

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



September 16, 2026

SCH #: 2026080162
GTS #: 04-SM-2026-00821
GTS ID: 40708
Co/Rt/Pm: SM/1/1.938

Camille Leung, Senior Planner
San Mateo County
455 County Center, 2nd floor
Redwood City, CA 94063

Re: Pie Ranch Master Plan — Draft Mitigated Negative Declaration (MND)

Dear Camille Leung:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Pie Ranch Master Plan. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the August 2026 Draft MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project would legalize an existing 820 square foot outdoor commercial kitchen, repair existing buildings, construct two new restrooms, construct a 1,500 square foot employee housing building, and make associated ADA, drainage, and septic improvements. The site is located on State Route (SR) 1 and is also proposing improvements to existing driveways.

Hydrology

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

Air Quality

Air Quality Section in MND (page 9): Please update the discussion to reflect the current 2022 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. The 2022 Guidelines include thresholds for construction-related emissions. Therefore, the statement that BAAQMD does not require quantification of construction emissions due to the variables involved is no longer accurate.

Water Quality

The vegetated ditch pictured in the image below, running parallel to the northbound SR-1, serves as a low-impact Permanent Treatment Best Management Practice (BMP) within the Caltrans right of way (ROW).

To help protect the water quality and prevent pollution from extending into the ROW, it will be crucial that any construction activities associated with the commercial area are scheduled during dry season. This timing will minimize environmental impacts and align with best practices for work near sensitive waterways. Additionally, it is essential that all construction activities are carefully managed to prevent any pollutants from entering Green Oaks Creek within Caltrans ROW.

Within Caltrans ROW, the projects need to comply with Caltrans standards and stormwater guidelines, relevant manuals, and applicable permits and ordinances according to Caltrans National Pollutant Discharge Elimination System (NPDES) Permit ([link](#)).

Water Pollution Control Requirements for Work within Caltrans ROW:

1. Planning and Compliance

- Prior to the start of work, prepare a Water Pollution Control Plan (WPCP) or Project-Specific BMP Plan in accordance with Caltrans Standard Specifications and the Project Planning and Design Guide (PPDG).
- The plan shall describe erosion control, sediment control, and spill prevention and response measures applicable to the work.
- Submit the plan to Caltrans for review and approval prior to implementation.
- The Contractor shall designate a responsible person to oversee and ensure proper implementation, inspection, and maintenance of all BMPs throughout the duration of the work.

2. Erosion and Sediment Control

- Install temporary erosion and sediment control BMPs, including fiber rolls, silt fence, and gravel bags, as necessary to contain sediment generated by construction activities.

- Provide temporary protection to prevent sediment from entering creek, gutters, storm drain systems, or surface waters.
- Protect exposed soil surfaces with plastic sheeting, tarps, or other approved covers during periods of inactivity and prior to forecasted rain events.
- Stabilize disturbed areas upon completion of work using temporary erosion control measures, such as biodegradable mulch or temporary seeding, in accordance with approved BMP standards.
- Sweep and remove all soil, cuttings, mud, and sediment from SR-1 paved surfaces in vicinity of commercial development at the end of each workday. Do not wash materials into storm drains or drainage facilities.
- When work occurs adjacent to or within proximity of a water body, implement appropriate construction BMPs to prevent pollutants and sediment from entering waters of the State.

3. Equipment and Material Controls

- Inspect and maintain all construction equipment to prevent leaks of fuel, oil, hydraulic fluid, or other hazardous materials entering into creek within Caltrans ROW.
- Place drip pans or absorbent materials beneath stationary equipment and at refueling or servicing locations.
- Always maintain spill response kits on site. Spill kits shall include absorbent materials, pads, and containment devices appropriate for the work area.
- Perform refueling and equipment servicing only in designated, contained areas, located at least 50 feet from storm drain inlets or water bodies, when feasible.



"Provide a safe and reliable transportation network that serves all people and respects the environment."

Design

Please specify what Traffic Control Plan is proposed for this project. Please see the Office of Design's questions and comments in the attached plan and consider addressing the comments in the same document for further review. Please ensure that the Traffic Impact Study is updated to incorporate the below Highway Operations comments and to evaluate the safety of the intersection of the Pie Ranch driveway(s) and SR 1.

Highway Operations

1. The traffic operations analysis is based on traffic counts collected in July 2016. Please update the analysis using current traffic volumes and current project-generated traffic.
2. Please provide a weekday peak-hour analysis in addition to the weekend peak hour analysis to identify the analysis period representing the worst-case traffic operations under weekday and weekend conditions.
3. The study states that Pie Ranch and Green Oaks Farm & Retreat coordinate event schedules and that no issues have been reported with simultaneous events. Please evaluate the potential traffic operations associated with simultaneous events at Pie Ranch and Green Oaks Farm & Retreat.
4. The traffic study originally used Traffix but was revised to use a Poisson probability distribution for the queuing analysis. Please revise the queuing analysis using Synchro and the applicable HCM methodology for the unsignalized study intersections. Provide the 95th-percentile queues and verify that adequate storage is available.
5. Please provide supporting calculations for the conclusion that the proposed eight-person employee bunkhouse would result in a net reduction in vehicle trips.
6. The traffic study states that special events are not expected to interfere with operations on Cabrillo Highway. Please provide a quantitative traffic operations analysis for the maximum anticipated special event, including peak arrival and departure conditions.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination with Caltrans will be required to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet Americans with Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway Rights-of-Way (ROW) requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. Project plans within State ROW must clearly show the State ROW line for the whole plan limits along with all existing roadway features (lane lines, edge of pavement, curbs, existing signage, trees and utility poles, etc.). Please ensure that proposed work within Caltrans ROW conforms with the latest versions of the Caltrans Highway Design Manual ([link](#)) and Caltrans Standard Plans and Specifications ([link](#)).

The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Information Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, maintenance agreements, or external agency approvals may need more time to process.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Camille Leung, Senior Planner
September 16, 2026
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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mary McGee, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luo Yunsheng'.

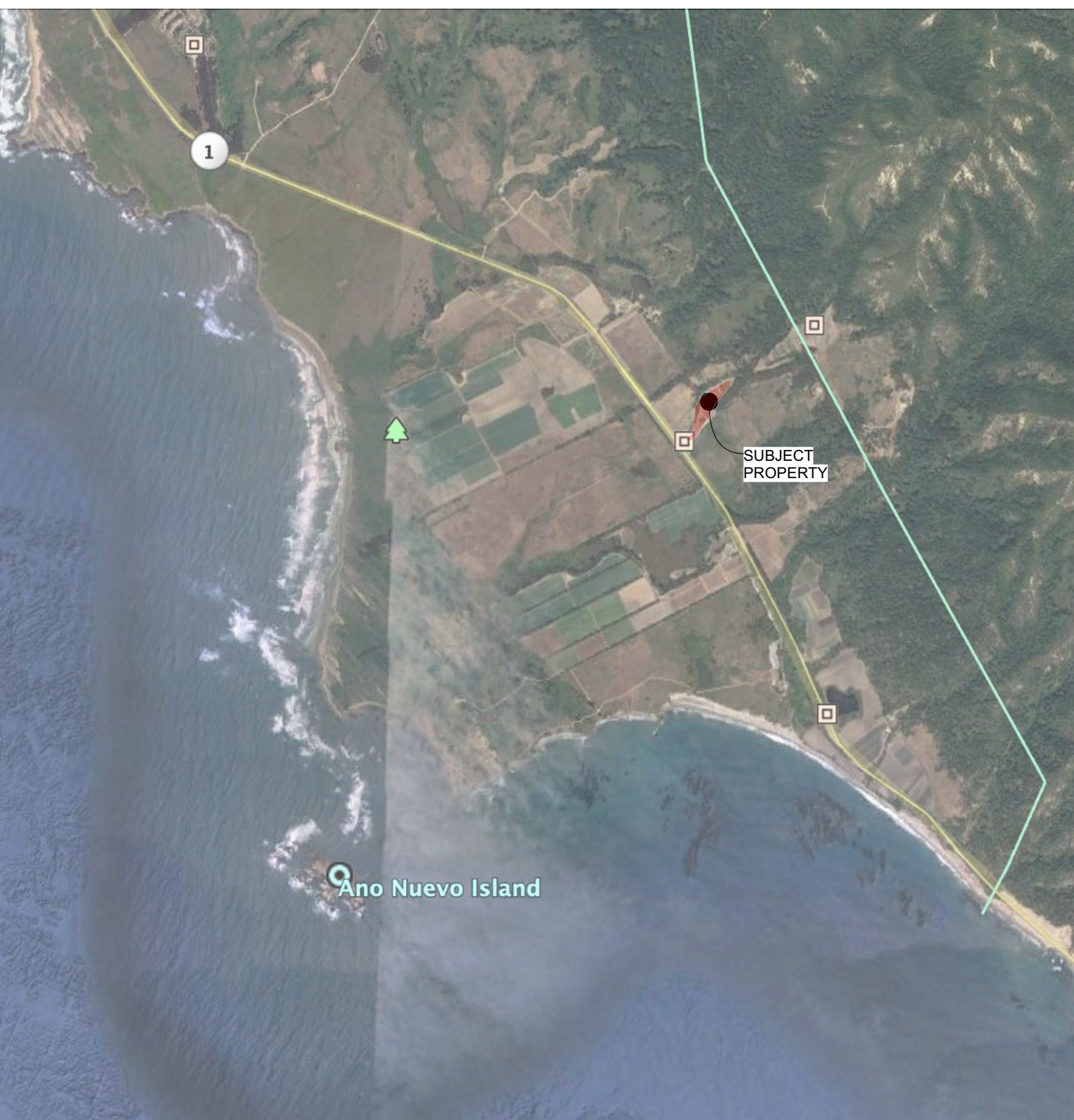
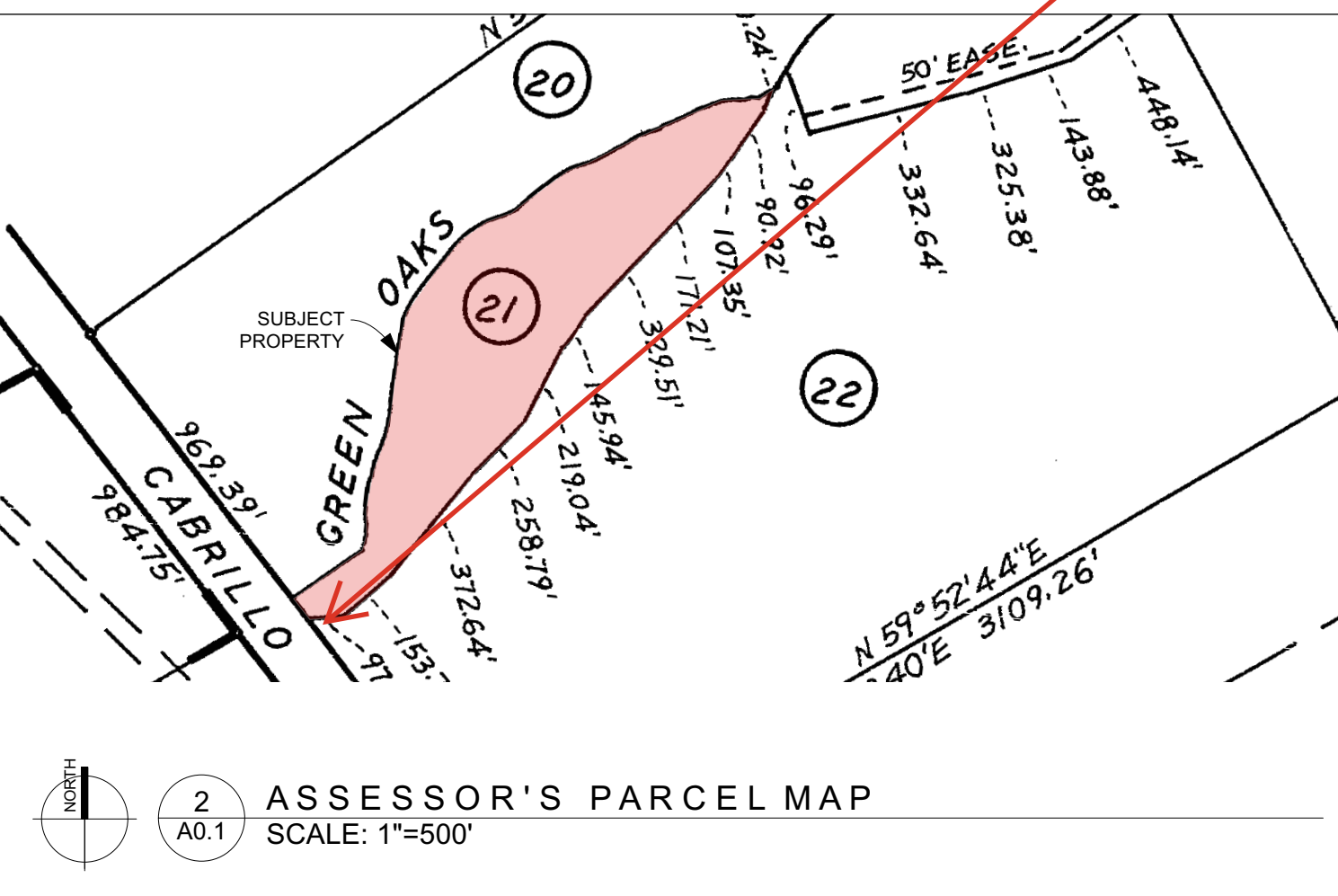
YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED
[P1]	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND
[P2]	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL
[P3]	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY
[P4]	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED
[P5]	-	-	PROPOSED	50 AMP	3 PHASE	BARN
[P6]	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA
[P7]	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE
[P8]	200 AMP	ACTIVE	-	-	1 PHASE	SHED
[P9]	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG
[P10]	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN
[P11]	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE

METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE
[M1]	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD
[M2]	200 AMP	INACTIVE	ACTIVATE	200	3 PHASE	-
[M3]	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY

VICINITY MAP
SCALE: N.T.S.

FEMA FLOOD HAZARD ZONE (APPROX.)

BASE FLOOD ELEVATION AS MAPPED BY SHERWOOD DESIGN ENGINEERS (2021)

AGRICULTURAL CENTER EASEMENT

PHASE 2: PROPOSED SEPTIC SYSTEM EXPANSION, S.C.D. C5.0

PHASE 1: (E) CARGO CONTAINERS TO BE REMOVED WHEN FUTURE AGRICULTURAL SHED IS COMPLETE, UNDER SEPARATE PERMIT

NEW LOCATION FOR (E) 5,000 GALLON WATER STORAGE TANKS RELOCATED FROM OTHER SITE LOCATIONS, SCREEN w/ PLANTING TO THE SOUTH & WEST, UNDER CONSTRUCTION, S.C.D. C2.0 FOR EXACT LOCATION

(E) 5,000 GALLON WATER STORAGE TANK TO BE RELOCATED NORTH, UNDER CONSTRUCTION

20'-0" SIDE SETBACK

30'-0" FRONT SETBACK

PARKING ON (E) GRAVEL, S.C.D. C2.0

PHASE 2: ACCESSIBLE PARKING & ACCESS AISLE, (N) CONCRETE PAVING, S.C.D. C2.0, C6.0

30' RIPARIAN ZONE SETBACK FROM TOP OF BANK, SEE FARMSTAND DRAINAGE REPORT BY SHERWOOD DESIGN ENGINEERS, DATED 4/7/2022

MASTER PLAN
SCALE: 1" = 80'

Would this line be impacted by proposed construction?

Label the CT RW line?

Please include the address of this ranch somewhere on this front sheet

(E) 5,000 GALLON WATER STORAGE TANK TO BE RELOCATED NEAR THE FARMSTAND, UNDER CONSTRUCTION

(E) SHED TO REMAIN

PHASE 1: LEGALIZE (E) OUTDOOR KITCHEN, SEE SHEET A1.1

(E) "STEEL FAMILY HUNTING LODGE" (MULTI-PURPOSE AG BUILDINGS) TO REMAIN

(E) SHED TO REMAIN

PHASE 3: (E) "PANTRY" (SHED) TO BE DECONSTRUCTED, PROPOSED BATHROOM IN FOOTPRINT OF (E) SHED. ONCE SEPTIC SYSTEM EXPANSION IS COMPLETE, SEE SHEET A1.2

THE STEELE FAMILY FARMHOUSE FIRE REBUILD, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION

FIRE SUPPRESSION WATER LINE & WET DRAFT HYDRANT, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION

(E) SEPTIC SYSTEM SERVING FARMHOUSE REBUILD & OUTDOOR KITCHEN TO REMAIN, APPROVED PERMIT BLD2021-00921, (E) LEACH FIELD & EXPANSION ZONE TO REMAIN, SEE ATTACHED EXISTING WASTEWATER SYSTEM ANALYSIS (06/2022)

FIRE APPARATUS TURNAROUND, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION

FIRE APPARATUS TURNOUT, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION

PHASE 1: REMOVE (E) PRODUCE WASHING SYSTEM AT BACK OF FARMSTAND, ONCE CREAMERY RENOVATION IS COMPLETE.

PHASE 2: (E) FARMSTAND TO BE RENOVATED, WITH PROPOSED ACCESSIBLE RAMP AND DECK ADDITION, SEE SEPARATE FARMSTAND RENOVATION DRAWING SET

(E) CULVERT UNDER RD, TYP.

CENTERLINE OF CREEK PER SURVEY

50' ACCESS EASEMENT

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)

Label this structure

State whose property line?

SITE PLAN LEGEND

TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES	CONTOUR LINE (MAJOR)
EXISTING STRUCTURE TO REMAIN	CONTOUR LINE (MINOR)
EXISTING STRUCTURE TO BE RENOVATED	PROPERTY LINE
EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE	FLOWLINE CREEK
STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT	FENCELINE
PROPOSED STRUCTURE	EDGE OF POND
BASE FLOOD ELEVATION	(E) ELEC. LINE
FEMA FLOOD ZONE	(N) ELEC. LINE
RIPIARIAN SETBACK	(E) UNDERGROUND ELEC. LINE
PRIME AGRICULTURAL SOILS	(N) UNDERGROUND ELEC. LINE
AGRICULTURAL CENTER EASEMENT	(N) WATER PIPE
	(E) WATER PIPE
	(N) FIRE WATER LINE
	(N) SEWER PIPE
	(N) SEWER GRAVITY PIPE
	(N) SEWER FORCE MAIN PIPE
	(E) LEACH FIELD
	(N) LEACH FIELD
	SSC04
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	ELECTRICAL SUB-PANEL
	ELECTRICAL METER

MASTER PLAN NOTES

1. WATER AND WASTEWATER SYSTEM BY SHERWOOD DESIGN ENGINEERS. SEE CIVIL DRAWINGS DATED 4/7/2022 FOR DRAWINGS AND SPECIFICATIONS.
2. GRADING AND DRAINAGE PLAN AND REPORT FOR FARMSTAND AREA BY SHERWOOD DESIGN ENGINEERS, SEE CIVIL DRAWINGS DATED 4/7/2022.
3. GRADING AND DRAINAGE FOR EACH PHASE AND PROJECT TO BE INCLUDED IN SEPARATE APPLICATIONS.
4. SITE ELECTRICAL SYSTEM DRAWINGS AND NOTES ON SHEET E1.1.
5. ALL PHASES AND PROJECTS REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022.
6. PARKING AND TRAFFIC, REFER TO TRAFFIC REPORT BY HEXAGON TRAFFIC CONSULTANTS, INC. DATED 11/16/2022.
7. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/7/2021.
7. PROJECT PHASING, SEE SHEET A0.2

PROJECT DIRECTORY

OWNER
Pie Ranch
2080 CA-1
Pescadero, CA 94060
Contact: Jared Lawson
T: 650.444.3064
E: jared@pieranch.org

ARCHITECT
Arkin Tilt Architects
1101 Eighth Street, Suite 180
Berkeley, CA 94710
E: tom@arkintilt.com
arn@arkintilt.com
T: 513.722.6231
510.528.9630

CIVIL ENGINEER
Sherwood Design Engineers
1525 Seabright Ave.
Santa Cruz, CA 95062
T: 831.239.4724
E: agreenberg@sherwoodengineers.com

SURVEYOR
Bowman & Williams
Civil Engineers / Land Surveyors
3949 Research Park Ct. Suite 100
Soquel, CA 95073-2094
T: 831.426.3560

TRAFFIC CONSULTANT
Hexagon Transportation Consultants, Inc.
4 North Second Street, Suite 400
San Jose, California 95113
T: 408.971.6100

DRAWING INDEX

A0.1	COVER SHEET & SITE PLAN
A0.2	PROJECT PHASING SITE PLAN
A1.1	EXISTING OUTDOOR KITCHEN
A1.2	PROPOSED BUNKHOUSE & BATHHOUSE CONCEPT
E1.1	ELECTRICAL SITE PLAN

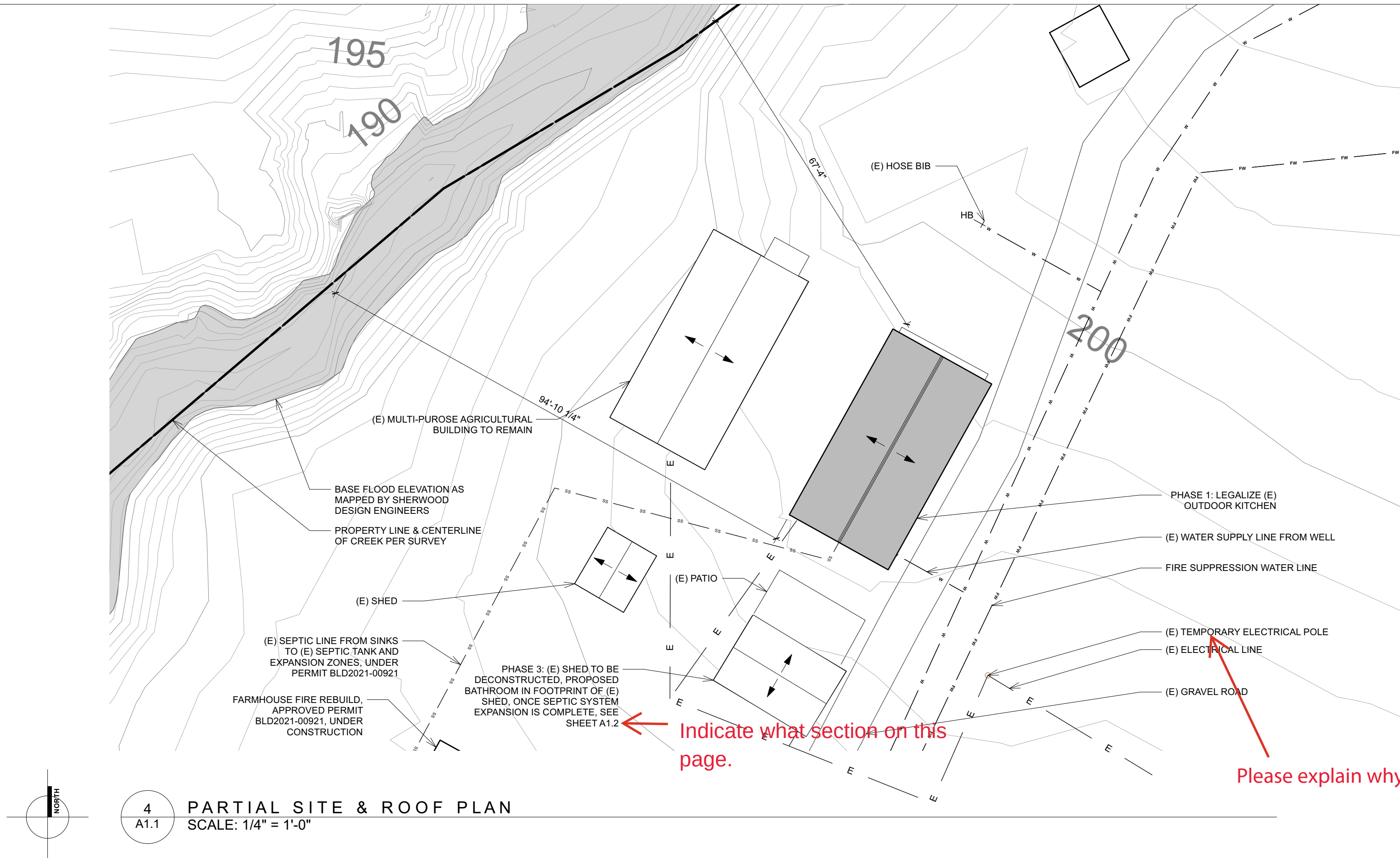


VIEW FROM SOUTHEAST. COUNTERS & SINKS INSTALLED

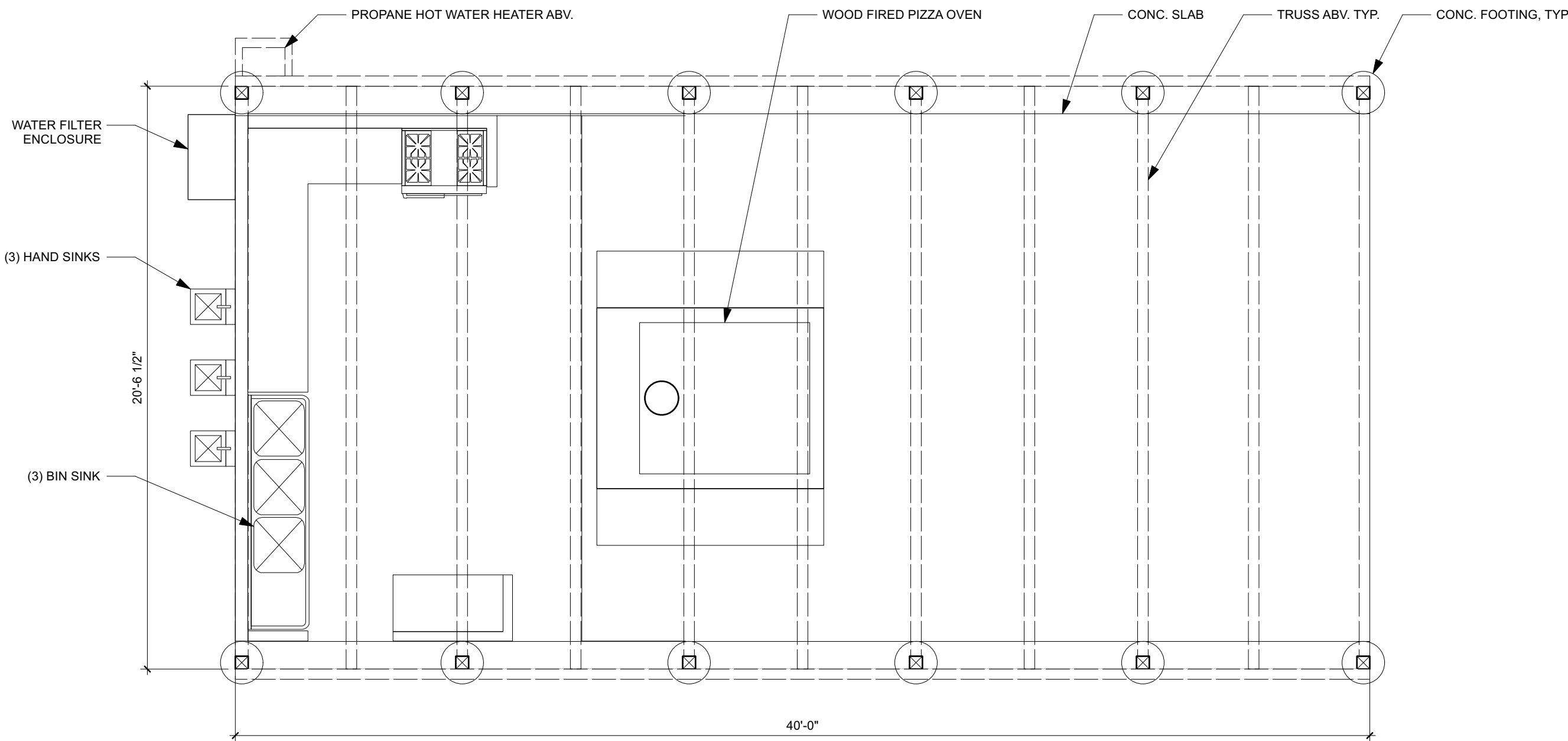


VIEW FROM NORTH, EAST, SOUTHEAST (CLOCKWISE FROM TOP)

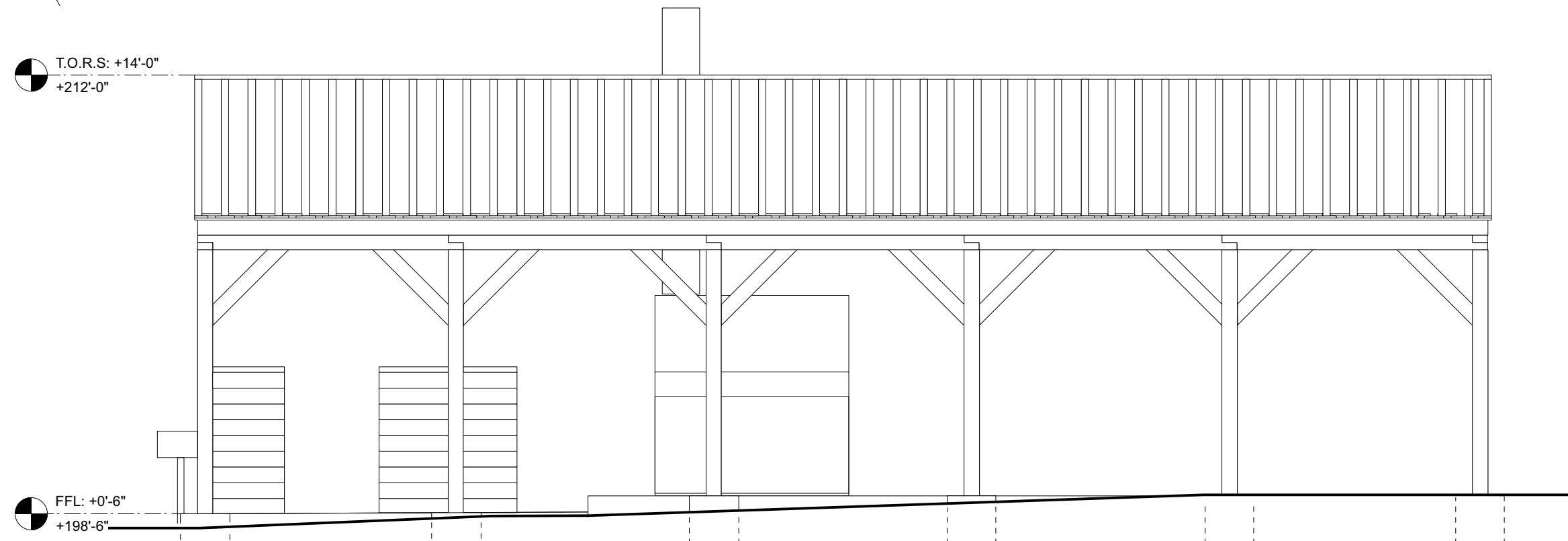
5 AS BUILT PHOTOS
A1.1 N.T.S.



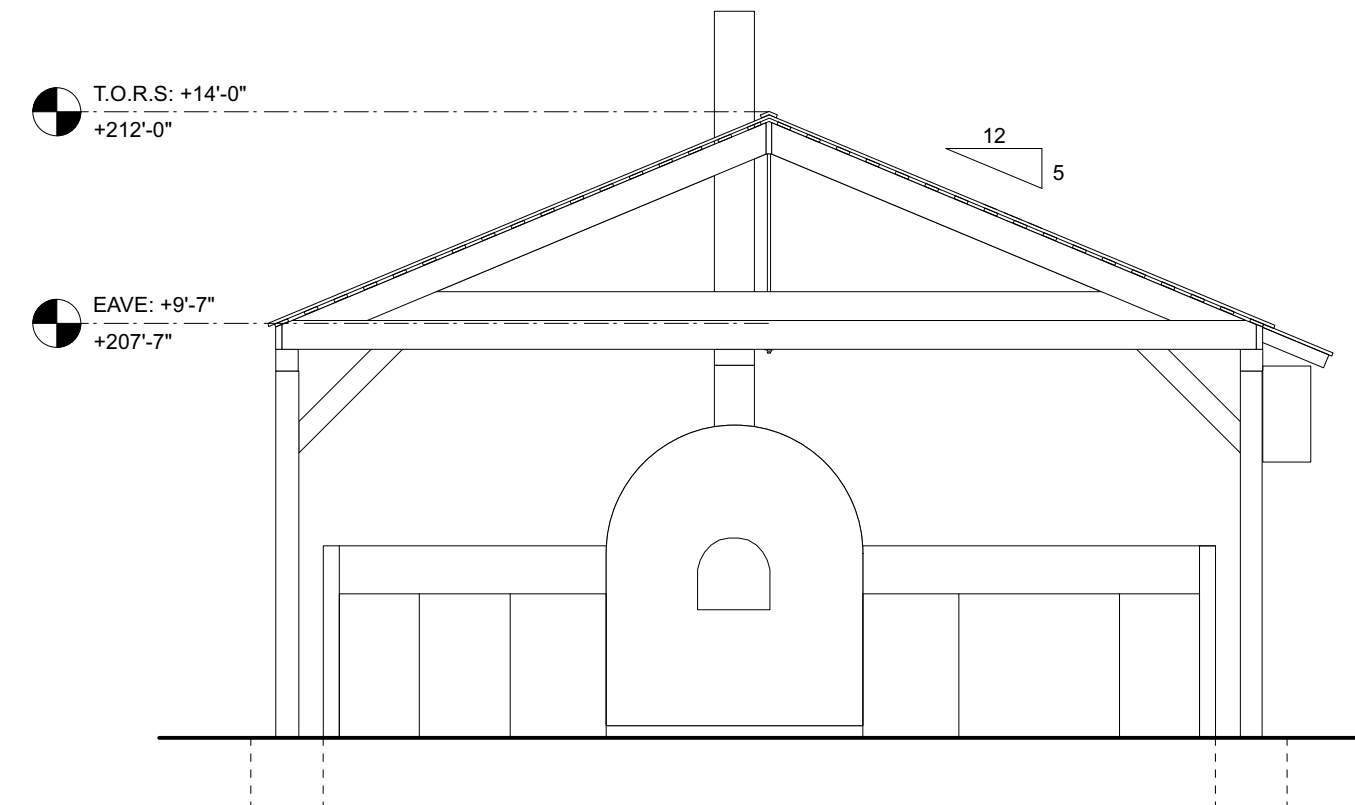
4 PARTIAL SITE & ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"



3 OUTDOOR KITCHEN FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION (WEST ELEV. SIM.)
A1.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (SOUTH ELEV. SIM.)
A1.1 SCALE: 1/4" = 1'-0"

SHEET NOTES

1. FLOOR PLAN AND ELEVATIONS OF THE OUTDOOR KITCHEN BASED ON AS-BUILT DRAWINGS PREPARED BY EVAN MARKIEWICZ DESIGN CONSULTING (2011)
2. DRAWINGS UPDATED BY ARKIN TILT ARCHITECTS (2021)
3. REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022
4. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

Revision Date	I.D.



ARKIN · TILT
ARCHITECTS
Ecological Planning & Design

1101 8th Street, #180
Berkeley, CA 94710
phone 510.528.9830
fax 510.528.0206
info@arkintilt.com
www.arkintilt.com

Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Existing Outdoor Kitchen

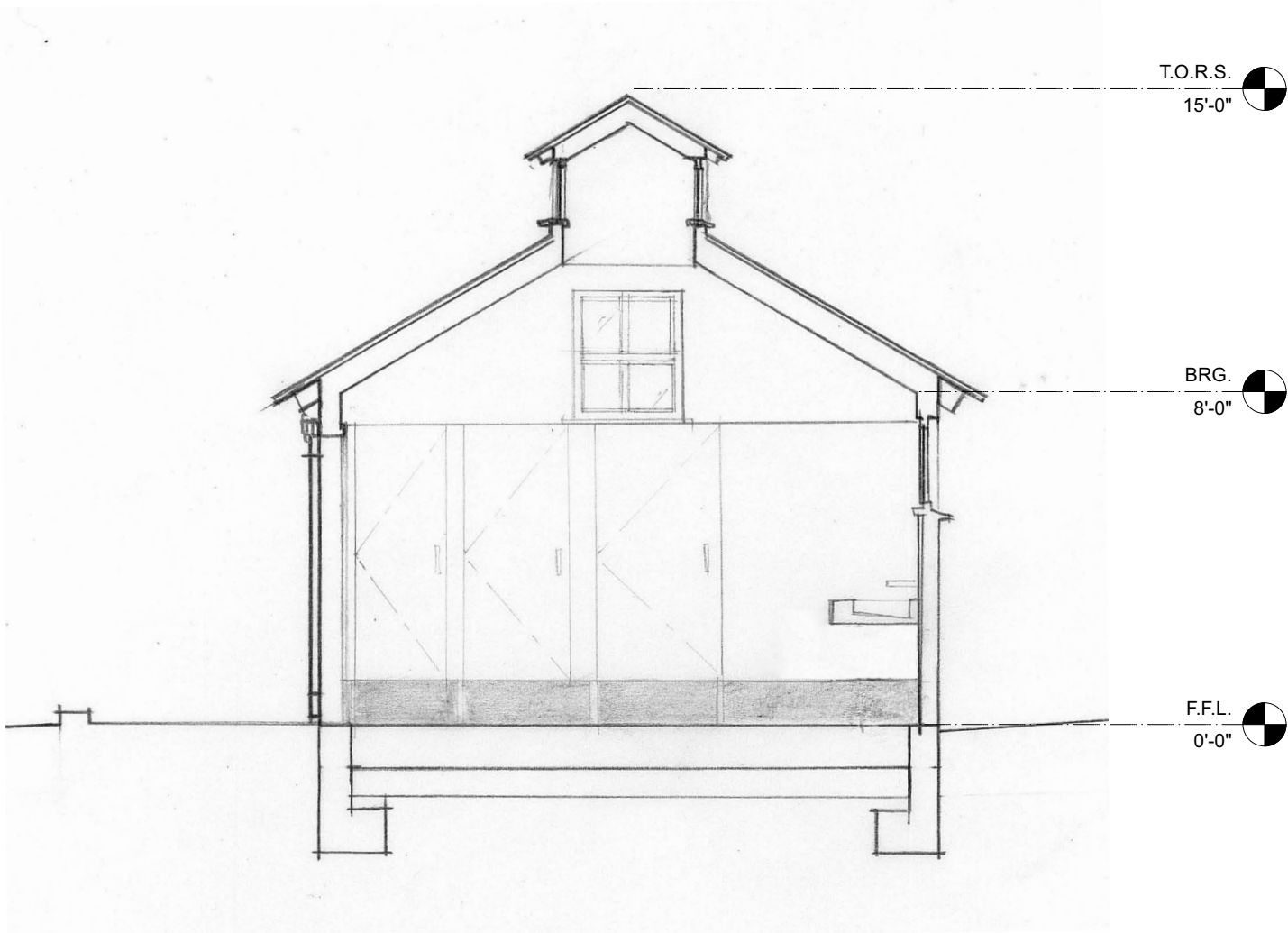
DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET:

A1.1

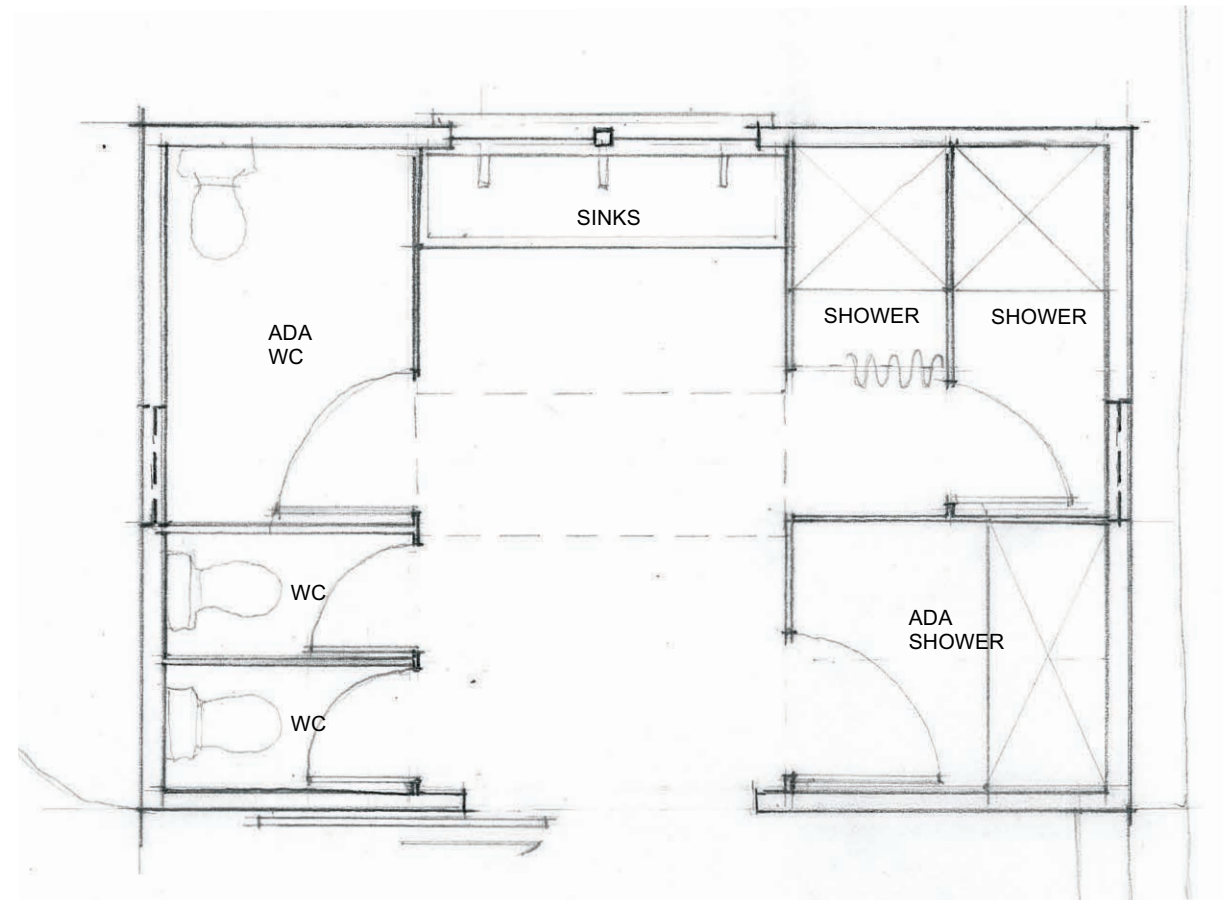


(E) "PANTRY" SHED TO BE DEMOLISHED, PROPOSED BATHROOM TO BE BUILT IN (E) FOOTPRINT. SEE PHASING PLAN A0.2

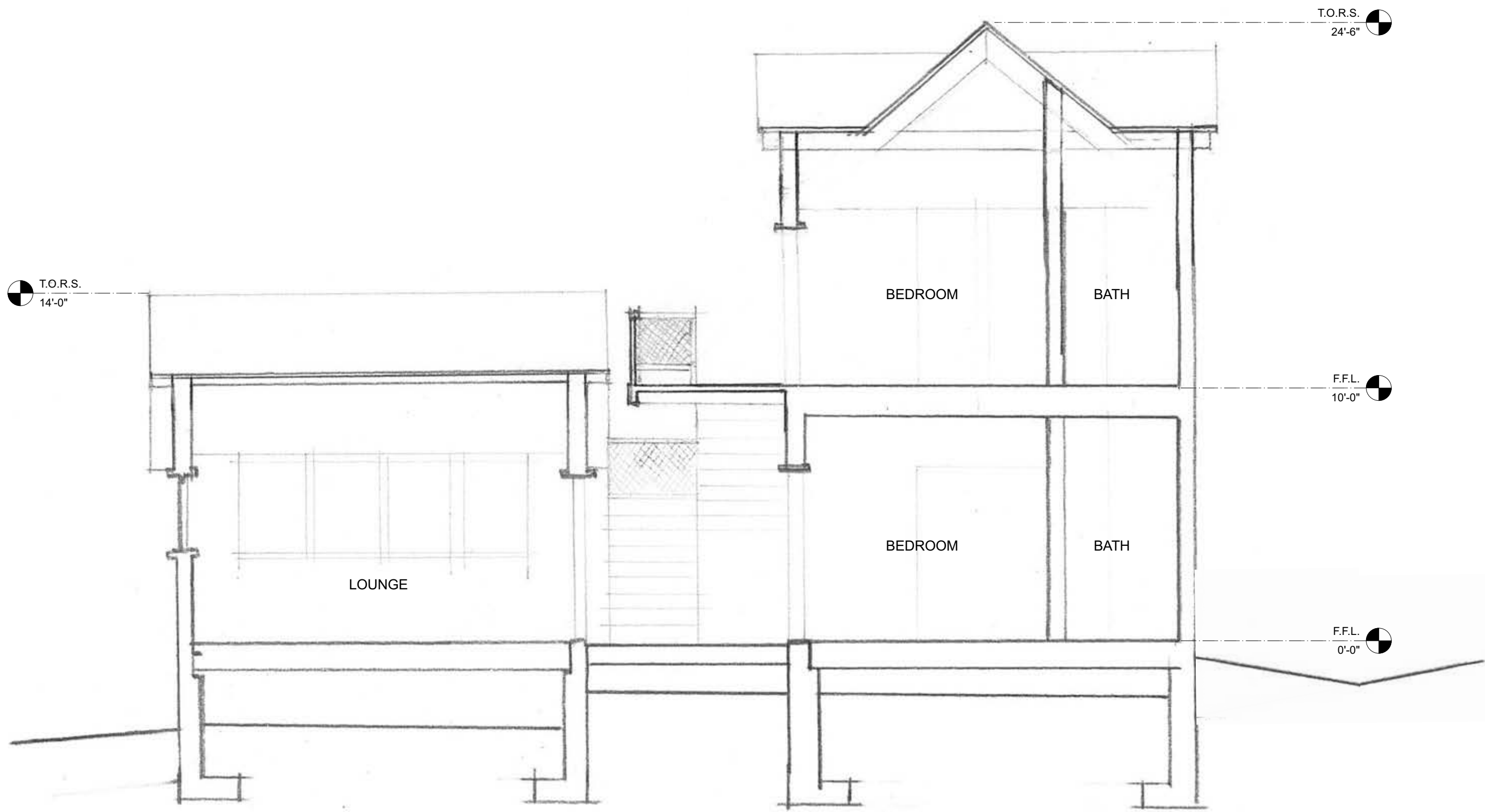
5
A1.2 (E) "PANTRY" (SHED) VIEW FROM WEST



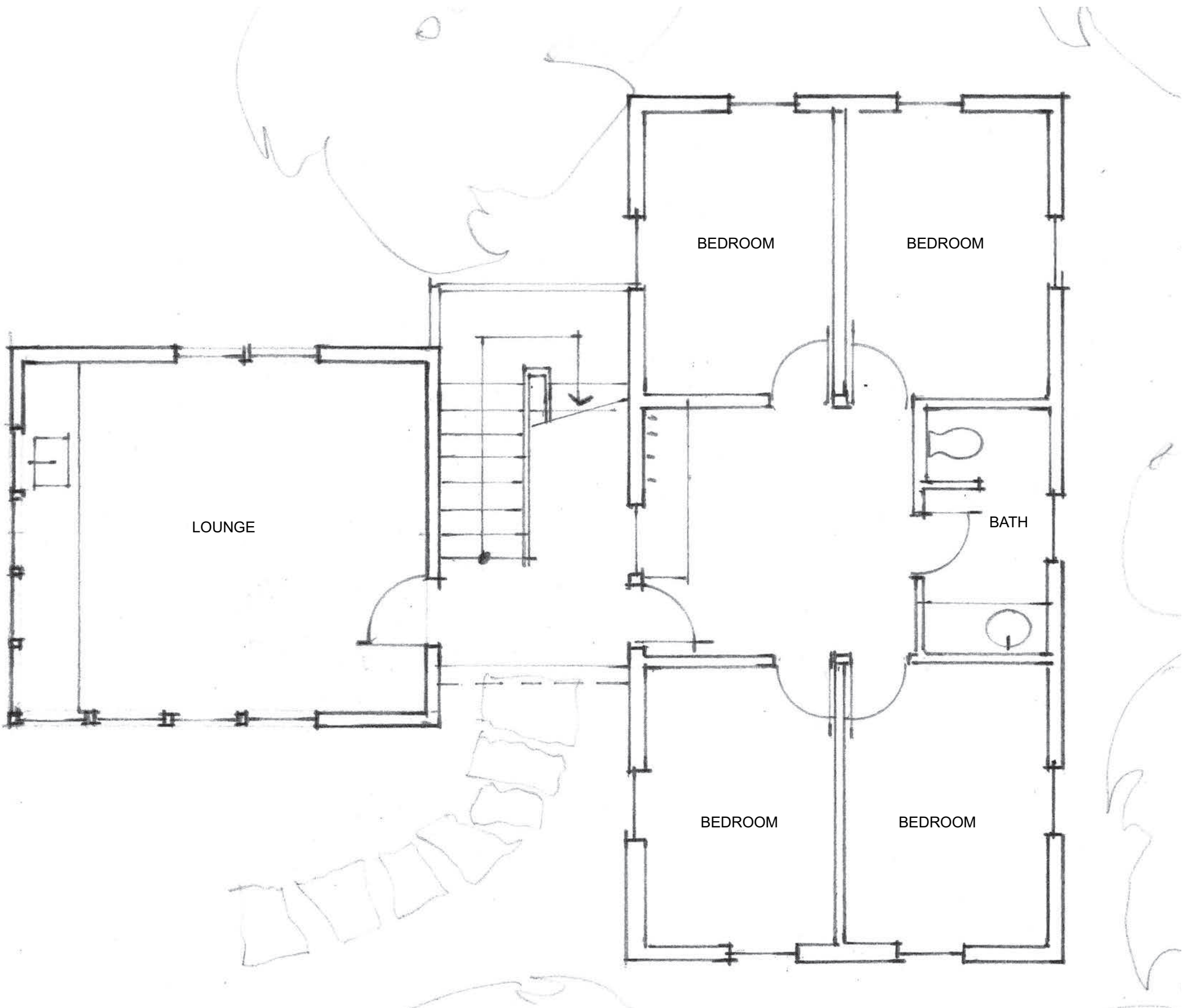
4
A1.2 BATHROOM SECTION DIAGRAM
SCALE: 1/4" = 1'-0"



3
A1.2 BATHROOM PLAN DIAGRAM
SCALE: 1/4" = 1'-0"



2
A1.2 BUNKHOUSE SECTION DIAGRAM
SCALE: 1/4" = 1'-0"



1
A1.2 BUNKHOUSE PLAN DIAGRAM
SCALE: 1/4" = 1'-0"

PROJECT DATA

BUNKHOUSE

PHASE 3

USE: ORGANIZED CAMPS, GROUP C

MAXIMUM HEIGHT: 32'

SIZE: 1500 SF

FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED. TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.

BATHROOM

PHASE 3

USE: ORGANIZED CAMPS, GROUP C

MAXIMUM HEIGHT: 18'

SIZE: 300 SF

FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED. TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.

Revision Date

I.D.

ARKIN · TILT

ARCHITECTS

Ecological Planning & Design

1101 8th Street, #180

Berkeley, CA 94710

phone 510.528.9830

fax 510.528.0206

info@arkintilt.com

www.arkintilt.com

Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Bunkhouse & Bathroom

DATE: 12/21/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET:

A1.2

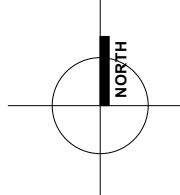
Address this electric line here.
I mentioned it in
Sheet A0.1 as well

(E) OVERHEAD ELECTRICAL
LINE TO REMAIN, TYP.

There are 2 lines on top of each others
here. Clarify the distinguish of each.

Why are these are here
where it is not used on
this sheet?

These legends
do not make sense,
they are all similar
together. Revise
& clarify.

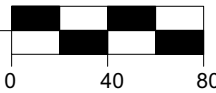


1
E1.1

ELECTRICAL SITE PLAN

SCALE: 1" = 80'

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)



SHEET NOTES

1. ELECTRICAL INFORMATION PROVIDED BY ROCKY ALLEN, CA ELECTRICAL CONTRACTOR.
2. PROJECT PHASING, SEE SHEET A0.2

SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
- STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
- PROPOSED STRUCTURE
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- (P) ELECTRICAL SUB-PANEL
- (M) ELECTRICAL METER

ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED	PROJECT PHASE
[P1]	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND	PHASE 2
[P2]	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL	-
[P3]	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY	PHASE 1
[P4]	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED	PHASE 1
[P5]	-	-	PROPOSED	50 AMP	3 PHASE	BARN	PHASE 1
[P6]	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA	-
[P7]	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE	PHASE 3
[P8]	200 AMP	ACTIVE	-	-	1 PHASE	SHED	-
[P9]	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG	-
[P10]	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN	-
[P11]	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE	PHASE 1

METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE	PROJECT PHASE
[M1]	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD	PHASE 1
[M2]	200 AMP	INACTIVE	ACTIVATE	200 AMP	3 PHASE	-	PHASE 1
[M3]	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY	PHASE 1

Revision Date I.D.



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Berkeley, CA 94710
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www.arkintilt.com

Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Electrical Site Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET:

E1.1