARON G. GARBINI, his wife, as Joint Tenants.

the following described real property in the
county of San Mateo, state of California:

See Attached Legal Description

Dated August 18, 1972

James J. Jackson
James J. Jackson

54051AF

SCHEDULE A

Effective Date: September 1, 1972 @ 3:04 P.M.

Amount of Liability: \$ 72,500.00
Policy No: F 20853
Premium \$ 261.00

INSURED

LEO J. GARBINI AND SHARON G. GARBINI, his wife,
as Joint Tenants

1. The estate or interest in the land described or referred to in this schedule covered by this policy is:

A FEE

2. Title to the estate or interest covered by this policy at the date hereof is vested in:

LEO J. GARBINI AND SHARON G. GARBINI, his wife,
as Joint Tenants

3. The land referred to in this policy is situated in the State of California, County of San Mateo and is described as follows:

SEE SCHEDULE A CONTINUED.....

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. DeSequeira 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 76° 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 5349, 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° 36' 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° 56' 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

continued.....

Description continued

feet to a tangent curve to the right, said curve having a radius of 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 268.73 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' 16", an 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 63.63 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 Northeasterly 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 63.63 feet.

PARCEL THREE:

A non-exclusive perpetual easement for ingress and egress 50 feet wide, located over the existing travelled 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.

A.P. No.
81-240-060

F 20863

SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

PART II

1. General and Special County Taxes and Assessments for the fiscal year 1972-73, a lien, not yet due or payable.
2. An easement for ingress and egress and public utilities 15 feet in width over the Westerly portion of said land, as granted to Alwin Bertschinger and Eleonore Bertschinger, his wife, in the Deed recorded June 12, 1964 in Book 4730, Page 59¹/₄, Official Records.

November 9, 1972

Mr. Leo J. Garbini
P. O. Box 11
San Gregorio, CA 94074

Dear Mr. Garbini:

We are in receipt of your application for inclusion of your property within an Agricultural Preserve. However, we find that the application is incomplete and we are enclosing an instruction sheet and other material needed in order to file a full and complete application for an Agricultural Preserve contract. There is also a non-refundable filing fee of One Hundred Dollars (\$100.00).

The deadline for filing the abovementioned application with this office is November 22, 1972.

If you have any questions concerning this matter, please contact this office.

Very truly yours,

Schuyler G. Dalton
Planner III

ac
Encls.

SAN MATEO COUNTY PLANNING COMMISSION

622

Applicant's Name Leo J. & Sharon P. Garbini

Property Owner's Name Same

Applicant's Address P.O. Box 11

Property Owner's Address _____

San Gregorio, CA 94074 Phone _____

This will acknowledge receipt of the fee of \$ 100.00 check

The purpose of the application is to: include property within an Agricultural Preserves
Agricultural Preserves

The location of the property involved is: Assessor's Parcel #081-240-060 (40 acres), Southerly Portion
of Lot 4, San Gregorio Rancho.

This application will be considered by the Planning Commission on Wednesday, January 10, 197 3
in the chambers of the Board of Supervisors, Hall of Justice and Records, Redwood City, California.

Received by _____ for the San Mateo County Planning Commission. Date 12-1-72



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

900 Seaside School Road, San Gregorio (Baker Ranch)
Land / Grazing Management Plan

March 21, 2023

The current operation conducted on the Baker Ranch Property includes:

Introduction:

The purpose of this plan is to briefly describe the general operations, intended benefits and expectations of grazing and associated activities on the Baker Ranch and its grazed land; as also described in the Pasture (Grazing) Lease Agreement. This Plan is intended to be reviewed, and updated with each amendment, alteration, term or extension of the referenced Pasture (Grazing) Lease Agreement.

Summary of Existing Property Conditions

As shown on the New Residence and Site Development Plans, the property is approximately 43.21 acres and is completely fenced with an electric gate at the entrance of the Ranch Property. The entire property is devoted to grazing and breeding activities. All fences are inspected on a continuous basis and not less than once per 30 Days. Fences are immediately repaired so that the livestock and other animals are kept within the property.

The property has an all weather brick and gravel driveway ranging from 12 to 20 feet in width with two gravel turn around areas, as well as other all weather and paved parking and work areas. These areas provide loading and unloading facilities for equipment, supplies and materials necessary for operations. Internally there are all weather access roads within the property which provide access to the various described facilities and to each of the grazing areas.

The property has three Barns which are approximately 7,750 square feet in total. The barns provide for supplementary feed, salt & minerals, fence and water system materials, equipment storage, as well as the herd shelter. There are four fenced stables of approximately 3,000 sf adjacent to Barn 2 for handling the livestock. Animal pens and the barns are used for sorting, night pens, and doctoring of animals. Behind Barns 1 and 2 there is an approximately 6,000 sf fenced chicken coup and goat pen.

The developed area including the driveway, barns and various internal access roads including the proposed development area is approximately 3.82 acres.

Aquatic and Hydrologic Resources

Grazing animals on pasture need to be supplied with adequate water for drinking. Water serves to cool the animals and works as a solvent or buffer for chemical reactions in the body. When the weather is hot in the summer, an animal's requirement for water will increase. Requirements vary with stress, weather conditions, heat, cold, disease, productive state, work, exercise, as well as the water and salt content of the feed. Often the first sign that water consumption is inadequate is when animals stop eating. Water is essential to maintain adequate feed consumption. Livestock on pasture will tend to congregate near or in riparian areas that have greater access to shade and water.

The property has a spring and to the south east of the developed area and a seasonal stream to the east which feed a man made pond which was most likely created when the property was first developed. Currently the spring feed 4 – 5,000 gallon water tanks below the spring. There is also a 2,500 gallon water tank in front of barn 3. The tanks serve the developed area for general ranch operations.

The manmade pond on the property is approximately 20 feet deep at its deepest point and has approximately 80 to 100 thousand gallons of water contained in it. The Pond feeds an existing 4 foot deep swimming pool to the west of the developed area and has approximately 20,000 gallons of storage in it. The existing water system, pond, and swimming pool are used to water the livestock, ranch animals, and to irrigate the lower pasture and grazing land to the north east of the developed area.

Even during the extended drought conditions that has been prevalent during the past few years, the spring was still producing water at slower rate but still producing and the pond level had adequate water to supply water to the pool and the lower pasture irrigation system.

Water quality is monitored on a continuous basis. Livestock in the lower pasture tend to congregate near or in pond area, and areas that have greater access to shade and water. These areas may also provide greater water quality risks from manure runoff, trampling and compaction, overgrazing. This is kept to a minimum by rotation grazing and pasture rotation.

Vegetation and Grazing

As shown on the attached "Williamson Act Grazing Area Compliance Exhibit" the total Grazing Area is 39.39 acres. This is approximately 7 acres greater than the 75% Minimum Grazing Area (32.41 acres) required for compliance with the Williamson Act. The slopes on the lower pasture and upland grazing areas on the property vary from approximately 20% in the upland grazing area to approximately 8% in the low lying pasture areas.

Rotation Grazing, or pasture rotation is done in the upland and lower irrigated pasture areas in order to optimize plant growth and utilization by grazing vegetation at the proper heights and allowing for proper rest and re-growth. Manure and waste from livestock, goats and chickens is spread in the field and used as mulch. Activities such as disking, clipping, or dragging to break up manure clumps, fertilizing and over seeding are also necessary at times in the irrigated lower pasture and upland grazing areas

In the irrigated and lower pasture areas oats and rye hay production is done. There are approximately two acres of the irrigated pasture land utilized for grazing, which is cultivated in the low lying pasture area near the existing barn. In the upland grazing areas dry hay production is done.

Cattle will not be put in pasture without getting specific approval in advance from the owner considering the number of pasture livestock, its health, sex, breed, and age. Livestock is counted on a continuous basis and not less than once per 100 days. If a shortage in count is realized the fences will be inspected and a search will be conducted. Stray pasture livestock that breaks through fences are immediately returned to pasture. Pasture livestock that continues to break through fences on at least three occasions, the owner may request its removal.

With the grassland vegetation and grazing being rotated, maintained grazing pastures, soil loss, erosion and sediment control is kept to a minimum to comply with pollution control, water quality, and general environmental protection practices.

Livestock Breeding:

Although breeding and livestock management is handled by the rancher livestock breeding generally planned for around in September of each year so that the calves are born in late spring in the warmer weather and the pastures are green with grasses and legumes and are plentiful for foraging. Bulls are brought in to impregnate the cows. The typical gestation period is around 9 to 10 months depending if the cow is carrying a calf or a bull calf. Recently the Ranch had a calf, and two more calves are on the way.

Livestock Care:

Livestock care is also predominantly handled by the Rancher but generally they are checked in the spring by a veterinarian and they are doctored at this time. If the livestock becomes sick or there is an issue with the delivery of a calf the veterinarian is also called. Feed or Lick Blocks are also used to provide supplemental protein, vitamins, and minerals in addition to the grazing that they do in the pastures. Various types of oat or alfalfa hay is also used to supplement the feed for the livestock.

Woody Encroachment, Fertilization, Weed and Pest Control

Initially when the property was acquired most of the upland grazing areas were overgrown with woody and invasive plants. These areas have been systematically pulled, treated, disked, and planted for grazing since the date of purchase of the property. Care is exercised to prevent noxious weeds from going to seed on the ranch and to destroy the same and keep the weeds cut. Facilities for fly, and mosquito control and other pests are provided and kept in working order.

Prudence and care are used in transporting, storing, handling, and applying all additional feed, fertilizers, pesticides, herbicides, and other chemicals and similar substances. Instructions on the labels for the use of such materials are complied with for all materials used on the ranch. Requirements for training, storing, and usage are complied with. Any chemicals for weed, pests, or insect control or other use, when used, are applied at levels not to exceed the manufacturer's recommendations.

Fire Hazards and Risks:

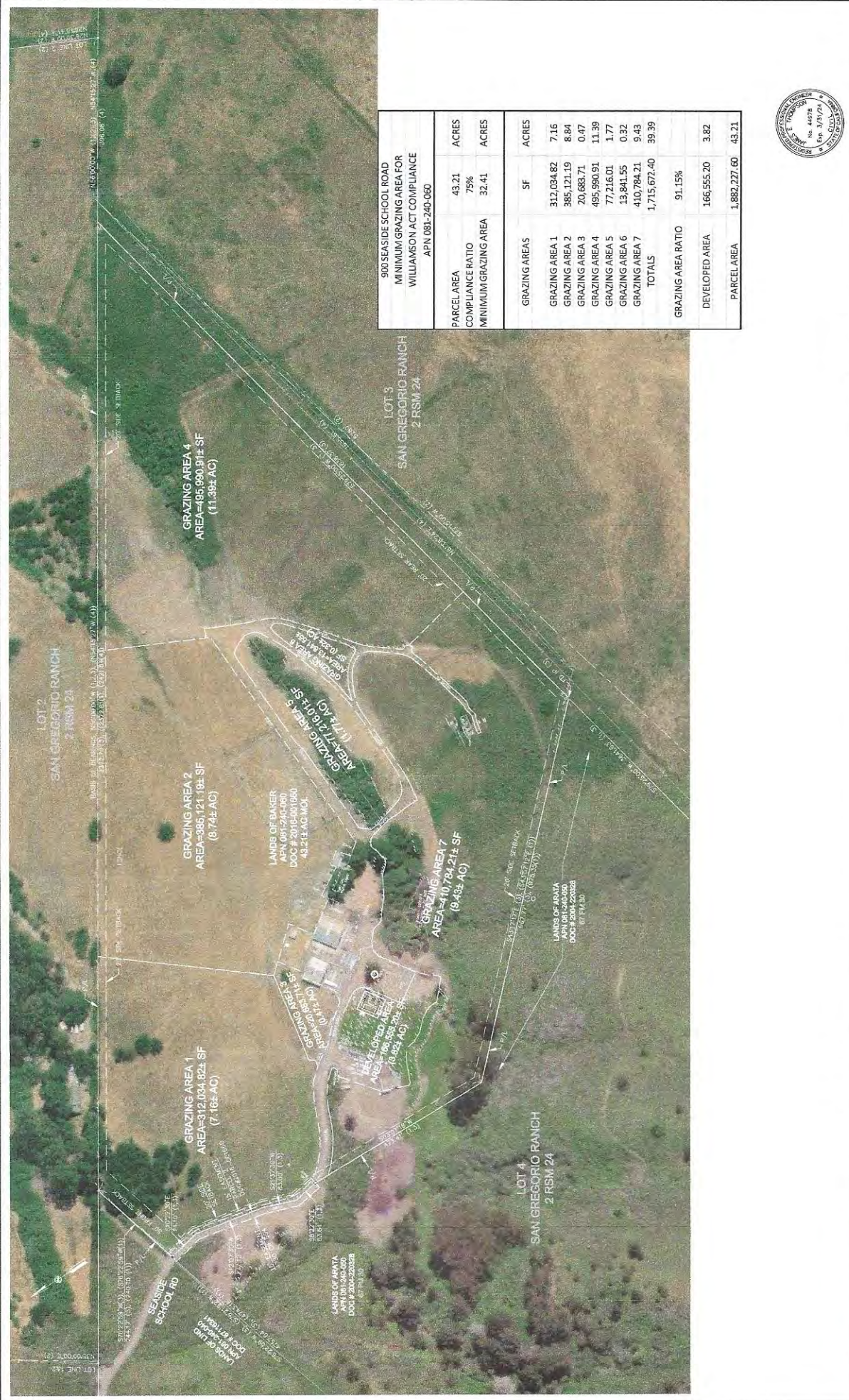
By doing rotational grazing and systematically removing the woody plants and weeds in the upland grazing areas coupled with rotational grazing the fire hazards on the ranch have been greatly reduced although there are still areas that need work in some of the upland grazing areas. Plans are to continue removing the woody plants and weeds in these other areas.

In the development area the water system is the primary supply of fire fighting with the water stored in the upper water tanks, the water tank in front of Barn 3, and the water stored in the swimming pool. Additionally there is a 500 gallon water buffalo with a pump that can be towed to the location of a fire.

Future water and fire system improvements include the construction on a new water main from the existing water tanks to the development area. 3 wet hydrants are also planned to be constructed with the planned new residence to utilize the new water main, the water stored in the swimming pool, and the water tank in front of Barn 3.

Planned Work and Improvements:

As shown on the New Residence and Site Development Improvement Plans a new two story, 3 bedroom main residence with an unfinished basement is planned to be constructed across from Barn 1. Associated with the construction of the main residence is the construction of a sanitary septic system with drain fields for the main residence. A new domestic water well will be tested and constructed to the south east of the development area to supply water to the existing 4-5000 gallon water tanks in addition to other associated water system improvements. The existing driveway and turn around area will also be upgraded for fire access. Lastly an unpermitted 2 bedroom house and adjoining studio will be demolished within the development area. The work is planned to commence during the late spring or early summer of 2023.



900 SEASIDE SCHOOL ROAD MINIMUM GRAZING AREA FOR WILLIAMSON ACT COMPLIANCE APN 083-240-060	
PARCEL AREA	43.21 ACRES
COMPLIANCE RATIO	75%
MINIMUM GRAZING AREA	32.41 ACRES
GRAZING AREAS	
	SF
GRAZING AREA 1	312,034.82
GRAZING AREA 2	385,121.19
GRAZING AREA 3	20,683.71
GRAZING AREA 4	495,990.91
GRAZING AREA 5	77,216.01
GRAZING AREA 6	13,841.55
GRAZING AREA 7	410,784.21
TOTALS	1,715,672.40
GRAZING AREA RATIO	91.15%
DEVELOPED AREA	166,555.20
PARCEL AREA	1,882,227.60
	43.21



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		WILLIAMSON ACT GRAZING AREA COMPLIANCE EXHIBIT		JOB NO. 0008-19 DATE: 03/14/23 DRAWN: DC CHECKED: JET SCALE: 1" = 100'		SHEET NO. EX-1 1 OF 1 SHEETS						
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/13/23</td> <td>AAC MEETING COMMENTS</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	03/13/23	AAC MEETING COMMENTS							
NO.	DATE	DESCRIPTION												
1	03/13/23	AAC MEETING COMMENTS												



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



900 SEASIDE SCHOOL ROAD MINIMUM GRAZING AREA FOR WILLIAMSON ACT COMPLIANCE APN 081-240-060		
PARCEL AREA	43.21	ACRES
COMPLIANCE RATIO	75%	
MINIMUM GRAZING AREA	32.41	ACRES
GRAZING AREAS	SF	ACRES
GRAZING AREA 1	312,034.82	7.16
GRAZING AREA 2	385,121.19	8.84
GRAZING AREA 3	20,683.71	0.47
GRAZING AREA 4	495,990.91	11.39
GRAZING AREA 5	77,216.01	1.77
GRAZING AREA 6	13,841.55	0.32
GRAZING AREA 7	410,784.21	9.43
TOTALS	1,715,672.40	39.39
GRAZING AREA RATIO	91.15%	
DEVELOPED AREA	166,555.20	3.82
PARCEL AREA	1,882,227.60	43.21



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

**WILLIAMSON ACT
GRAZING AREA COMPLIANCE EXHIBIT**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03/13/23	AAC MEETING COMMENTS	JET

JOB NO. R900-S-19
DATE: 03/14/23
DRAWN: DC
CHECKED: JET
SCALE: 1" = 100'

SHEET NO.
EX-1
1 OF 1 SHEETS









b



Pasture (Grazing) Lease Agreement

Date and names of parties. This lease is entered into on April 1, 2023,
 Between: James Baker, AKA Baker Ranch (Landlords) Lessor(s),
 at (address) 900 Seaside School Road, San Gregorio CA 94070
 and, Peter Ranch Inc. (Tenants) Lessee(s),
 at (address) 2359 Purisima Creek Road, Half Moon Bay, CA 94019.

The parties to this lease agree to the following provisions:

Description of land. The Lessor rents and leases to the Lessee, to occupy and to use for agricultural purposes only, the following real estate located in the County of San Mateo and the State of California, and described as follows: The property has approximately of 39 acres of grazing area as shown on the attached Grazing Area Compliance Exhibit. The property has irrigated and natural grazing pastures and miscellaneous structures used for farming, grazing, watering, shelter, feed storage, and doctoring. commonly known as the Baker Ranch consisting of approximately 43.21 acres, together with all buildings and improvements thereon belonging to the Lessor, except the livestock that is described herein which have been branded by Peter Ranch, Inc.

Length of tenure. The term of this lease shall be from April 1, 2023, to April 1, 2028, and the Lessee shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be placed in writing on this lease, and both parties agree that failure to execute an extension at least 3 months before the end of the current term shall be constructive notice of intent to allow the lease to expire.

Amendments and alterations to this lease may be made in writing in the space provided and the end of this form at any time by mutual agreement. If the parties fail to agree on proposed alterations, the existing provisions of the lease shall control operations.

Section 1. Animal Units

Not more than Fifteen (15) animal units shall be kept in the pasture at any one time without the express written consent of the Lessor. Deliberate violation of this provision shall constitute grounds for termination of this lease. (In general, each 1,000 pounds of average weight shall be one animal unit. If the pasture owner and the owner of the livestock prefer, they can use the following basis for calculating animal units: one bull, 1.25 animal units; one 1,000-pound cow, 1 animal unit; one yearling steer or heifer, .075 animal unit; calf, 6 months to 1 year, 0.5 animal unit; 3 to 6 months, 0.3 animal unit; sheep, 5 per animal unit; horse, 1.25 animal unit.)

Stocking rate	Number of head	Number of animal units
Bulls	<u>1</u>	<u>1.25</u>
Cows	<u>5</u>	<u>5.00</u>
Yearling steers	<u>1-3</u>	<u>2.25</u>
Yearling heifers	<u>1-5</u>	<u>3.75</u>
Calves, 6 to 12 mos.	<u>1-3</u>	<u>1.50</u>
Calves, 3 to 6 mos.	<u>1-3</u>	<u>0.90</u>
Other	_____	_____
Other	_____	_____

Section 2. Lessor and Lessee Responsibilities

Lessor and Lessee agree to divide and assume the following responsibilities: (Use X or initials to indicate responsibility.)

	Lessor	Lessee
Inspect fences not less than once per 30 Days .	<u> X </u>	<u> X </u>
Furnish labor for repair of fences.	<u> </u>	<u> X </u>
Furnish materials for repair of fences.	<u> X </u>	<u> </u>
Supervise supply of water to livestock.	<u> </u>	<u> X </u>
Furnish labor for repair of water system.	<u> X </u>	<u> X </u>
Furnish materials for repair of water system.	<u> </u>	<u> X </u>
Furnish salt & mineral.	<u> </u>	<u> X </u>
Count livestock not less than once per 100 Days .	<u> </u>	<u> X </u>
Return stray animals to pasture.	<u> </u>	<u> X </u>
Call veterinarian in case of emergency.	<u> </u>	<u> X </u>
Pay veterinary expenses.	<u> </u>	<u> X </u>
Provide loading and unloading facilities.	<u> X </u>	<u> X </u>
Furnish supplementary feed, if needed.	<u> </u>	<u> X </u>
Notify other party of shortage in count N/A .	<u> </u>	<u> </u>
Provide facilities for fly control.	<u> </u>	<u> X </u>
Keep fly-control facilities in working order.	<u> </u>	<u> X </u>
Additional agreements:		

Note: All labor for fence repair and fence and all ground improvements shall be the responsibility of the Lessee.

Section 3. Lessee's Obligations and Duties

The Lessee further agrees to perform and carry out the stipulations below. (Strike out any not desired.)

A. Activities required:

1. To furnish health certificates as follows: N/A

2. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds cut.
3. To prevent all unnecessary waste, or loss, or damage to the property of the Lessor.
4. To comply with pollution control, water quality, and environmental protection requirements as required by local, state, and federal agencies, as well as to implement soil erosion control practices to comply with the soil loss standards mandated by local, state, and federal agencies.
5. Insurance: For the term of the lease, Lessee shall maintain insurance with a carrier acceptable to the Lessor, insuring Lessee while performing on these premises hereunder for the following types and in stated minimum amounts:
 - i) Liability Insurance: \$ N/A per person
 - ii) Property Damage: \$ N/A per occurrence
 - iii) Workers Compensation: Full Statutory LimitsLessee shall furnish a Certificate of Insurance and agrees that all applicable insurance policies name the Lessor as an additional insured and to receive notice of termination of coverage.
6. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow instructions on the labels for the use of such materials in order to avoid injury or damages to persons or property or both on the leased premises and adjoining areas; and to comply with state pesticide training, licensing, storing, and usage. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation.

7. To be solely responsible for all employer obligations on hired labor with respect to safety requirements and social security and workers' compensation contributions, and the Lessor shall have no responsibilities therefore.

B. Activities restricted. The Lessee further agrees:

1. Not to pasture livestock that continue to break through fences. Should any animal be found outside the pasture on at least three occasions, the Lessor may request its removal.
2. Not to put any cattle in pasture without getting specific approval from the Lessor in advance regarding number, health, sex, breed, and age.
3. Not to assign this lease to any person or persons or sublet any part of the premises herein leased.
4. Not to erect or permit to be erected any structure or building or to incur any expense to the Lessor for such purposes.
5. Not to permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production, except as specifically noted here: N/A

6. Not to cut live trees for sale purposes or personal uses.
7. Not to erect or permit to be erected any commercial advertising signs on the farm.
8. Not to enter into any agreement, contract, or other farming or business arrangement that alters rights in the Lessor's security interest, right of entry, default or possession.


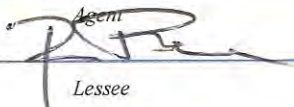
C. Additional agreements: _____

Section 4. Default, Possession, Right of Entry, Mineral Rights, Extent of Agreement, Liability

The Lessor and Lessee agree to the following provisions. (Strike out any not desired.)

- A. Termination upon default.** If either party fails to carry out substantially the terms of this lease in due and proper time, the lease may be terminated by the other party by serving a written notice citing the instance(s) of default and specifying a termination date of 30 days from the date of such notice.
- B. Yielding possession.** The Lessee agrees at the expiration or termination of this lease to yield possession of the premises to the Lessor without further demand or notice, in as good order and condition as when they were entered upon by the Lessee, loss by fire, flood, or tornado, and ordinary wear excepted. If the Lessee fails to yield possession, the Lessee shall pay to the Lessor a penalty of \$ _____ per day or the statutory double rent, whichever is less, for each day the Lessee remains in possession thereafter, in addition to any damages caused by the Lessee to the Lessor's land or improvements, and said payments shall not entitle the Lessee to any interest of any kind or character in or on the premises.
- C. Lessor's right of entry.** The Lessor reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time to view them, to work or make repairs or improvements thereon, to care for and dispose of the Lessor's share of livestock, to develop mineral resources as provided in Clause D and to hunt and fish.
- D. Mineral rights.** Nothing in this lease shall confer upon the Lessee any right to minerals underlying the land. Such mineral rights are hereby reserved by the Lessor together with the full right to enter upon the premises and to bore, search, excavate, work, and remove the minerals, to deposit excavated rubbish, to pass over the premises with vehicles, and to lay down and work any railroad track or tracks, tank, pipelines, power lines, and structures as may be necessary or convenient for the above purpose. The Lessor agrees to reimburse the Lessee for any actual damage the Lessee may suffer for pasture destroyed by these activities and to release the Lessee from obligation to continue pasturing this property when development of mineral resources interferes materially with the Lessee's opportunity to make a satisfactory return.
- E. Extent of agreement.** The terms of this lease shall be binding on the heirs, executors, administrators, and assigns of both Lessor and Lessee in like manner as upon the original parties.
- F. Lessor liability.** The Lessee takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on building, fences, tile, and other improvements.

Section 5. Additional Agreements

 _____ Lessor	<u>3.27.23</u> _____ Date
By _____ Agent	_____ Date
 _____ Lessee	<u>3.29.23</u> _____ Date
_____ Lessee	_____ Date

Amendments to the Lease

A. Lessor's written consent to Lessee's participation in items in Section 3, Clause B.

1. Item: _____ Description and restrictions: _____

 _____ Date: _____ Lessor's Signature _____

2. Item: _____ Description and restrictions: _____

 _____ Date: _____ Lessor's Signature _____

B. Other amendments:

1.		<i>Date</i>	<i>Lessor</i>
		<i>Date</i>	<i>Lessee</i>
2.		<i>Date</i>	<i>Lessor</i>
		<i>Date</i>	<i>Lessee</i>
3.		<i>Date</i>	<i>Lessor</i>
		<i>Date</i>	<i>Lessee</i>

Extension	Extension	Extension
This lease shall be extended from _____, 20____, to _____, 20____ Signed: _____, 20____ _____ Lessor _____ Lessee	This lease shall be extended from _____, 20____, to _____, 20____ Signed: _____, 20____ _____ Lessor _____ Lessee	This lease shall be extended from _____, 20____, to _____, 20____ Signed: _____, 20____ _____ Lessor _____ Lessee



900 SEASIDE SCHOOL ROAD MINIMUM GRAZING AREA FOR WILLIAMSON ACT COMPLIANCE APN 081-240-060	
PARCEL AREA	43.21 ACRES
COMPLIANCE RATIO	75%
MINIMUM GRAZING AREA	32.41 ACRES
GRAZING AREAS	
GRAZING AREA 1	312,034.82 SF
GRAZING AREA 2	385,121.19 SF
GRAZING AREA 3	20,683.71 SF
GRAZING AREA 4	485,990.91 SF
GRAZING AREA 5	77,216.01 SF
GRAZING AREA 6	13,841.55 SF
GRAZING AREA 7	410,784.21 SF
TOTALS	1,715,672.40 SF
GRAZING AREA RATIO	91.15%
DEVELOPED AREA	166,555.20 SF
PARCEL AREA	1,882,227.60 SF
	43.21 ACRES



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		WILLIAMSON ACT GRAZING AREA COMPLIANCE EXHIBIT		JOB NO. R900-B-18 DATE: 03/13/23 BY: JET DRAWN: DC CHECKED: JET SCALE: 1" = 100'		SHEET NO. EX-1 1 OF 1 SHEETS						
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/13/23</td> <td>AAC MEETING COMMENTS</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	03/13/23	AAC MEETING COMMENTS							
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