COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 18, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an after-the-fact Coastal Development Permit (CDP), Use Permit Amendment, Design Review (DR) Permit, Grading Permit, and Significant Tree Removal Permit, pursuant to Sections 8.252.050, 8.280.010, and 8.256.170 of the County Zoning Regulations, Section 10.68.040 of the County Building Regulations, and Section 8.400.110 of the County Protected Tree Ordinance, for unpermitted work including a new courtyard, retaining wall, 20 light posts, and tree removal, and a CDP and DR Permit, pursuant to sections above, for proposed work including a trash enclosure and a pedestrian access ramp, at Seton Medical Center and property leased by Seton Hospital, located at 600 Marine Boulevard in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Numbers: PLN2025-00398 and PLN2025-00429/VIO2025-00067

PROPOSAL

The applicant, Seton Medical Center (Seton), is seeking to legalize 20 light poles installed along the driveway, a new generator installed in the rear of the main hospital building, grading associated with a new retaining wall and concrete courtyard, and the removal of five Cypress trees on APN 037-160-090 (Parcel A) under PLN2025-00398. The applicant is also seeking a Coastal Development Permit and Design Review Permit under PLN2025-00429 for the proposed installation of a new trash enclosure to serve the hospital, as well as an Americans with Disabilities Act (ADA) pedestrian access ramp from the upper parking lot to the main hospital, on the adjacent parcel, APN 037-160-020 (Parcel B; leased parcel owned by the Archdiocese of SF Parish). The facility sustained significant damage due to winter storms in 2024 and was subsequently closed. The improvements are necessary to repair damage from the 2024 severe winter storm and to meet Department of Health Care Access and Information (HCAI) (formerly Office of Statewide Health Planning and Development (OSHPD) requirements for the reopening of the institution. Interior remodeling work has been ongoing at the hospital, and is under the permitting jurisdiction of HCAI; exterior work is subject to the County's

regulations. Seton Medical Center is the only emergency room and hospital on the Coastside in San Mateo County.

RECOMMENDATION

Approve the after-the-fact Coastal Development Permit, Use Permit Amendment, Design Review Permit, Grading Permit, and Significant Tree Removal Permit, County File Number PLN 2025-00398, and the Coastal Development Permit and Design Review Permit, County File Number PLN 2025-00429, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Katheryne Castro Rivera, Project Planner

Applicant: Shawnee Lane, Smith-Karng Architecture

Owner (Parcel A): AHMC Seton Medical Center

Owner (Parcel B): Archdioceses of San Francisco

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation

Location: 600 Marine Blvd., Moss Beach

APNs: 037-160-090 (Parcel A), 037-160-020 (Parcel B)

Size: 6.206 acres (Parcel A), 10 acres (Parcel B)

Existing Zoning: R-1/S-17/DR/CD (One Family Residential District/Residential Density District 17/Design Review District/Coastal Development District) (Parcel A); RM-CZ/DR/CD (Resource Management-Coastal Zone District/Design Review District/Coastal Development District) (Parcel B)

General Plan Designation: Institutional (Parcel A), Very Low Density Residential (Parcel B)

Local Coastal Plan Designation: Institutional (Parcel A), Rural (Parcel B)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Developed with a hospital (Parcel A), existing storage container and parking lot (Parcel B)

Water Supply and Sewage Disposal: Montara Water and Sanitary District (MWSD)

Flood Zone: X (Area of minimal flood hazard), FEMA Flood Panel 06081C0119F, effective August 2, 2017.

Environmental Evaluation: Categorically exempt under Class 1, Section 15301 (Minor addition and maintenance to existing structures) of the California Environmental Quality Act Guidelines (CEQA).

Setting: The project is located at the Seton Medical Center in Moss Beach, approximately ½ mile east of Highway 1. The hospital is located near the top of a foothill and is surrounded by mature trees to the rear and east, and adjacent residential uses to the west and south.

Chronology:

Date		Action
1966	-	Use Permit (UP 1886) for the hospital is approved.
1974	-	Use Permit is amended to allow for hospital expansion.
January 18, 2001	-	Use Permit is amended (PLN2000-00705) to allow for the installation of three storage containers behind the hospital building.
Winter 2024/2025	-	Trees and structures damaged in storms and hospital subsequently closed. Five Cypress trees were subsequently removed without permits.
April 22, 2025	-	Complaint is received regarding tree removal and installation of light poles, and a violation case (VIO2025-00067) is opened.
April 2025 – April 2026	-	Multiple complaints are received from the public regarding noise and light pollution from unpermitted light poles, from Montara Water and Sanitary District regarding construction in State Right-of-Way, and from County Department of Public Works regarding piles of dirt and lack of erosion control. County Planning and Building Department staff work with Seton representatives to resolve violations.

November 20, 2025 - Application for after-the-fact CDP, UP amendment, DR Permit, Grading Permit, and Significant Tree Removal Permit (PLN2025-00398) for the lights, generator, courtyard, and tree removal is received.

December 29, 2025 - Application for a CDP and DR Permit (PLN2025-00429) for the proposed installation of the trash enclosure and ADA ramp is received.

April 1, 2026 - Application for a Coastal Development Exemption (PLN2026-00113) for the trash enclosure and ADA ramp is submitted and approved by Director of Planning and Building in order to prevent delays to hospital opening, upon condition that the applicant continue to pursue a CDP for the work.

August 5, 2026 - Site visit is conducted by staff along with Code Enforcement and the project team.

September 28, 2026 - Applications deemed complete.

November 18, 2026 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. General Plan

Staff has reviewed the project for conformance with the policies contained in the General Plan, including those within the General Plan's Visual Quality and Uban Land Use chapters, and found the project to be in conformance, as discussed below.

Visual Quality

Policy 4.36 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The Design Review standards implement this policy within Design Review Zoning Districts in the County, including the Midcoast area. A discussion of compliance with Design Review standards is provided in Section A.3.a of this report.

Urban Land Use

Policy 8.1 *(Urban Land Use Planning)* calls for a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses which meets general social and economic needs. The project supports the operation of the existing hospital which provides critical services for surrounding communities.

2. Local Coastal Program

The proposed development has been reviewed against Local Coastal Program policies, including relevant policies discussed below:

a. Sensitive Habitats

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits development which would have a significant adverse effect on sensitive habitats and requires that development adjacent to sensitive habitats be sited and designed to prevent such impacts. The project improvements are located in disturbed areas adjacent to the existing hospital. The Cypress trees that were removed had previously been damaged by the storm. They will be replaced with five native trees.

b. Visual Resources

Policy 8.5 (*Location of Development*) requires that development be located on a portion of the parcel where it is least likely to significantly impact views from public viewpoints and best preserves the visual and open space qualities of the parcel overall. The applicant has located the generator and courtyard behind the existing structure, away from public viewpoints. The trash enclosure and ADA access ramp are proposed to the north of the existing structure separated from adjacent residential uses. While the light poles and signage have been installed in the front half of the parcel to allow for safe operation as required by HCAI and the Coastside Fire Department, the applicant has agreed to modify lighting to the lowest strength required to operate and shroud the lights so that they are downward-directed and are focused on the driveway with minimal spillover lighting. The applicant has submitted foot candle plans which detail the lighting levels at the property line equaling 0.1-0.2-foot candle.

Policy 8.10 (*Vegetative Cover*) requires the replacement of vegetation removed during construction with plant materials that are compatible with the surrounding vegetation and are suitable for the area. As mentioned, the trees that were damaged by the storm and subsequently removed will be replaced with five native trees of a size

that will adequately compensate for the loss and restore vegetative cover on the hillside. The applicant has also planted several new pine trees.

3. Zoning Regulations

Parcel A is zoned R-1/S-17/DR/CD (One Family Residential District/Residential Density District 17/Design Review District/Coastal Development District). Hospitals are not a specifically allowed use in the R-1 district, however, as discussed below, they can be established and/or expanded with the granting of a use permit.

Parcel B is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone District/Design Review District/Coastal Development District). Similar to Parcel A above, hospitals are not allowed by-right in the RM-CZ district, however, they can be expanded with the issuance of a use permit.

a. Design Review Findings

The project, as proposed and conditioned, was found to be in compliance with the Design Review Standards for Design in Other Areas, Section 8.256.170 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

Section 8.256.170 (B): Where grading is necessary for the construction of structures and paved areas, it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property.

The grading completed associated with the retaining wall and courtyard retains contouring that is consistent with the natural slope of the surrounding area. The drainage and erosion control plans have been reviewed, approved, and conditioned by the Drainage Section and were found to create no drainage or erosion concerns.

Section 8.256.170 (B): The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community.

The improvements are necessary to support the hospital use and are proportionate to the existing development on site. The generator, courtyard, retaining wall, trash enclosure, and ADA access ramp, are all located to the rear of the main hospital and are appropriate and subordinate in size.

Section 8.256.170 (O): Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

The courtyard and retaining wall were graded to be compatible with the surrounding natural grade and are located to the rear of the hospital, surrounded by hospital walls and blocked from residential areas on two sides, and adjacent to vegetation on the remaining sides.

b. Use Permit Findings

The original use permit (UP 1886) for the hospital was granted in 1966 and amended in 1974 to allow for an expansion. The current proposal under review is a further amendment of this original use permit in order to legalize the installation of the proposed lighting, generator, and courtyard, and to allow the installation of the trash enclosure, and ADA access ramp; all necessary for the operation of the hospital. Under provisions of Section 8.280.010.d. of the Zoning Regulations, hospitals are a permitted use in the Urban Areas of the Coastal Zone, subject to the issuance of a use permit by making the following finding:

Find that the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

This project was reviewed and conditionally approved by all applicable agencies and was found to not result in any adverse impacts to coastal resources or detriment to public welfare or neighborhood, as the project as proposed limits improvements to existing developed or disturbed areas. The generator and paved courtyard are located in the rear half of the parcel, away from adjacent residential uses. The trash enclosure and ADA access ramp are proposed in the rear half as well. As required by Condition 10, the light poles located at the driveway will use only the minimum lighting required for safe operation by HCAI. To account for removal of vegetation on the hillside adjacent to the residential neighborhood, the applicant has agreed to plant five native trees per Condition 11.

c. Coastal Development Permit Findings

A Coastal Development Permit (CDP) is required as the work does not qualify for an exemption. If approved, the CDP is appealable to the California Coastal Commission as the hospital use is not a principally permitted use and requires a Use Permit.

A Coastal Development Permit shall be approved only upon the making of the following findings:

i. That the project, as described in the application and accompanying materials required by Section 8.252.080 and as conditioned in accordance with Section 8.252.160 conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

The project as proposed, as discussed above, complies with the applicable Local Coast Program (LCP) policies with regards to Sensitive Habitats and Visual Resources, as discussed in Section A.2 of this report.

ii. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with 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).

The project is not located between the nearest public road and the sea.

iii. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

As discussed, the project conforms to the requirements of the applicable LCP policies.

iv. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 8.252.210.

The project consists entirely of a medical use, and no new residences are proposed as part of this application.

4. Grading Permit Findings

An after-the-fact Grading Permit is required due to the project involving over 250 cubic yards of grading. A Grading Permit may be issued subject to the following findings:

i. That the granting of the permit will not have a significant adverse effect on the environment.

The project has been reviewed and conditionally approved by the applicable agencies, including the Department of Public Works and the Building Inspection's Drainage Sections. With implementation of the proposed grading plan, adherence to Grading Regulations, and conditions of approval, including Condition 21, which requires the project engineer provide written certification that all grading has been completed in conformance with the approved plans, the potential for impacts related to environmental conditions is minimal. Similarly, implementation of the approved Erosion and Sediment Control Plan will minimize the potential for significant erosion. The hillside adjacent to where the grading was completed remains heavily vegetated by mature trees.

ii. That the project conforms to the criteria of this chapter, including the standards referenced in Section 10.68.170 below.

The project has been reviewed by the Drainage Section and has been found to be in conformance with the standards set forth in Section 10.68.170.

iii. That the project is consistent with the General Plan.

As discussed, the project conforms with the General Plan policies relating to Visual Quality and Urban Land Use.

5. Tree Removal Findings

As trees were removed prior to permitting due to damage from winter storms, staff was unable to assess the condition of the trees removed in order to confirm the findings required by the ordinance. However, the project has been conditioned to comply with the replacement finding discussed below:

The removal proposal includes a tree replacement planting proposal that conforms to the replanting requirements of this ordinance.

The applicant has agreed, and Condition 11 requires, to plant five native trees from the approved replacement list of a size that will adequately compensate for the loss of vegetation.

6. Review by Midcoast Community Council

The project was reviewed by the Midcoast Community Council (MCC) and concerns regarding to lighting, stormwater runoff, tree removal, and the noise from the generator were noted. As discussed, the project has been conditioned to replace the current lighting with those that meet only the minimum requirement to safely operate, and to ensure that lights are shrouded and downward-directed. The drainage plan and stormwater management measures have been reviewed by the Drainage Section and have been determined and conditioned to adequately manage stormwater runoff impact to adjacent properties and the ocean. The applicant has agreed to plant five native trees in order to restore hillside stability and compensate for habitat loss. The noise from the generator is expected to be minimal as it will be used only in emergencies. Per Condition 13, if noise complaints are received, and it is determined that the generator is producing levels of noise that violate the County's noise ordinance, installation of a sound blanket will be required.

7. Review by California Coastal Commission

The project was reviewed by the California Coastal Commission (CCC) and concerns relating to lighting, trees, and sensitive habitats were also noted. As mentioned, the lighting will be the minimum required and measures to reduce dark sky impacts are required as conditions of approval. The trees removed due to storm damage will be replaced with native trees of adequate size. No new tree removals are proposed as part of this application.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. ENVIRONMENTAL REVIEW

The project as proposed and conditioned is categorically exempt under Class 1, Section 15301 (Minor addition and maintenance to existing structures) of the California Environmental Quality Act Guidelines (CEQA). The minor improvements are largely repairs to damage caused by heavy winter storms and other minor changes to existing facilities that are necessary for hospital operation. No major alterations are proposed.

D. REVIEWING AGENCIES

Department of Public Works
Coastside Fire
Montara Water and Sewer District
Drainage Section
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Plans
D. Photos
E. Letter from applicant for justification of improvements

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00398 & PLN2025-00429 Hearing Date: November 18, 2026

Prepared By: Katheryne Castro Rivera, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

1. For the Environmental Review, Find:

   That the project is categorically exempt under Class 1, Section 15301 (Minor addition and maintenance to existing structures) of the California Environmental Quality Act Guidelines (CEQA). The minor improvements are largely repairs to damage caused by heavy winter storms and minor improvements to existing facilities that are necessary for hospital operation.

2. For the Design Review Permit, Find:

   Section 8.256.170 (B): Where grading is necessary for the construction of structures and paved areas, it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property.

   The grading completed associated with the retaining wall and courtyard retains contouring that is consistent with the natural slope of the surrounding area. The drainage and erosion control plans have been reviewed, approved, and conditioned by the Drainage Section and were found to create no drainage or erosion concerns.

   Section 8.256.170 (B): The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community.

   The improvements are necessary to support the hospital use and are proportionate to the existing development on site. The generator, courtyard, retaining wall, trash enclosure, and ADA access ramp, are all located to the rear of the main hospital and are appropriate and subordinate in size.

Section 8.256.170 (O): Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

The courtyard and retaining wall were graded to be compatible with the surrounding natural grade and are located to the rear of the hospital, surrounded by hospital walls and blocked from residential areas on two sides, and adjacent to vegetation on the remaining sides.

3. For the Use Permit, Find:

   a. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

      This project was reviewed and conditionally approved by all applicable agencies and was found to not result in any adverse impacts to coastal resources or detriment to public welfare or neighborhood, as the project as proposed limits improvements to existing developed or disturbed areas. The generator and paved courtyard are located in the rear half of the parcel, away from adjacent residential uses. The trash enclosure and ADA access ramp are proposed in the rear half as well. Per Condition 10, the light poles located at the driveway will use only the minimum lighting required for safe operation by HCAI. Per Condition 11, the applicant is required to plant five native trees to account for removal of vegetation on the hillside adjacent to the residential neighborhood.

4. For the Coastal Development Permit, Find:

   a. That the project, as described in the application and accompanying materials required by Section 8.252.080 and as conditioned in accordance with Section 8.252.160 conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

      The project as proposed, as discussed above, complies with the applicable LCP policies with regards to Sensitive Habitats and Visual Resources. The location of the improvements are limited to existing developed areas, limiting the effects on any sensitive habitats. The improvements are located on the rear half of the parcel behind the existing structure or along the driveway access to the hospital with mitigation measures for visual impact.

b. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with 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).

The project is not located between the nearest public road and the sea.

c. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

As discussed, the project conforms to the requirements of the applicable LCP policies.

d. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section8.252.210.

The project consists entirely of a medical use, and no new residences are proposed as part of this application.

5. <u>For the Grading Permit, Find:</u>

a. That the granting of the permit will not have a significant adverse effect on the environment.

The project has been reviewed and conditionally approved by the applicable agencies, including the Department of Public Works and the Building Inspection's Drainage Sections. With implementation of the proposed grading plan, adherence to Grading Regulations, and conditions of approval, including Condition 21, which requires the project engineer provide written certification that all grading has been completed in conformance with the approved plans, the potential for impacts related to environmental conditions is minimal. Similarly, implementation of the approved Erosion and Sediment Control Plan will minimize the potential for significant erosion. The hillside adjacent to where the grading was completed remains heavily vegetated by mature trees.

b. That the project conforms to the criteria of this chapter, including the standards referenced in Section 10.68.170 below.

The project has been reviewed by the Drainage Section and has been found to be in conformance with the standards set forth in Section 10.68.170.

c. That the project is consistent with the General Plan.

As discussed, the project conforms with the General Plan policies relating to Visual Quality and Urban Land Use.

6. For the Tree Removal Permit, Find:

   a. The removal proposal includes a tree replacement planting proposal that conforms to the replanting requirements of this ordinance.

      The applicant has agreed to plant five native trees from the approved replacement list of a size that will adequately compensate for the loss of vegetation.

      The additional required findings could not be made in this case due to the trees having been removed prior to permit application.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on November 18, 2026. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building. Minor adjustments to the project design may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Director of Planning and Building may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permits, Use Permit, Design Review Permits, Grading Permit, and Significant Tree Removal Permit shall be valid for two years 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 inspector) shall have occurred within 180 days of its issuance. This approval may be extended at one year increments with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. 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 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 applications 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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. 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.

o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

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. 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. An Erosion Control Inspection is required prior to the issuance of a building permit for grading and construction during the rainy season (October 1 to April 30). The Project Planner will send you an approved job copy of the Erosion Control Plan. Once the Erosion Control measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

6. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.

7. To reduce the impact of construction activities on neighboring properties, comply with the following:

   a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

   b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

   c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.

8. Proposed trash enclosure shall be earth-toned in color. At the time of building permit application, the applicant shall submit a proposed color rendering, subject to staff review and approval. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

9. 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). 8

10. The applicant shall provide a revised Lighting Plan at the time of building permit application submittal for the lighting installed at the driveway, the lighting proposed inside the trash enclosure, and any lighting proposed at the ADA access ramp. The plan shall provide the minimum light level required by HCAI and shall further reduce spillover lighting to residential properties and to public roadways by adhering to minimums required. The lighting inside the trash enclosure shall operate on a 10-minute timer to prevent unwanted illumination during dark hours. Light poles shall be earth-toned, and the individual lights shall be shrouded and downward-directed.

11. The applicant shall plant on-site a total of five 24-inch box Monterey Cypress trees (1.5-inch caliper minimum) as replacements for the trees removed. At the time of building permit application, the applicant shall submit a Tree Planting Plan, subject to staff review and approval. Planting verification shall occur in the field after the applicant has planted the required trees but before a final inspection has been scheduled.

12. The project site is located in the James V. Fitzgerald Area of Special Biological Significance (ASBS). All land disturbing activities will be subject to weekly erosion control inspections after Building Permit issuance and until the disturbed land is stabilized, as determined by County inspector.

13. If noise complaints are received regarding the generator, and it is determined to produce noise levels that violate the County's noise ordinance, the permitee shall install a noise blanket for the generator, such that sound is reduced to 50 dBA or lower. Plans identifying the method of sound blanket construction shall be submitted within 30 days of a determination that the generator is producing noise levels that violate the County's noise ordinance, and installation of the sound blanket shall occur within 30 days of the Planning and Building Department's approval of the sound blanket plans.

14. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if the associated building permit is a week or less from being issued, dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

15. An applicant-completed and County-issued grading permit “hard card” is required prior to the start of any land disturbance/grading operations. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

16. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Director of Planning and Building for review and approval.

17. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

18. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.

19. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department’s Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department’s Geotechnical Engineer and the Current Planning Section.

<u>Drainage Section</u>

20. The applicant shall respond to project Drainage comments under PLN2025-00429 and PLN2025-00398 at the time of building permit application, including but not limited to the following: A) The applicant shall resolve the design discrepancies between the civil plans prepared for the trash enclosure/parking area and the civil plans prepared for the ADA ramp; B) Project elements are considered one project, which is all subject to Provision C3 stormwater treatment; C) Project elements shall comply with the County Drainage Manual and Provision C3 requirements; D)

The applicant shall submit an updated C.3 and C.6 Development Review Checklist, updated drainage report, and updated drainage plans.

Coastside Fire Protection District

General Requirements

21. SMCFD CFS-015 - Generator installations shall comply with the provisions of NFPA 37.

22. NFPA 37 Section 4.1.1 – Engines shall be situated so that they are readily accessible for maintenance, repair, and fire fighting.

23. NFPA 37 Section 4.1.2.1.1 - Engine rooms located within structures shall have interior walls, floors, and ceilings of at least 1-hour fire resistance rating, unless otherwise permitted by 4.1.2.1.2.

24. NFPA 37 Section 4.1.2.1.3 - Engine rooms shall have ventilation that is adequate to prevent a hazardous accumulation of vapors, gases, or heat, both when the engine is operating and when it is shut down.

25. NFPA 37 Section 4.1.2.2.1 - Dedicated detached structures shall be of noncombustible or fireresistive construction.

26. NFPA 37 Section 4.1.2.2.2 - Dedicated detached structures shall be located at least 1.5 m (5 ft) from openings in walls and at least 1.5 m (5 ft) from structures having combustible walls. A minimum separation shall not be required where any of the following conditions exist:

    a. The exposing wall of the detached structure has a fire resistance rating of at least 1 hour.

    b. The exposed wall of the adjacent structure has a fire resistance rating of at least 1 hour.

    c. The detached structure is protected by an automatic fire protection system.

27. NFPA 37 Section 4.1.4.1 - Engines and, if provided, their weatherproof housings that are installed outdoors shall be located at least 1.5m (5ft.) from openings in walls and at least 1.5m (5ft.) from structures having combustible walls except as provided in 4.1.4.1.1 or 4.1.4.1.2.

Gaseous Fuel Supply

28. NFPA 37 Section 5.1.1 - Gas piping shall be installed in accordance with the following methods:

a. All fuel gas systems at service pressures equal to or less than a gauge pressure of 860 kPa (gauge pressure of 125 psi) shall be installed and tested in accordance with NFPA 54.

b. All fuel gas systems at service pressures in excess of a gauge pressure of 860 kPa (gauge pressure of 125 psi), other than LP-Gas systems, shall be installed and tested in accordance with ANSI/ASME B31.3, Process Piping

c. LP-Gas systems, whether liquid or vapor phase, shall be installed and tested in accordance with the provisions of NFPA 58.

29. NFPA 37 Section 5.4.1.3 - A manual shutoff valve in a remote location shall be provided to isolate the fuel supply.

Liquid Fuel Supply

30. NFPA 37 Section 6.3.1 - Engine-mounted tanks shall be securely mounted on the engine assembly and protected against all of the following:

a. Vibration

b. Physical damage

c. Engine heat

d. Exhaust piping heat

31. NFPA 37 Section 6.3.3 - Fuel tanks located outside, either aboveground or underground, or located beneath a structure shall comply with the applicable provisions of NFPA 30.

Montara Water and Sanitation District

32. San Mateo County must continue to allow the exception to provide a sewer connection to a separate parcel/APN number outside the urban boundary.

33. The sewer connection fixture unit will be defined for garbage area drain only and may not be used for no other purpose.

34. The proposed garbage area must remain covered and be graded so it does not collect rainwater or surface runoff.

35. The sewer lateral must connect to either the existing building sewer or the existing private lateral serving the hospital building and be built in accordance with District codes, standard specifications and drawings.

36. The flow from the garbage area must be run through an oil grease sand separator Pre-Treatment system and also be permitted and inspected by Sewer Authority Midcoast-side (SAM) under the regional non-domestic sewer ordinance and fog program.

37. Additional sewer fixture units charge for the drain and the strength factor of the sewage must be paid to Montara Water and Sanitary District during the sewer new connection permit process with the District before construction will be allowed.

38. The sewer lateral must contain a p-trap or other suity device to prevent sewer gases from coming up into the garbage area.

39. Should any of these condition above not be enforced and maintained this connection will be revoked and use shall be terminated.

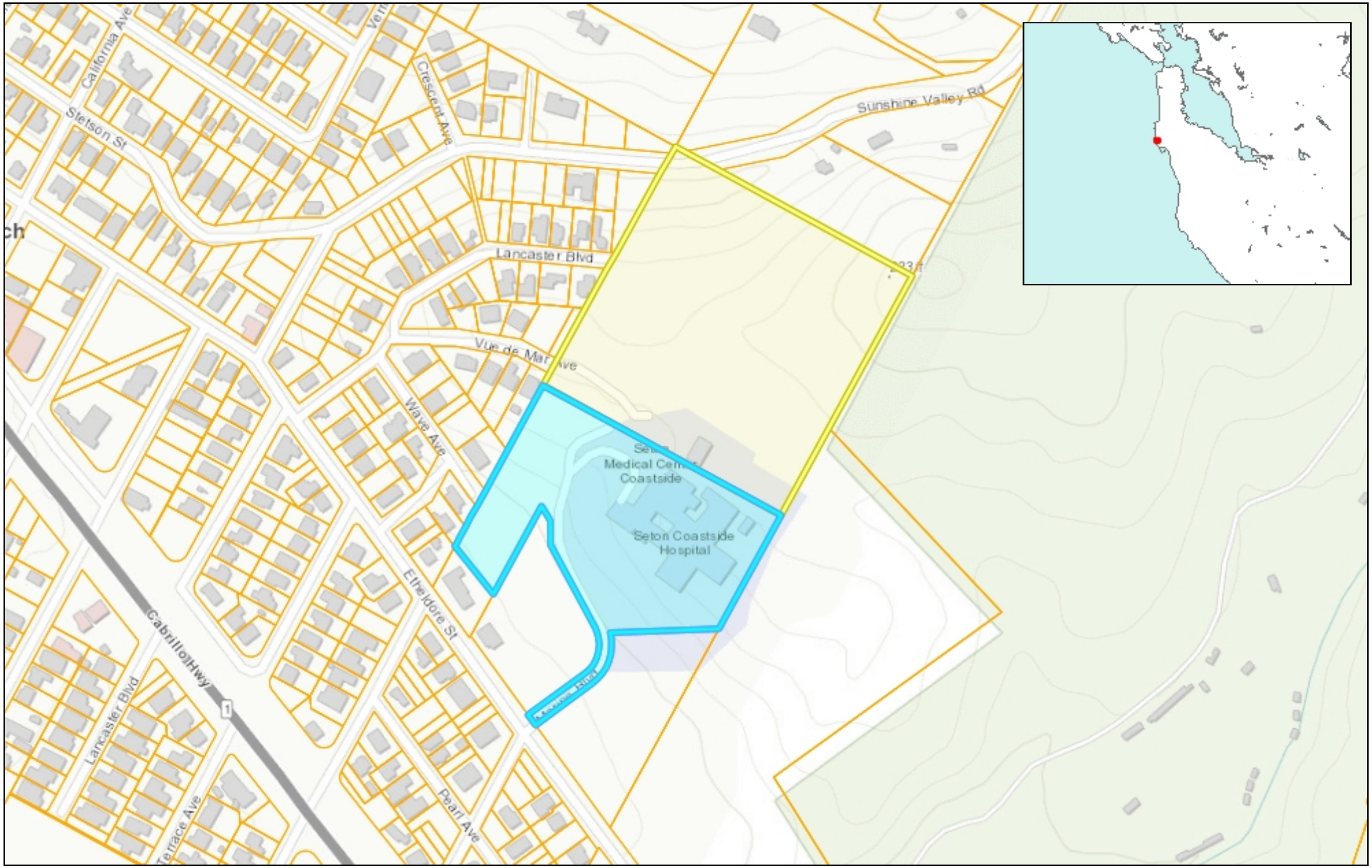
40. Additional back flow prevention systems need to protect the water supply line.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA



0.15 0 0.08 0.15 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 4,809

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

AHMC SETON MEDICAL CENTER COASTSIDE
600 MARINE BOULEVARD
MOSS BEACH, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

ABBREVIATIONS

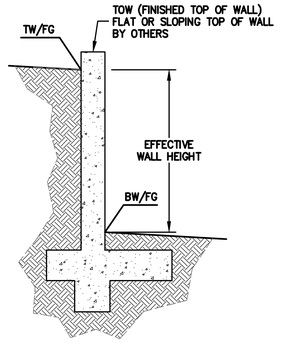
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P℄	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 40'

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 3' HORIZONTALLY FROM FACE OF WALL, PER CBC.



ESTIMATED EARTHWORK QUANTITIES

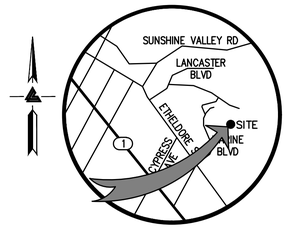
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	840	840
FILL	0	10	10
EXPORT			830

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

SOILS ENGINEER NOTE:
EARTHWORK, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, FOUNDATION CONSTRUCTION, RETAINING WALL DRAINAGE INSTALLATION AND BACKFILLING, PAVEMENT CONSTRUCTION, UTILITY TRENCH BACKFILLING, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED AUGUST 6, 2024. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
AHMC SETON MEDICAL CENTER COASTSIDE C/O AMAN DHUPER
600 MARINE BOULEVARD
MOSS BEACH, CA

APN: 037-160-020, 037-160-090

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED;
"PARTIAL TOPOGRAPHIC SURVEY"
600 MARINE BOULEVARD
MOSS BEACH, CA
DATED: 04-05-24
JOB# 2240126

2. SOIL REPORT BY ROMIG ENGINEERS ENTITLED:
"GEOTECHNICAL INVESTIGATION"
600 MARINE BOULEVARD
MOSS BEACH, CA
JOB# 6618-1
DATE: 08-06-24

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 603.30'
(ASSUMED)

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 270,316± SQUARE FEET / 6.206± ACRES

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06081C0119F
EFFECTIVE DATE: AUGUST 2, 2017

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-2.3	SECTION
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-3.2	UTILITY PLAN
C-4.0	DETAILS
C-4.1	DETAILS
C-4.2	DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
SCP	STORMWATER CONTROL PLAN
BMP	BEST MANAGEMENT PRACTICES

REGISTERED PROFESSIONAL ENGINEER
JAMES TORR
No. 83127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

AHMC SETON MEDICAL CENTER COASTSIDE
600 MARINE BOULEVARD
MOSS BEACH, CALIFORNIA
APN: 037-160-020, 037-160-090
SAN MATEO COUNTY

TITLE SHEET

–	–
–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2240127
DATE:	10-21-25
SCALE:	1"=40'
DESIGN BY:	MCF/KT
CHECKED BY:	AH/RM

SHEET NO:
C-1.0
1 OF 17 SHEETS

CALL 1-800-642-2444 BEFORE YOU DIG
811
UNDERGROUND SERVICE ALERT

SEE SHEETS C-2.0

Not part of this application.

SEE SHEETS C-2.1 & C-3.1

SEE SHEETS C-3.0

SEE SHEETS C-2.2 & C-3.2

MATCHLINE

MATCHLINE

(E) STRUCTURE

SOILS ENGINEER NOTE:
EARTHWORK, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, FOUNDATION CONSTRUCTION, RETAINING WALL DRAINAGE INSTALLATION AND BACKFILLING, PAVEMENT CONSTRUCTION, UTILITY TRENCH BACKFILLING, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED AUGUST 6, 2024. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.

CALL BEFORE YOU DIG 811 1-800-642-2444 UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
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0 10 20 40
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER JAMES TORY No. 93127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

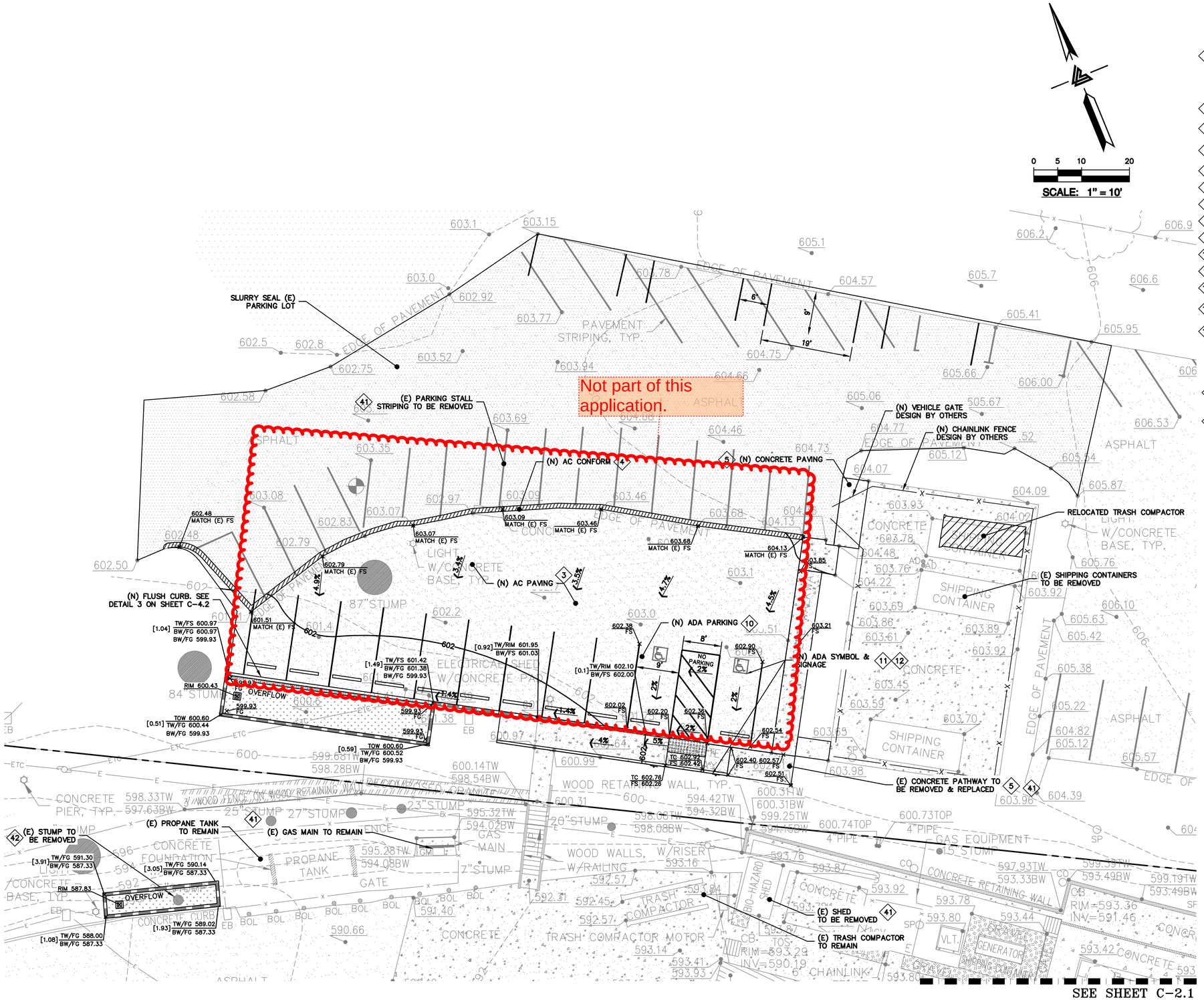
AHMC SETON MEDICAL CENTER COASTSIDE
600 MARINE BOULEVARD
MOSS BEACH, CALIFORNIA
SAN MATEO COUNTY
APN: 037-160-020, 037-160-090

OVERALL SITE PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2240127
DATE:	10-21-25
SCALE:	1"=20'
DESIGN BY:	MCF/KT
CHECKED BY:	AH/RM

SHEET NO:
C-1.1
2 OF 17 SHEETS



FLATWORK KEYNOTES 1 TO 14

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. (N) AC DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
4. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 2 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 3 ON SHEET C-4.0.
6. NOT USED
7. (N) SITE RETAINING WALL. SEE DETAIL 3 ON SHEET C-4.1.
8. NOT USED
9. (N) INSTALL EARTHEN SWALE. SEE DETAIL 8 ON SHEET C-4.2.
10. (N) INSTALL ADA PARKING. SEE DETAIL 5 ON SHEET C-4.2.
11. (N) INSTALL ADA SYMBOL. SEE DETAIL 6 ON SHEET C-4.2.
12. (N) INSTALL ADA SIGNAGE. SEE DETAIL 7 ON SHEET C-4.2.
13. NOT USED
14. (N) HILLSIDE RETAINING WALL. SEE DETAIL 1 ON SHEET C-4.1.

DEMOLITION KEYNOTES 41 TO 42

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

NOTE:
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CALL BEFORE YOU DIG 1-800-642-2444 UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER JAMES TORR No. 83127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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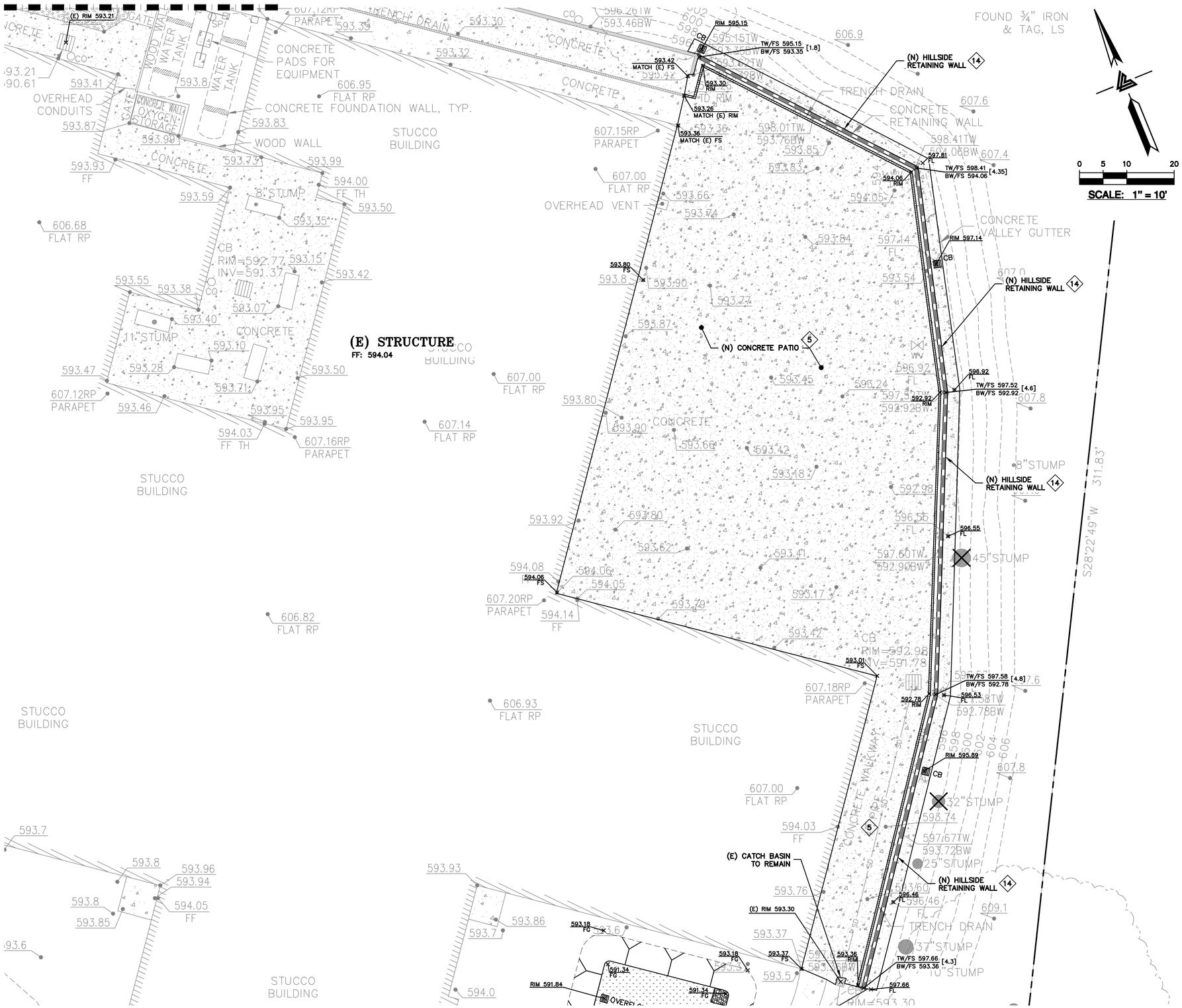
600 MARINE BOULEVARD
MOSS BEACH, CALIFORNIA
APN: 037-160-020, 037-160-090
SAN MATEO COUNTY

GRADING & DRAINAGE PLAN

REVISIONS	BY
JOB NO:	2240127
DATE:	10-21-25
SCALE:	1"=10'
DESIGN BY:	MCF/KT
CHECKED BY:	AH/RM
SHEET NO:	C-2.0

3 OF 17 SHEETS

SEE SHEET C-2.0



FLATWORK KEYNOTES 1 TO 14

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

1. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
2. (N) AC DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
3. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 2 ON SHEET C-4.0.
4. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 3 ON SHEET C-4.0.
5. NOT USED
6. (N) SITE RETAINING WALL. SEE DETAIL 3 ON SHEET C-4.1.
7. NOT USED
8. (N) INSTALL EARTHEN SWALE. SEE DETAIL 8 ON SHEET C-4.2.
9. (N) INSTALL ADA PARKING. SEE DETAIL 5 ON SHEET C-4.2.
10. (N) INSTALL ADA SYMBOL. SEE DETAIL 6 ON SHEET C-4.2.
11. (N) INSTALL ADA SIGNAGE. SEE DETAIL 7 ON SHEET C-4.2.
12. NOT USED
13. (N) HILLSIDE RETAINING WALL. SEE DETAIL 1 ON SHEET C-4.1.
14.

DEMOLITION KEYNOTES 41 TO 42

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

NOTE:
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aabaya@leabraze.com

*** BUILDING PAD NOTE:**
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REGISTERED PROFESSIONAL ENGINEER
JAMES TORR
No. 83127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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GRADING & DRAINAGE PLAN

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REVISIONS	BY
JOB NO:	2240127
DATE:	10-21-25
SCALE:	1"=10'
DESIGN BY:	MCF/KT
CHECKED BY:	AH/RM
SHEET NO:	C-2.1

4 OF 17 SHEETS

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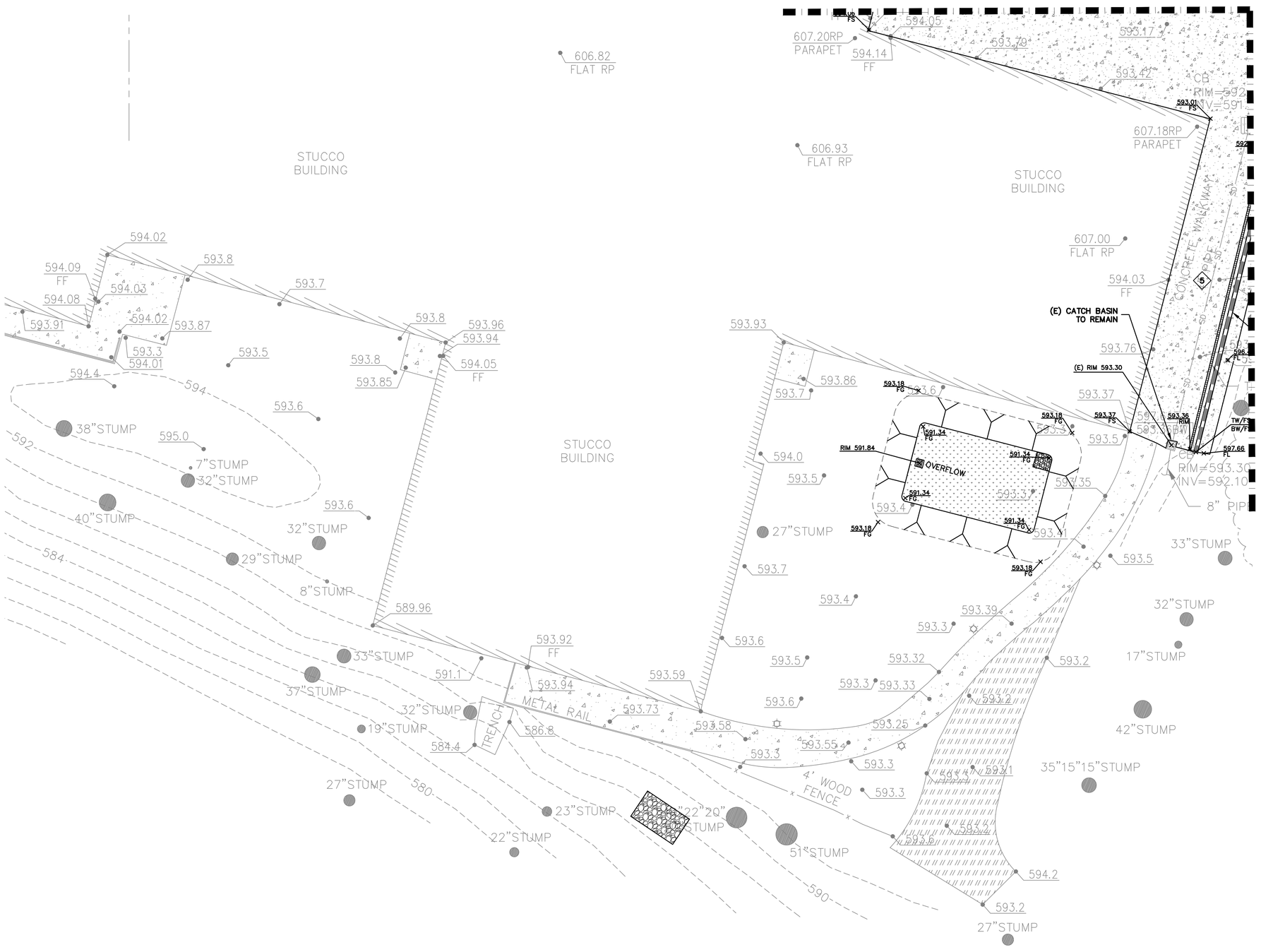
SEE SHEET C-2.1


STUCCO BUILDING
606.82 FLAT RP
606.93 FLAT RP
607.20RP PARAPET
607.18RP PARAPET
607.00 FLAT RP
594.14 FF
594.03 FF
594.05 FF
593.92 FF
594.09 FF
(E) CATCH BASIN TO REMAIN
(E) RIM 593.30
CB RIM=592 INV=591
CB RIM=593.30 INV=592.10
8" PIP
CONCRETE WALKWAY
TW/FS
BW/FF
597.66 FL
596.1 FL
RIM 591.84
OVERFLOW
591.34 FG
593.18 FG
593.01 FS
593.37 FS
593.36 RIM
589.96
591.1
586.8
584.4
METAL RAIL
TRENCH
4' WOOD FENCE
38"STUMP
595.0
7"STUMP
32"STUMP
40"STUMP
29"STUMP
8"STUMP
33"STUMP
37"STUMP
32"STUMP
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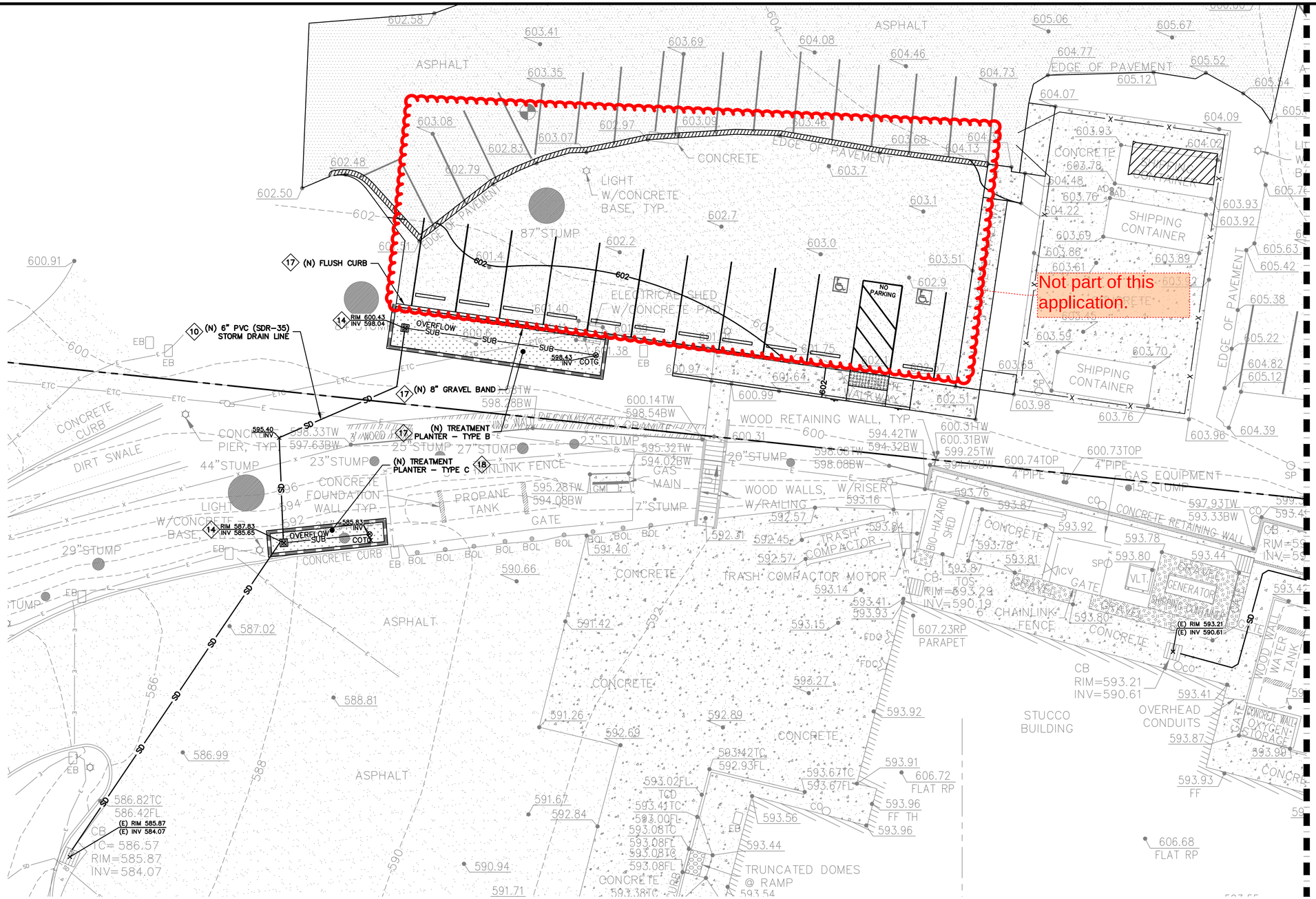

STORM DRAIN KEYNOTES 10 TO 19

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 5 ON SHEET C-4.0.

12 CONSTRUCT (N) CONCRETE VALLEY GUTTER SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 6 ON SHEET C-4.0.

13 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 7 ON C-4.1.

14 INSTALL (N) "CHRISTY V-12" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 8 ON SHEET C-4.0.

15 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 6" PVC STORM DRAIN LINE.

16 INSTALL (N) TREATMENT PLANTER – TYPE A. SEE DETAIL 2 ON SHEET C-4.2.

17 INSTALL (N) TREATMENT PLANTER – TYPE B. SEE DETAIL 3 ON SHEET C-4.2.

18 INSTALL (N) TREATMENT PLANTER – TYPE B. SEE DETAIL 4 ON SHEET C-4.2.

19 INSTALL (N) ENERGY DISSIPATER DISCHARGE. SEE DETAIL 5 ON SHEET C-4.1.

UTILITIES KEYNOTES 31 TO 31

31 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

NOTE:
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SCALE: 1" = 10'

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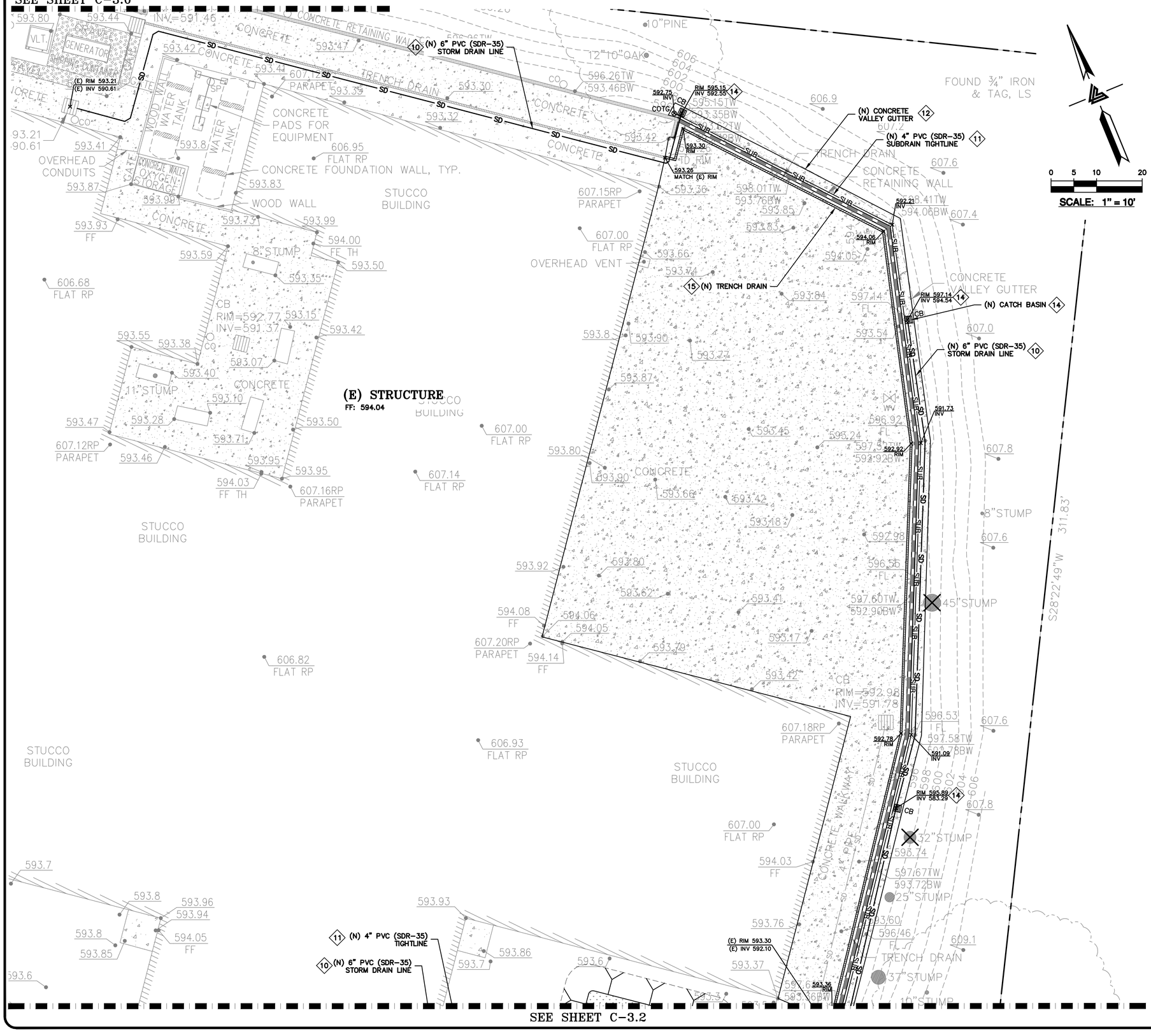
SHEET NO:	C-3.0

7 OF 17 SHEETS

SEE SHEET C-3.0



SEE SHEET C-3.2

STORM DRAIN KEYNOTES (10) TO (19)

(10) INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

(11) INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 5 ON SHEET C-4.0.

(12) CONSTRUCT (N) CONCRETE VALLEY GUTTER SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 6 ON SHEET C-4.0.

(13) INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 7 ON C-4.1.

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(18) INSTALL (N) TREATMENT PLANTER – TYPE B. SEE DETAIL 4 ON SHEET C-4.2.

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UTILITIES KEYNOTES (31) TO (31)

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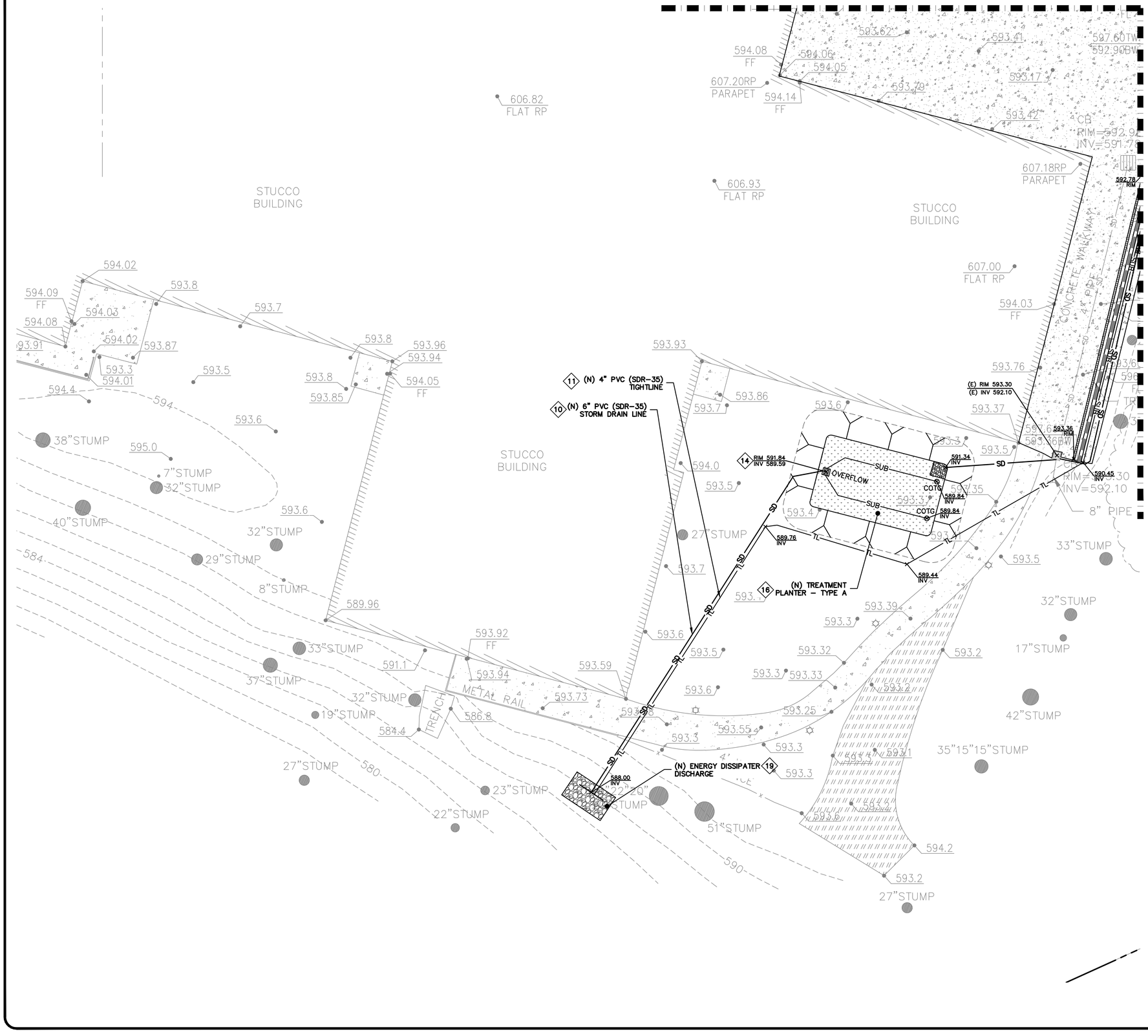
8 OF 17 SHEETS

SEE SHEET C-3.0



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UTILITY PLAN

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PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1 THROUGH APRIL 30 WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN 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 SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1 THROUGH APRIL 30.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE COUNTY RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE COUNTY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

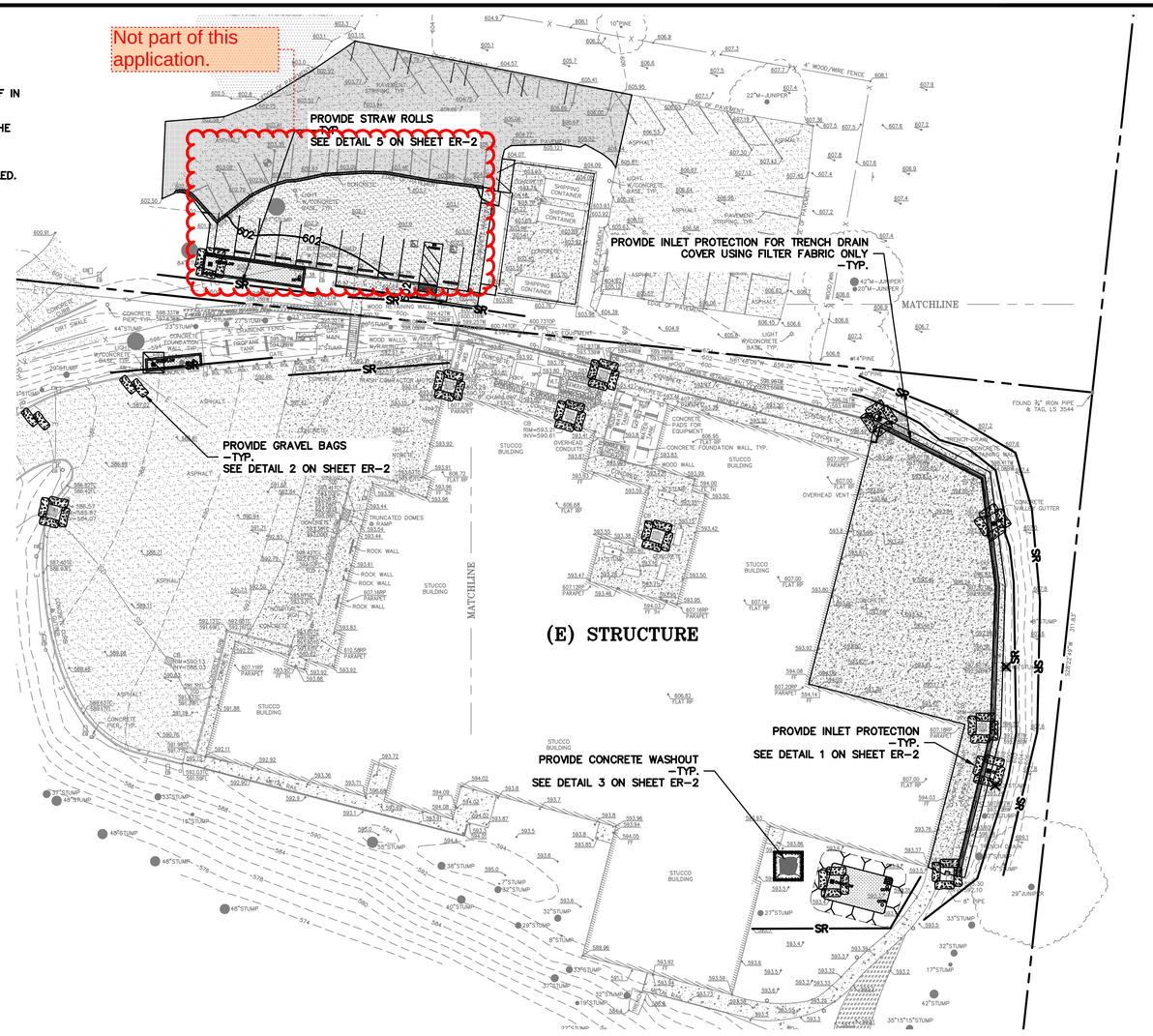
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1, 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. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. 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. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. 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. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

0 15 30 60

SCALE: 1" = 30'

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

REGISTERED PROFESSIONAL ENGINEER — JAMES TORR — No. 83127 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

AHMC SETON MEDICAL CENTER COASTSIDE
600 MARINE BOULEVARD
MOSS BEACH, CALIFORNIA
APN: 037-160-020, 037-160-090
SAN MATEO COUNTY

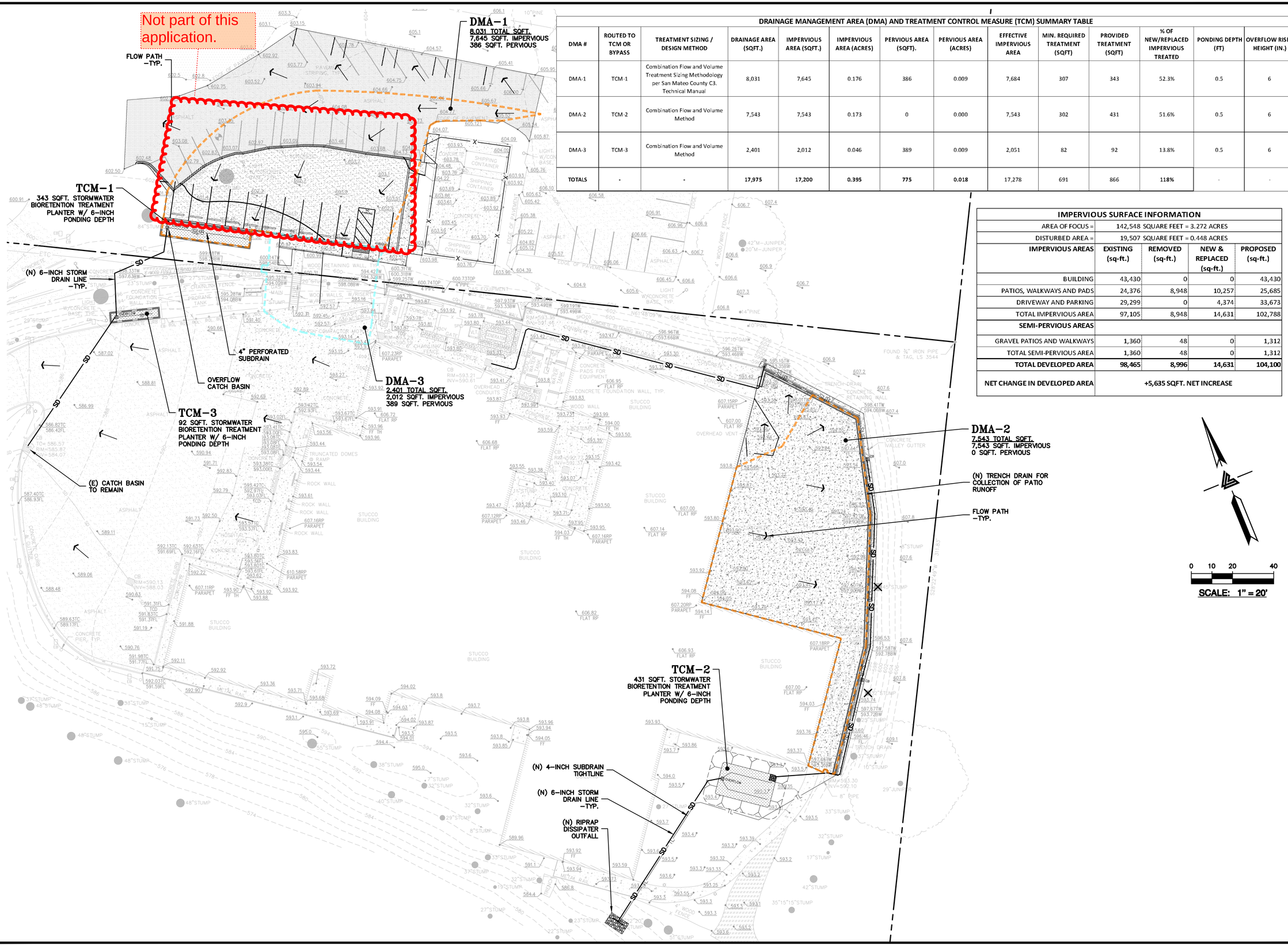
EROSION CONTROL PLAN

-		-
-		-
-		-
-		-
-		-
REVISIONS		BY

JOB NO:	2240127
DATE:	10-21-25
SCALE:	AS NOTED
DESIGN BY:	MCF/KT
CHECKED BY:	AH/RM
SHEET NO:	ER-1

14 OF 17 SHEETS

Not part of this application.



DRAINAGE MANAGEMENT AREA (DMA) AND TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

DMA #	ROUTED TO TCM OR BYPASS	TREATMENT SIZING / DESIGN METHOD	DRAINAGE AREA (SQFT.)	IMPERVIOUS AREA (SQFT.)	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (SQFT).	PERVIOUS AREA (ACRES)	EFFECTIVE IMPERVIOUS AREA	MIN. REQUIRED TREATMENT (SQFT)	PROVIDED TREATMENT (SQFT)	% OF NEW/REPLACED IMPERVIOUS TREATED	PONDING DEPTH (FT)	OVERFLOW RISER HEIGHT (IN.)
DMA-1	TCM-1	Combination Flow and Volume Treatment Sizing Methodology per San Mateo County C3. Technical Manual	8,031	7,645	0.176	386	0.009	7,684	307	343	52.3%	0.5	6
DMA-2	TCM-2	Combination Flow and Volume Method	7,543	7,543	0.173	0	0.000	7,543	302	431	51.6%	0.5	6
DMA-3	TCM-3	Combination Flow and Volume Method	2,401	2,012	0.046	389	0.009	2,051	82	92	13.8%	0.5	6
TOTALS	-	-	**17,975**	**17,200**	**0.395**	**775**	**0.018**	17,278	691	866	**118%**	-	-

IMPERVIOUS SURFACE INFORMATION

AREA OF FOCUS = 142,548 SQUARE FEET = 3.272 ACRES

DISTURBED AREA = 19,507 SQUARE FEET = 0.448 ACRES

IMPERVIOUS AREAS	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW & REPLACED (sq-ft.)	PROPOSED (sq-ft.)
BUILDING	43,430	0	0	43,430
PATIOS, WALKWAYS AND PADS	24,376	8,948	10,257	25,685
DRIVEWAY AND PARKING	29,299	0	4,374	33,673
TOTAL IMPERVIOUS AREA	97,105	8,948	14,631	102,788
SEMI-PERVIOUS AREAS				
GRAVEL PATIOS AND WALKWAYS	1,360	48	0	1,312
TOTAL SEMI-PERVIOUS AREA	1,360	48	0	1,312
TOTAL DEVELOPED AREA	**98,465**	**8,996**	**14,631**	**104,100**
NET CHANGE IN DEVELOPED AREA	+5,635 SQFT. NET INCREASE			

REGISTERED PROFESSIONAL ENGINEER — JAMES TORR — No. 93127 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

AHMC SETON MEDICAL CENTER COASTSIDE
600 MARINE BOULEVARD
MOSS BEACH, CALIFORNIA
APN: 037-160-020, 037-160-090
SAN MATEO COUNTY

STORMWATER CONTROL PLAN

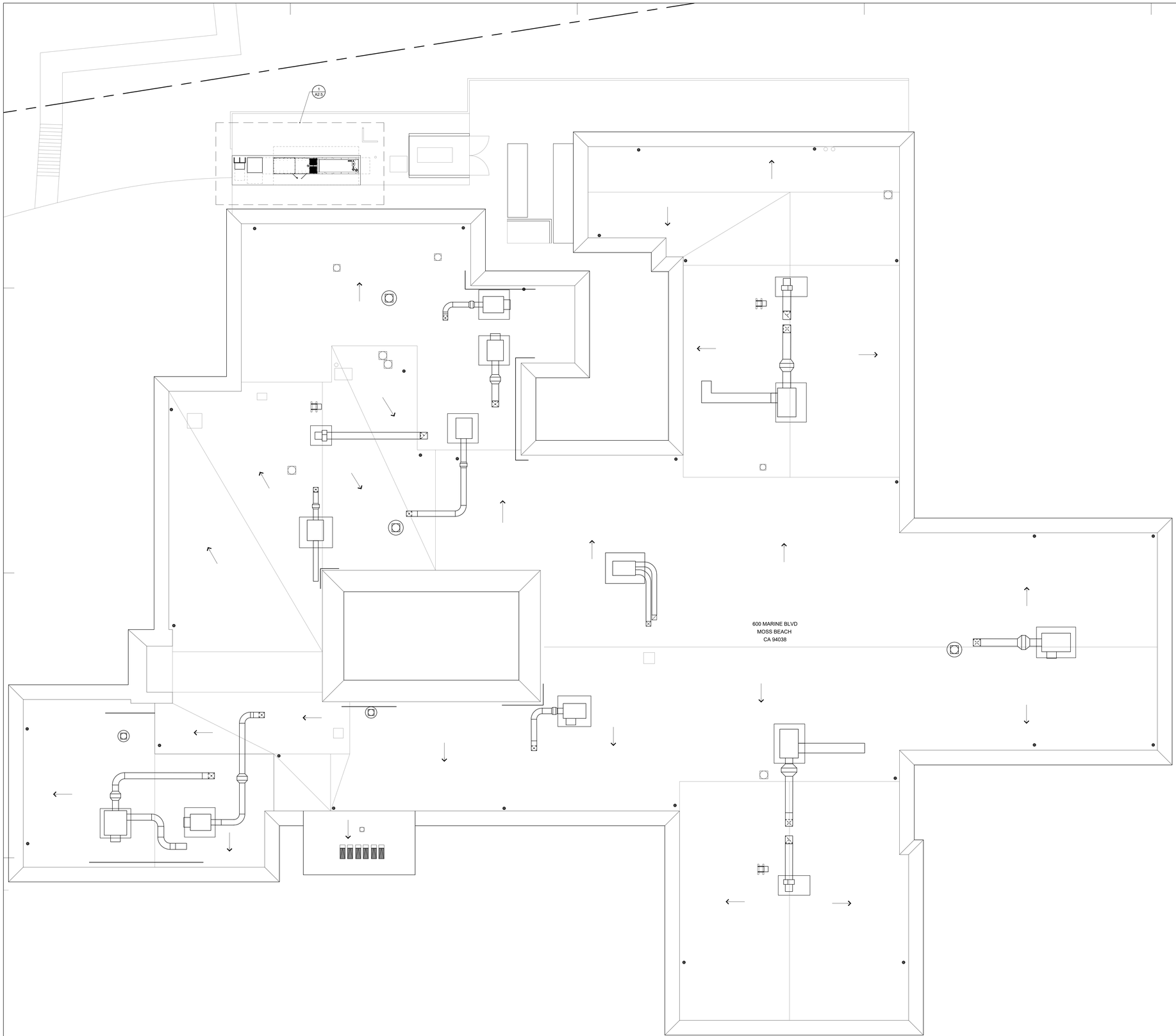
–	–
–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2240127
DATE:	10–21–25
SCALE:	1" = 20'
DESIGN BY:	MCF/KT
CHECKED BY:	AH/RM
SHEET NO:	

SCP



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
+	4	1x0+4213+3S+150W+53+22K	Single	1x0+4213+3S+150W+53+22K	Environ LED-AR13	0.850	14854	147.28	981.44
■	14	2SAL+02+141+40K+UV+73 IES	Single	2SAL+02+141+40K+UV+73	Jarvis Lighting 2SAL	0.850	14325	99.7	1395.8



17 NEW ROOF PLAN
SCALE:1/32"=1'-0"

NORTH

Architect
SKA
SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center

600 Marine Blvd,
Moss Beach, CA 94038

Consultant

SKA Project Number
24076

Seal/Signature

REGISTERED ARCHITECT
MARCELLUS MOSES
C37097
EXP. 9/30/2023
STATE OF CALIFORNIA

Issued for

Drawn by RH
Checked by MM

Project Name
SETON COASTSIDE -
HVAC REPLACEMENT

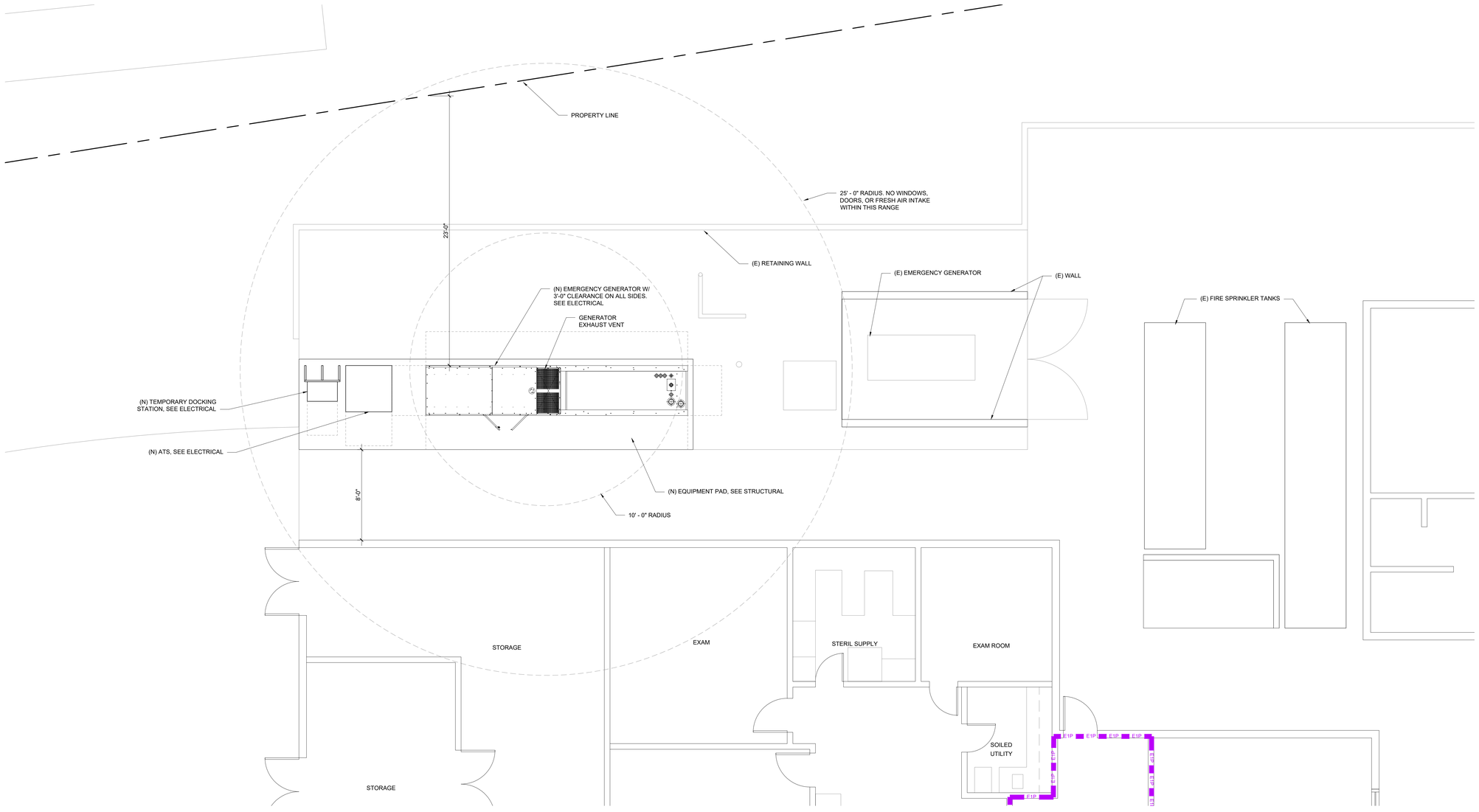
Sheet Title
NEW ROOF PLAN

Date 08/05/2022
Scale AS NOTED
Sheet Number
A2.4

30 X 42

LEGEND

- (E) NON-RATED PARTITION TO REMAIN
- E1S — (E) 1-HR. SMOKE BARRIER PER CBC 709.3
- E1P — (E) 1-HR FIRE RATED PARTITION PER CBC 708
- (E) DOOR



1 (N) GENERATOR
SCALE:1/4"=1'-0"

Architect
SKA SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center

600 Marine Blvd,
Moss Beach, CA 94038

Consultant

SKA Project Number

24076

Seal/Signature

REGISTERED ARCHITECT
MICHAEL MOSS
C37097
EXP. 9/30/2023
STATE OF CALIFORNIA

Issued for

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Checked by MM

Project Name

SETON COASTSIDE - HVAC REPLACEMENT

Sheet Title

ENLARGED PLAN

Date 08/05/2022

Scale AS NOTED

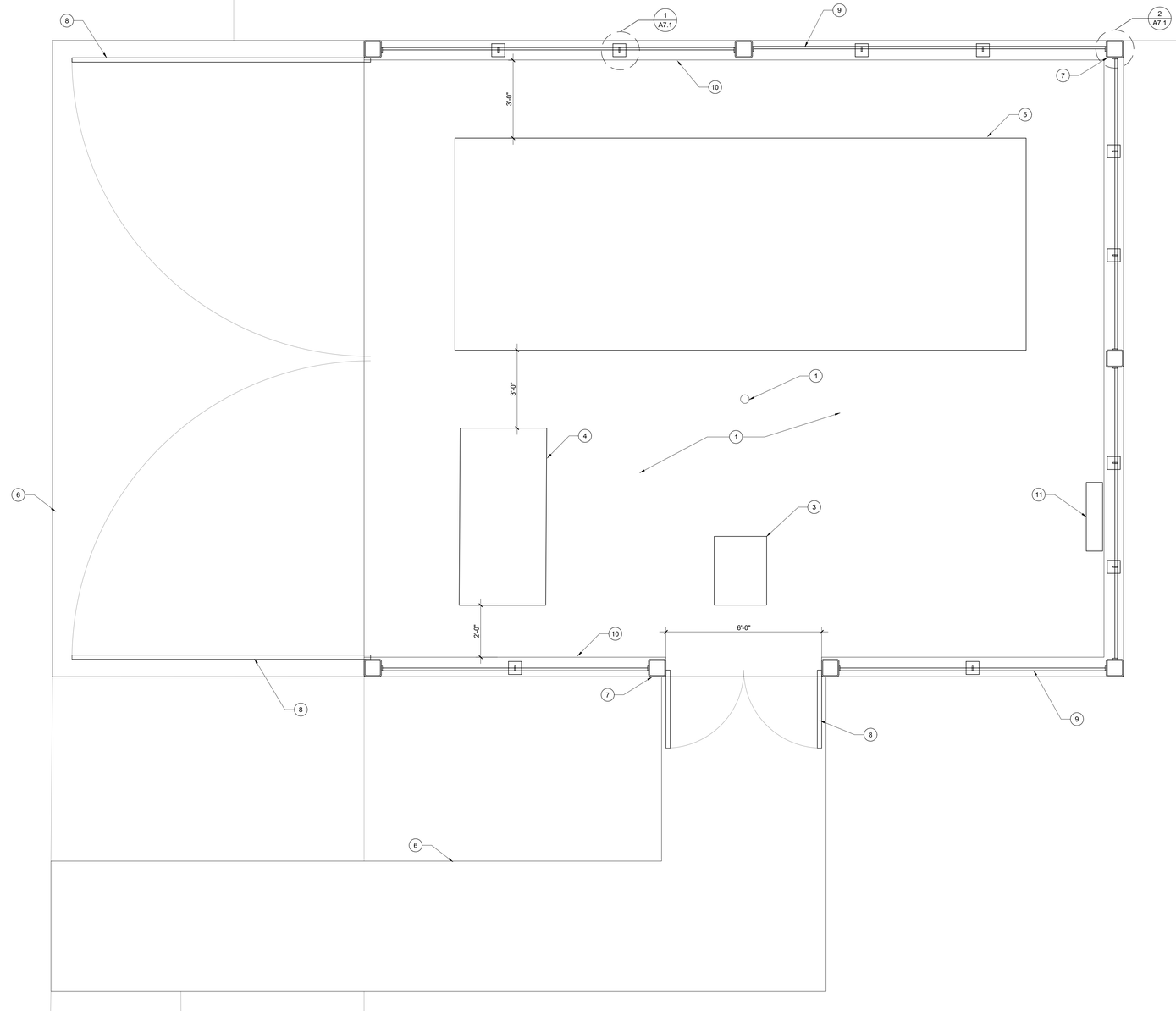
Sheet Number

A2.5

30 X 42

FLOOR PLAN KEYNOTES:

1. (N) FLOOR DRAIN, SEE P2.1
2. EXISTING ASPHALT
3. 64 GALLON COMPOST BIN
4. 2 YARD RECYCLE BIN
5. TRASH COMPACTOR
6. (N) CONCRETE, SEE STRUCTURAL AND CIVIL DRAWINGS
7. (N) COLUMNS W/ BLACK PLASCOAT NON-REFLECTIVE FINISH, SEE STRUCTURAL DRAWINGS
8. (N) DOORS, SEE STRUCTURAL DRAWINGS
9. (N) GRIGLIATO SC-100 LOUVER SCREEN
10. (N) CONCRETE CURB, SEE STRUCTURAL DRAWINGS
11. (N) WATER HEATER, SEE P2.1 AND X/S7.1



2 TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"

NORTH

Architect

SKA SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center
600 Marine Blvd,
Moss Beach, CA 94038

Consultant

SKA Project Number

25027

AGENCY NUMBER:

PLN2025-00429

Seal/Signature

REGISTERED ARCHITECT MARCUS MOCK C-37097 EXP. 9/30/2027 STATE OF CALIFORNIA

Issued for

1 PLANING BACKCHECK #1	5/01/2026

Drawn by RH

Checked by MM

Project Name

SETON COASTSIDE - TRASH COMPACTOR RELOCATION & NEW ADA RAMP

Sheet Title

FLOOR PLAN - TRASH ENCLOSURE

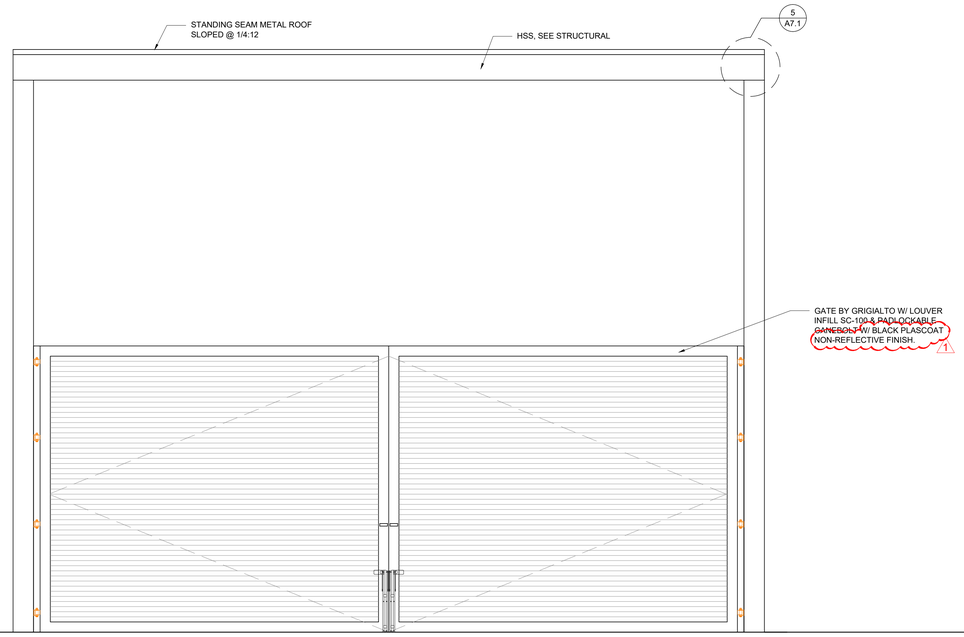
Date 08/27/2025

Scale AS NOTED

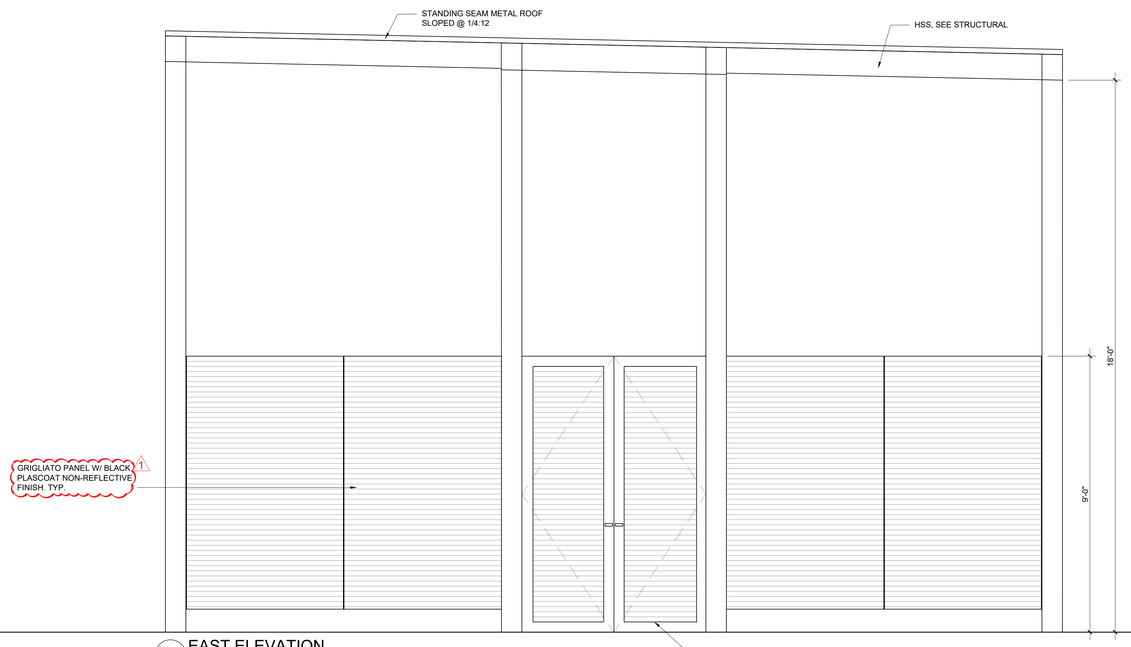
Sheet Number

A2.1

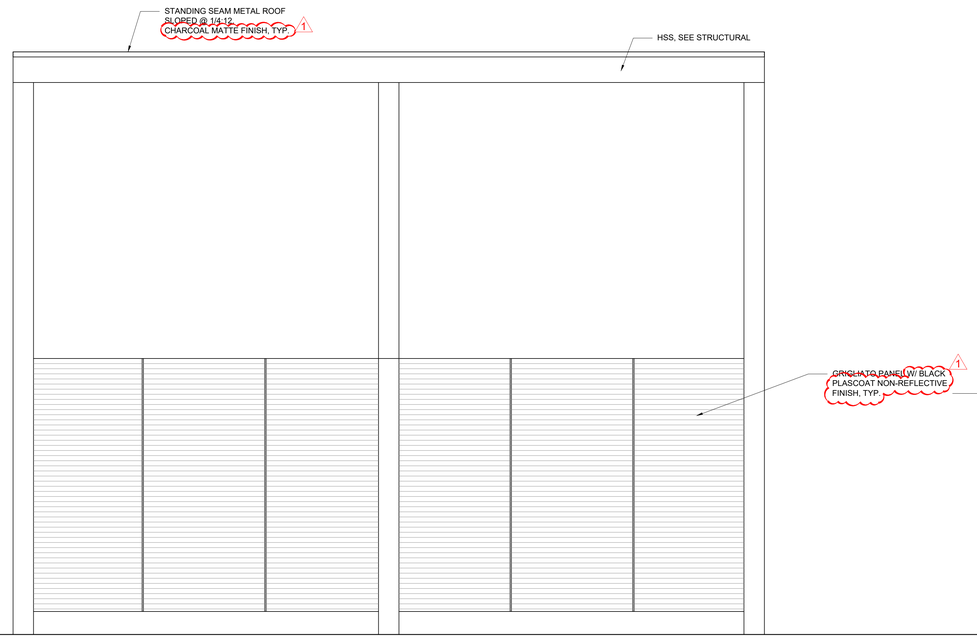
30 X 42



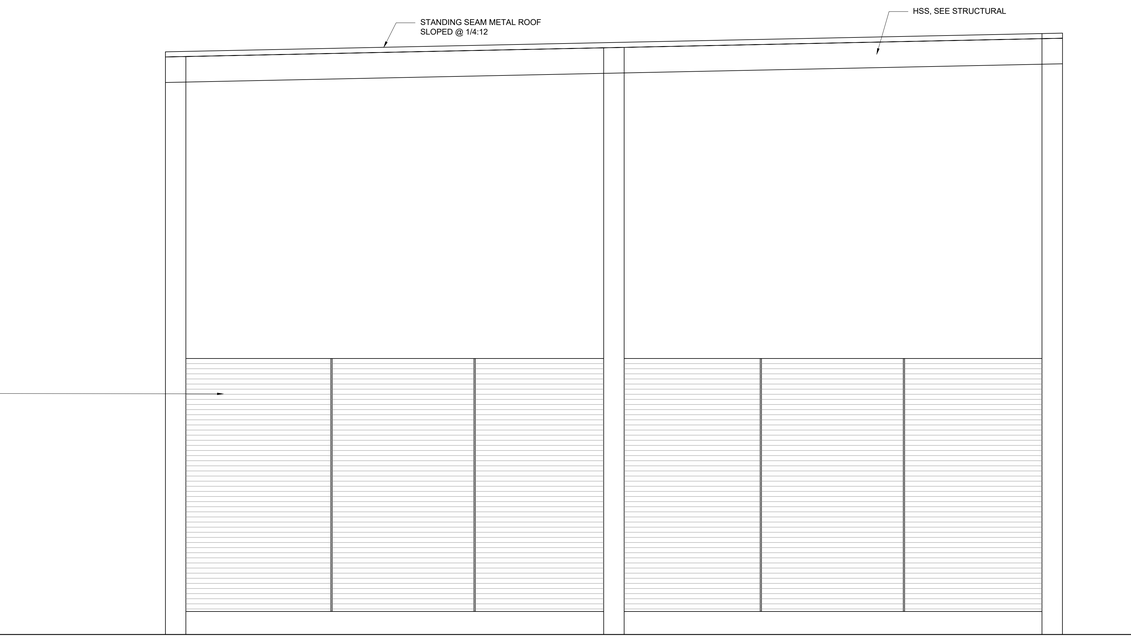
19 NORTH ELEVATION
SCALE: 1/2" = 1'-0"



7 EAST ELEVATION
SCALE: 1/2" = 1'-0"



17 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



5 WEST ELEVATION
SCALE: 1/2" = 1'-0"

Architect
SKA
SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center

600 Marine Blvd,
Moss Beach, CA 94038

Consultant

SKA Project Number
25027

AGENCY NUMBER:
PLN2025-00429

Seal/Signature

REGISTERED ARCHITECT
MARCUS MOY
C-37097
EXP. 9/30/2027
STATE OF CALIFORNIA

Issued for

1 PLANING BACKCHECK #1	5/01/2026

Drawn by RH
Checked by MM

Project Name
SETON COASTSIDE - TRASH COMPACTOR RELOCATION & NEW ADA RAMP

Sheet Title
ELEVATIONS - TRASH ENCLOSURE

Date 08/27/2025
Scale AS NOTED
Sheet Number
A5.1

30 X 42

SETON MEDICAL COASTSIDE

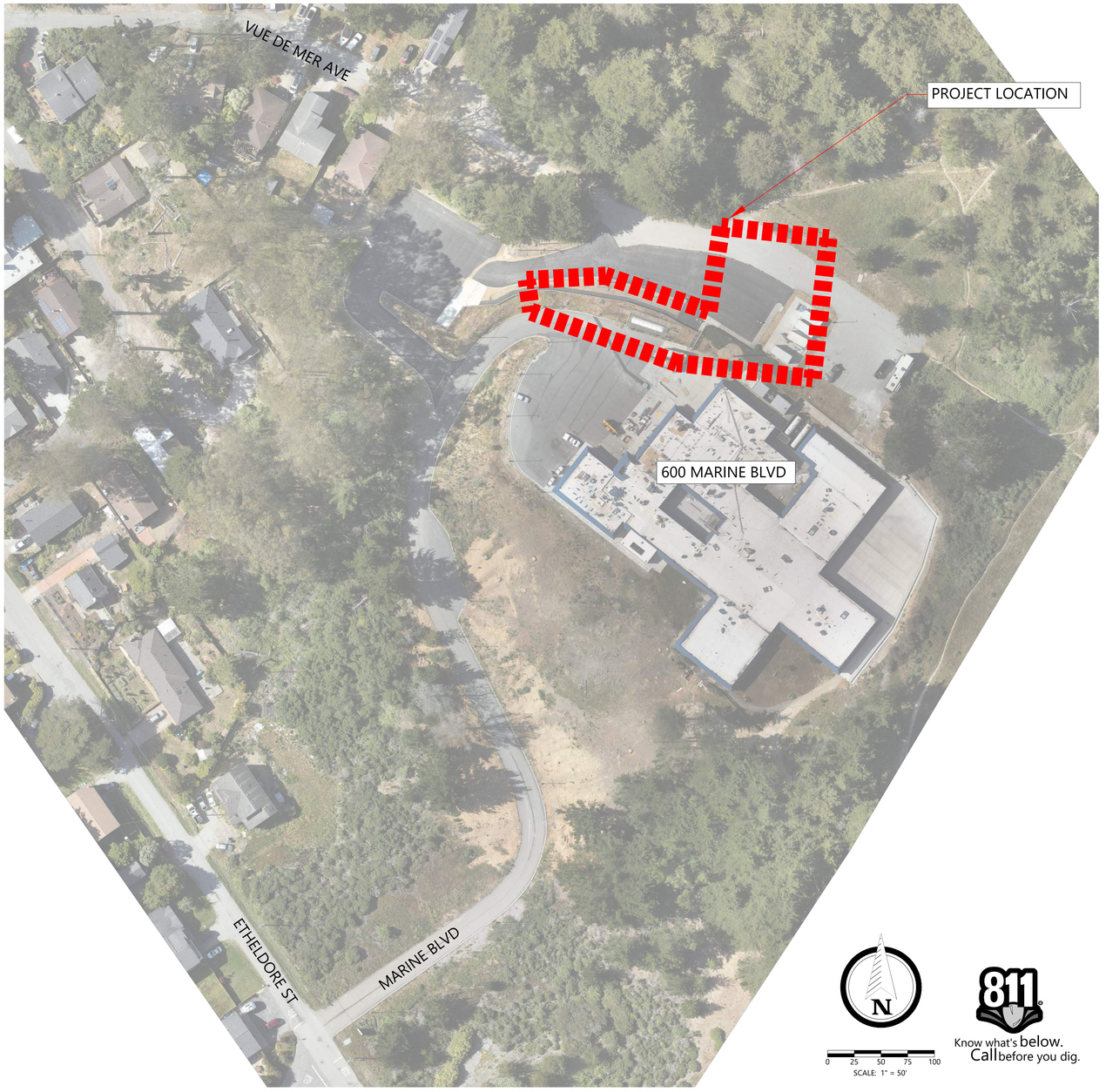
NEW ACCESSIBLE RAMP & TRASH ENCLOSURE
600 MARINE BLVD, MOSS BEACH CA

ABBREVIATION LIST

±	PLUS OR MINUS
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITY ACT
BC	BEGINNING OF CURVE
BC	BOTTOM OF CURB
BDRY	BOUNDARY
BM	BENCH MARK
BO	BLOW-OFF
BOC	BACK OF CURB
BS	BOTTOM OF STAIR
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CF	CONFORM
CO	CLEANOUT
℄	CENTER LINE
C or CONC.	CONCRETE
CCTV	CLOSED CIRCUIT TELEVISION
D	STORM DRAIN
D-FM	STORM DRAIN FORCE MAIN
D.I.P.	DUCTILE IRON PIPE
EC	END OF CURVE
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX or EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GR	GRATE
HORIZ	HORIZONTAL
HP	HIGH POINT
INV.	INVERT
IRR	IRRIGATION
JP	JOINT POLE
LF	LINEAL FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.T.S.	NOT TO SCALE
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PV	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
ROW	RIGHT OF WAY
S/W	SIDEWALK
SS	SANITARY SEWER
SD	STORM DRAIN
SHT	SHEET
SNS	STREET NAME SIGN
SP	STANDPIPE
STA	STATION
STD	STANDARD
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TEMP	TEMPORARY
TH	THRESHOLD
THRU	THROUGH
TOW	TOP OF WALL
TPE	TREE PLANTING EASEMENT
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
VERT	VERTICAL
W	WATER

LEGEND (PLANS)

- SURVEY MONUMENT (AS NOTED)
- DIMENSION POINT (NOTHING FOUND OR SET)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- POWER BOX
- POWER POLE
- STREET LIGHT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- SEWER LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM DRAIN LINE
- UTILITY VAULT (AS NOTED)
- GAS LINE
- GAS VALVE BOX



0 25 50 75 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

SHEET INDEX

C0.01	CIVIL COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE IMPROVEMENT PLAN - OVERALL PLAN
C2.1	SITE IMPROVEMENT PLAN - ENLARGED TRASH ENCLOSURE PLAN
C2.2	SITE IMPROVEMENT PLAN - ENLARGED ACCESSIBLE RAMP PLAN
C3.0	SEDIMENTATION AND EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES AND DETAILS
C4.0	CIVIL DETAILS

CONTOUR NOTES

CONTOURS SHOWN HEREON ARE BASED UPON THE FOLLOWING DATA SOURCES:
1. GROUND TOPOGRAPHIC DATA CAPTURED USING RTK GPS AND ROBOTIC TOTAL STATION.
2. PHOTOGRAMMETRIC DATA PRODUCED FROM UAV VERTICAL PERSPECTIVE AERIAL PHOTOGRAPHY FROM A MAY 22, 2025 FLIGHT.
3. 2023 USGS 0.5-METER LIDAR DATA
4. SUPPLEMENTAL GROUND TOPOGRAPHIC DATA CAPTURED WITHIN THE "PROJECT LOCATION" AREA NOTED ON THIS SHEET. DATE OF FIELD WORK = AUGUST 7, 2025

DATA BETWEEN THESE THREE SOURCES WAS CROSS-COMPARED AND FOUND TO MEET OR EXCEED NATIONAL MAP ACCURACY STANDARDS.

AERIAL IMAGERY NOTE

-AERIAL ORTHO-PHOTOGRAPHY SHOWN ON THIS MAP WAS PRODUCED FROM JSA UAV IMAGERY TAKEN MAY 21-22, 2025. APPROXIMATE FLYING HEIGHT 200'

BENCHMARK

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND OBTAINED FROM GPS OBSERVATION AND STATIC PROCESSING USING OPUS (BENCHMARK ON SITE)

BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, ACCORDING TO THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH DATE: 2010.0000, US SURVEY FEET, AS DETERMINED BY GPS OBSERVATION AND OPUS PROCESSING TO CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - AREA WHERE THERE ARE MINIMAL FLOOD HAZARDS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO: 06081C0119F EFFECTIVE 8/2/2017

CONTACT INFORMATION

APPLICANTS: SETON MEDICAL CENTER - COASTSIDE
1900 SULLIVAN AVE
DALY CITY, CA 94015
CONTACT: SARKIS VARTANIAN
(517) 414-4814

CIVIL ENGINEER: OSS CIVIL ENGINEERING DIVISION
1101 SYLVAN AVE SUITE B32
MODESTO, CA 95350
CONTACT: STEVEN REYNOLDS
(925) 417-9601

Architect
SKA SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner
AHMC Seton Medical Center
600 Marine Blvd,
Moss Beach, CA 94038
600 Marine Blvd,
Moss Beach, CA 94038

Consultant
ORIGINAL SURVEY SOLUTIONS

OSS Project Number
1116-03

AGENCY NUMBER:
PLN2025-00429

Seal/Signature
LICENSED ARCHITECT SARKIS MOURAD VARTANIAN C31709 EXP. 9/30/2027 STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER STEVEN REYNOLDS C 77988 CIVIL STATE OF CALIFORNIA

Issued for
Date: 5/11/2026

PLN2025-00429 PC1 UPDATE	5/11/2026

Drawn by NB
Checked by SR

Project Name
SETON COASTSIDE - TRASH ENCLOSURE & ACCESSIBLE RAMP

Sheet Title
CIVIL COVER SHEET

Date 12/23/2025
Scale AS NOTED
Sheet Number C0.01

30 X 42

LEGEND (PLANS)

- SURVEY MONUMENT (AS NOTED)
- DIMENSION POINT (NOTHING FOUND OR SET)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- OH OH OH — OVERHEAD POWER LINE
- P P P — UNDERGROUND POWER LINE
- POWER BOX
- POWER POLE
- STREET LIGHT
- W W W — WATER LINE
- WATER VALVE
- FIRE HYDRANT
- SS SS — SEWER LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- SD SD — STORM DRAIN LINE
- UTILITY VAULT (AS NOTED)
- G G G — GAS LINE
- GAS VALVE BOX

CONTOUR NOTES

CONTOURS SHOWN HEREON ARE BASED UPON THE FOLLOWING DATA SOURCES:

1. GROUND TOPOGRAPHIC DATA CAPTURED USING RTK GPS AND ROBOTIC TOTAL STATION.
2. PHOTOGRAMMETRIC DATA PRODUCED FROM UAV VERTICAL PERSPECTIVE AERIAL PHOTOGRAPHY FROM A MAY 22, 2025 FLIGHT.
3. 2023 USGS 0.5-METER LIDAR DATA
4. SUPPLEMENTAL GROUND TOPOGRAPHIC DATA CAPTURED WITHIN THE "PROJECT LOCATION" AREA NOTED ON THIS SHEET. DATE OF FIELD WORK = AUGUST 7, 2025

DATA BETWEEN THESE THREE SOURCES WAS CROSS-COMPARED AND FOUND TO MEET OR EXCEED NATIONAL MAP ACCURACY STANDARDS.

AERIAL IMAGERY NOTE

-AERIAL ORTHO-PHOTOGRAPHY SHOWN ON THIS MAP WAS PRODUCED FROM JSA UAV IMAGERY TAKEN MAY 21-22, 2025. APPROXIMATE FLYING HEIGHT 200'

BENCHMARK

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND OBTAINED FROM GPS OBSERVATION AND STATIC PROCESSING USING OPUS (BENCHMARK ON SITE)

BASIS OF BEARINGS

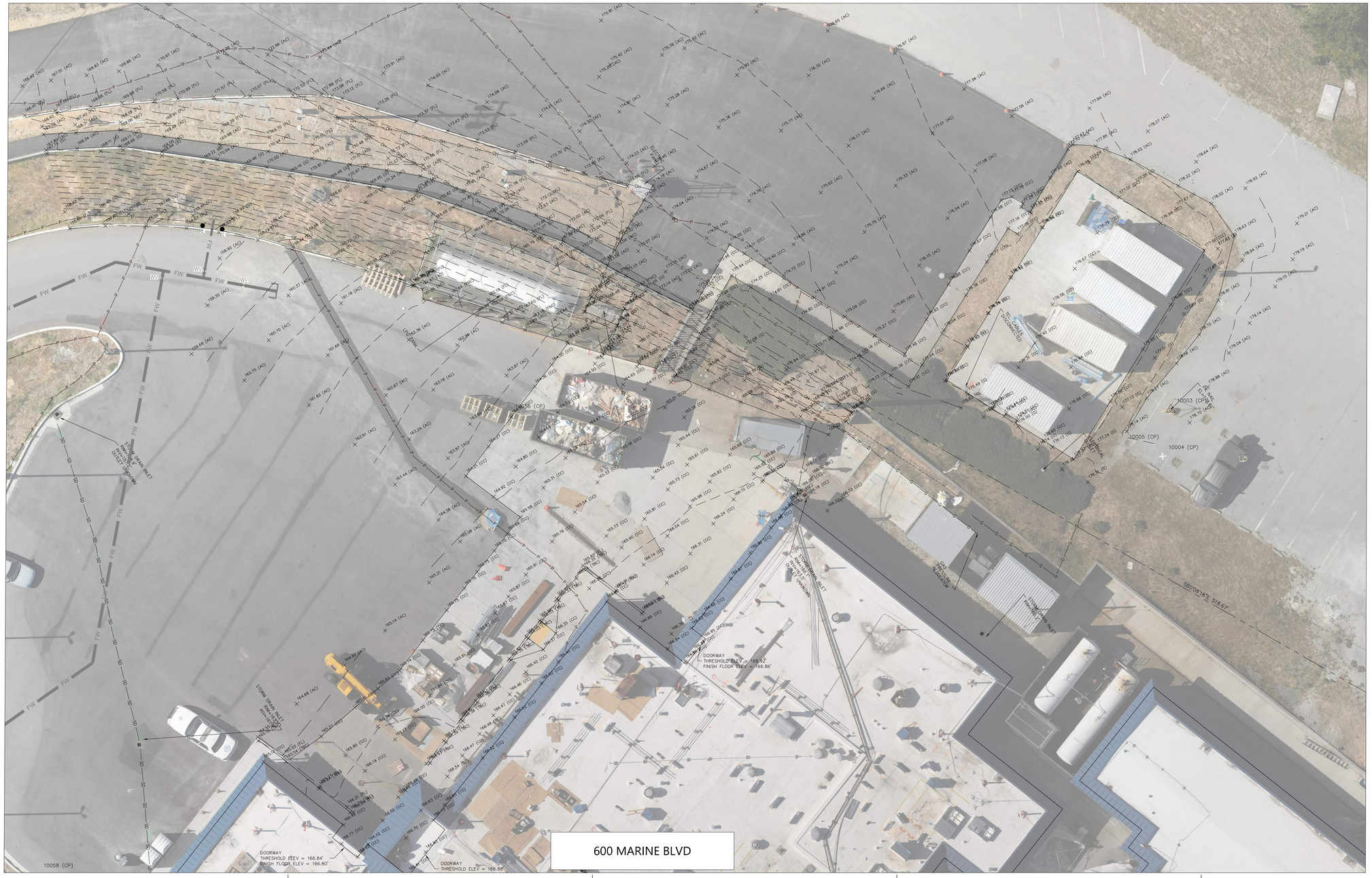
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, ACCORDING TO THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH DATE: 2010.0000, US SURVEY FEET, AS DETERMINED BY GPS OBSERVATION AND OPUS PROCESSING TO CONTINUOUSLY OPERATING REFERENCE STATIONS.

UTILITY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON BOTH ABOVE GROUND EVIDENCE AND UNDERGROUND LOCATE BY OTHERS.
2. ALL SEWER UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MONTARA SANITARY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS
3. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO STARTING ANY SEWER UTILITY WORK.
4. FOR ANY WORK IN A PUBLIC STREET, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE AGENCY HAVING JURISDICTION.
5. THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS AND DEPTHS WITH APPROPRIATE AGENCIES OR BY POTHOLING. THE CONTRACTOR SHALL CALL USA UNDERGROUND SERVICE ALERT AT LEAST 72 HOURS PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL POTHOLE ALL UNDERGROUND UTILITIES PRIOR TO ANY TRENCHING OPERATION.
7. THE CONTRACTOR SHALL NOTIFY THE DISTRICT IMMEDIATELY OF ANY CONFLICT BETWEEN SEWER UTILITIES AND OTHER UNDERGROUND FACILITIES.
8. THE CONTRACTOR SHALL SHORE ALL EXCAVATIONS IN ACCORDANCE WITH APPLICABLE SAFETY ORDERS.

FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - AREA WHERE THERE ARE MINIMAL FLOOD HAZARDS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO: 06081C0119F EFFECTIVE 8/2/2017



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SCALE: 1" = 10'

Architect

SKA

SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center

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Moss Beach, CA 94038

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Consultant

ORIGINAL SURVEY SOLUTIONS

OSS Project Number

1116-03

AGENCY NUMBER:

PLN2025-00429

Seal/Signature

LICENSED ARCHITECT — STEVEN MOLINARI — C37097 — EXP. 9/30/2027 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — STEVEN REYNOLDS — C77988 — CIVIL — STATE OF CALIFORNIA

Issued for — Date: 5/11/2026

PLN2025-00429 PC1 UPDATE	5/11/2026

Drawn by: NB

Checked by: SR

Project Name

SETON COASTSIDE - TRASH ENCLOSURE & ACCESSIBLE RAMP

Sheet Title

EXISTING CONDITIONS

Date: 12/23/2025

Scale: AS NOTED

Sheet Number

C1.0

30 X 42

IMPROVEMENT PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOWLINE
- NEW 4" PVC SDR 35 PERFORATED PIPE. SEE DETAIL 3 ON C4.0
- SD — NEW STORM DRAIN PIPE. SIZE AND MATERIAL PER PLANS. SEE DETAIL 6 ON C4.0
- SDCO — NEW STORM DRAIN CLEANOUT. SEE DETAIL 4 ON C4.0
- SDJB — NEW STORM DRAIN JUNCTION BOX. SEE DETAIL 11 ON C4.0
- SDAD — NEW STORM DRAIN AREA DRAIN. SEE DETAILS 2 AND 12 ON C4.0
- GB — GRADE BREAK
- CF — CONFORM LINE

COBBLE SPLASH APRON. SEE DETAIL 12 ON C4.0

CUT/FILL SUMMARY & NOTES

	Cut (CY)	Fill (CY)	Net (CY)	Gross (CY)
Ramp	43	16	27 CY Cut	59
Trash Enclosure	2	36	34 CY Fill	38
Project Sum	45	52	7 CY Fill	97

1. EARTHWORK QUANTITIES SHOWN ARE IN-PLACE QUANTITIES AND HAVE BEEN ESTIMATED BY THE ENGINEER WITH THE FOLLOWING ASSUMPTIONS:
   - 1.1. EARTHWORK QUANTITIES ARE COMPLETED TO TOP OF PROPOSED GRADE AND DO NOT ACCOUNT FOR THE THICKNESS OF THE FINISHED SURFACE SECTION.
   - 1.2. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FILL SHRINKAGE/SWELLING FACTORS.
   - 1.3. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR ANY NECESSARY OVEREXCAVATION.
   - 1.4. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR UTILITY TRENCHING AND SPOILS.
2. ACTUAL EARTHWORK QUANTITIES MAY VARY DUE TO FIELD CONDITIONS OR CONSTRUCTION TECHNIQUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED ON THE APPROVED PLANS AND PERFORM THEIR OWN INDEPENDENT CALCULATIONS. CONTRACTOR SHALL USE THEIR OWN CALCULATED QUANTITIES FOR BID PURPOSES.

PAVING LEGEND

- PEDESTRIAN RATED ASPHALT PER DETAIL 7 ON C4.0. PROVIDE AN EDGE RESTRAINT, MATCH EXISTING
- PEDESTRIAN RATED CONCRETE PER DETAIL 5 ON C4.0
- RAMP & STAIRCASE CONCRETE - SEE STRUCTURAL DRAWINGS
- VEHICULAR RATED ASPHALT PER DETAIL 7 ON C4.0
- CONCRETE STRESS PAD - SEE STRUCTURAL DRAWINGS
- CAST IN PLACE TRUNCATED DOMES PER DETAIL 10 ON C4.0

C.3 NOTES

1. THE TRASH ENCLOSURE AND RAMP SCOPE OF WORK CREATES AND REPLACES APPROXIMATELY 3,657 SQUARE FEET OF IMPERVIOUS SURFACES. THEREFORE, THE PROJECT IS NOT CONSIDERED A REGULATED PROJECT AS DEFINED BY PROVISION C.3, AS IT DOES NOT CREATE OR REPLACE MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACES. SEE KEYNOTES 27 AND 28 FOR TWO SITE DESIGN MEASURES IMPLEMENTED.
2. THE TRASH ENCLOSURE AND RAMP SCOPE OF WORK DISTURBS LESS THAN 1 ACRE. THEREFORE, THE PROJECT DOES NOT REQUIRE COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT (ORDER WQ 2022-057-DWG NPDES NO.CAS000002).

KEYNOTES

1. NEW 6" VERTICAL CONCRETE CURB (10" WIDE) WITH HANDRAIL MOUNTED THROUGH THE TOP. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
2. NEW CONCRETE STAIRCASE WITH HANDRAILS. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
3. AREA DRAIN SURROUNDED WITH 4"-6" DIAMETER RIP RAP. SEE DETAILS 2 AND 12 ON C4.0 FOR MORE INFORMATION.
4. NEW 4" PERFORATED PIPE. SEE DETAIL 3 ON C4.0 FOR MORE INFORMATION.
5. NEW FENCE ALONG THE PATHWAY EDGE. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
6. SLEEVE PIPE ABOVE FOOTING. SEE DETAIL 8 ON S5.1 FOR MORE INFORMATION.
7. PROVIDE 24" DEEPENED CURB WITHIN THE LIMITS SHOWN. 48 LF TOTAL.
8. NEW STORM DRAIN JUNCTION BOX. SEE DETAIL 11 ON C4.0 FOR MORE INFORMATION.
9. NEW STORM DRAIN PIPE. SIZE AND MATERIAL PER PLANS. SEE DETAIL 6 ON C4.0 FOR MORE INFORMATION.
10. NEW STORM DRAIN CLEANOUT. SEE DETAIL 4 ON C4.0 FOR MORE INFORMATION.
11. NEW CONCRETE RETAINING WALL. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
12. MAINTAIN EXISTING SWALE. REGRADE THE SOUTH SIDE OF THE SWALE AS NEEDED TO FACILITATE THE INSTALLATION OF THE NEW CURB. SEE DETAIL 1 ON C2.2 FOR MORE INFORMATION.
13. NEW VEHICULAR ASPHALT PER DETAIL 7 ON C4.0.
14. NEW 6" VERTICAL CURB. SEE DETAIL 1 ON C4.0 FOR MORE INFORMATION.

KEYNOTES (CONTINUED)

15. NEW CONCRETE STRESS PAD FOR TRASH VEHICLE. SEE STRUCTURAL DETAILS FOR MORE INFORMATION.
16. NEW TRASH ENCLOSURE. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
17. PROVIDE A 4" DIAMETER WEEP HOLE ABOVE THE TOP OF FOOTING AT THE LOWER RAMP WALL. WEEP HOLES SHALL BE 6" ABOVE THE ADJACENT GRADE AND SPACED 8' ON CENTER (TYP).
18. DRAINAGE SWALE TO PROMOTE OVERLAND RELEASE AWAY FROM THE TRASH ENCLOSURE. SEE DETAIL 1 ON C2.1 FOR MORE INFORMATION.
19. EXISTING PROPANE TANK AND PROTECTIVE FENCING TO REMAIN. PROTECT IN PLACE.
20. INSTALL FOUR NEW SIGNS LABELED "NO PARKING - 3 AM TO 11 AM" PER COORDINATION WITH RECOLOGY. SEE DETAIL 9 ON C4.0 FOR MORE INFORMATION.
21. NEW TRUNCATED DOMES. SEE DETAIL 10 ON C4.0 FOR MORE INFORMATION.
22. REMOVE AND REPLACE EXISTING FENCING AS NEEDED TO FACILITATE THE STAIRCASE AND RAMP INSTALLATION.
23. SAWCUT EXISTING CONCRETE SLAB AS NEEDED TO FACILITATE THE INSTALLATION OF THE NEW TRASH ENCLOSURE AND CONNECTING CONCRETE WALKWAY.
24. NEW 3" PIPE THROUGH CURB PER DETAIL 13 ON C4.0.
25. POTHOLE EXISTING UTILITY CROSSING WITH PROPOSED STORM DRAIN LINE AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
26. SEE SHEET P2.1 FOR PROPOSED PLUMBING CONNECTIONS TO THE TRASH ENCLOSURE, INCLUDING DOMESTIC WATER AND SEWER.
27. ROOF RUNOFF DIRECTED TO VEGETATED AREA (SITE DESIGN MEASURE #1). PROVIDE A 12" WIDE RIP-RAP BAND BENEATH THE DRIPLINE OF THE ROOF TO MITIGATE EROSION. UTILIZE 4"-6" DIAMETER GROUTED COBBLES OR APPROVED EQUAL.
28. WALKWAY RUNOFF DIRECTED TO VEGETATES AREA (SITE DESIGN MEASURE #2).

GENERAL NOTES

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2. THE CONTRACTOR SHALL START INSTALLING THE GRAVITY UTILITIES (STORM DRAIN) FROM THE DOWNSTREAM OUTFALLS AND WORK THEIR WAY UPSTREAM. NOTIFY THE ENGINEER OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO GRAVITY UTILITY INSTALLATION.
3. GRAVITY SYSTEM (STORM DRAIN) ELEVATIONS SHALL BE COORDINATED WITH THE INSTALLATION OF NON-GRAVITY UTILITIES PRIOR TO THE INSTALLATION OF NON-GRAVITY UTILITIES.
4. ALL UTILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 1 FOOT.
5. ACCESSIBLE PATHS OF TRAVEL SHALL BE STABLE, FIRM, AND SLIP RESISTANT IN CONFORMANCE WITH 2022 CBC SECTION 11B-302.1
6. LANDINGS AT ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTION AND 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL. ACCESSIBLE PATHWAYS WITH HANDRAILS SHALL NOT EXCEED 8.33% SLOPE IN THE DIRECTION OF TRAVEL.
7. ACCESSIBLE PATHWAYS SHALL NOT EXCEED 2% MAXIMUM CROSS SLOPE.
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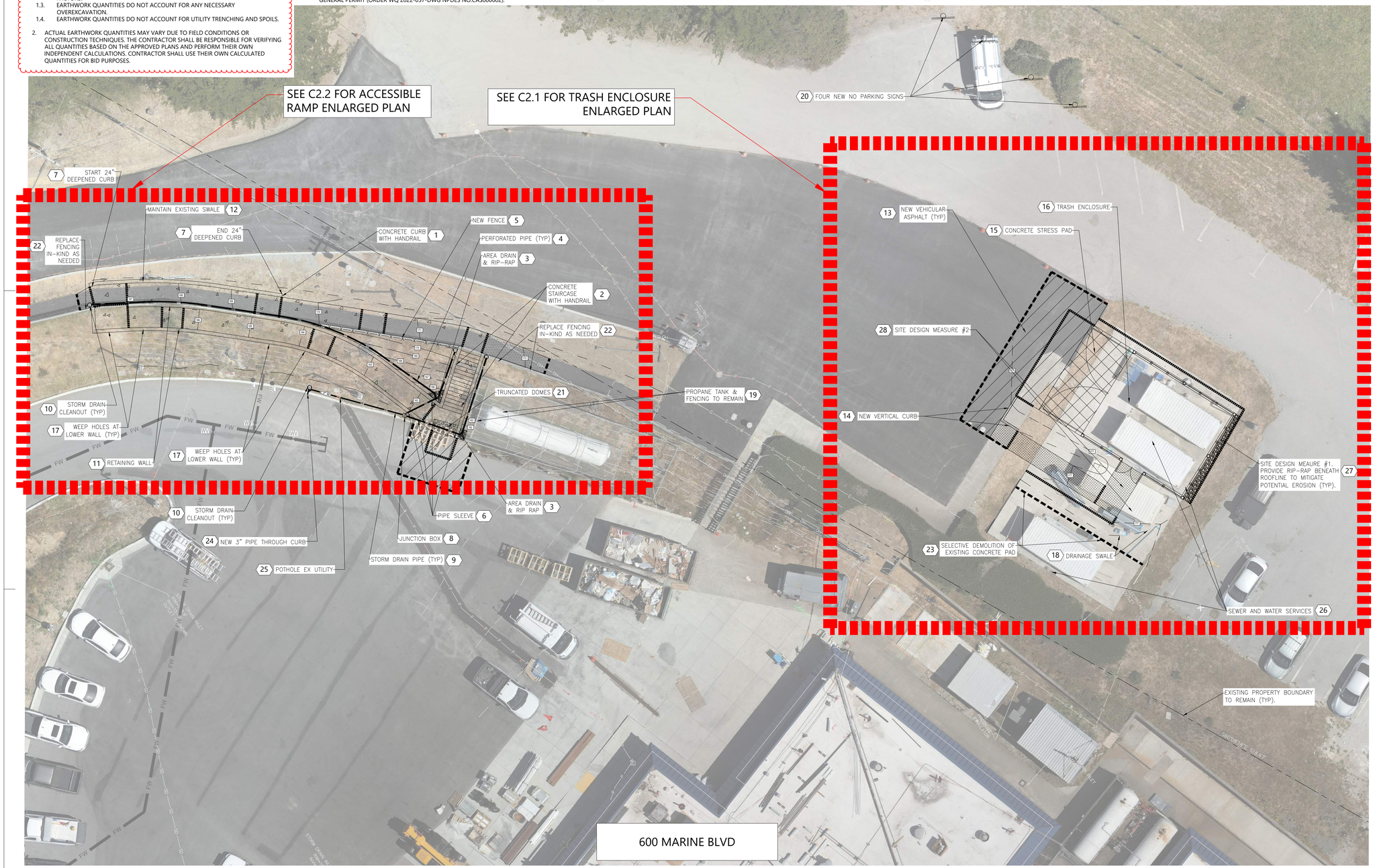
11. THE CONTRACTOR SHALL REVIEW PROPOSED CONFORM LOCATIONS IN THE FIELD AND DETERMINE IF THE CONFORM OR PROPOSED GRADING NEEDS TO BE ADJUSTED. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REVIEW PRIOR TO POURING NEW CURBS, SIDEWALKS, AND FLATWORK.



Know what's below. Call before you dig.

0 5 10 15 20
SCALE: 1" = 10'

Architect

SKA — SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center
600 Marine Blvd,
Moss Beach, CA 94038

600 Marine Blvd,
Moss Beach, CA 94038

Consultant

ORIGINAL SURVEY SOLUTIONS

OSS Project Number
1116-03

AGENCY NUMBER:
PLN2025-00429

Seal/Signature

LICENSED ARCHITECT — C37097 — EXP. 9/30/2027 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — STEVEN REYNOLDS — C77988 — CIVIL — STATE OF CALIFORNIA

Issued for — Date: 5/11/2026

PLN2025-00429 PC1 UPDATE	5/11/2026

Drawn by: NB
Checked by: SR

Project Name
SETON COASTSIDE - TRASH ENCLOSURE & ACCESSIBLE RAMP

Sheet Title
SITE IMPROVEMENT PLAN - OVERALL PLAN

Date: 12/23/2025
Scale: AS NOTED
Sheet Number: C2.0

30 X 42

IMPROVEMENT PLAN LEGEND

GB GRADE BREAK

CF CONFORM LINE

(8%) EXISTING SLOPE

8% PROPOSED SLOPE

(TC 17X.XX) EXISTING GRADE

TC 17X.XX PROPOSED GRADE

GENERAL NOTES

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4. ACCESSIBLE PATHWAYS SHALL NOT EXCEED 2% MAXIMUM CROSS SLOPE.
5. CONTRACTOR SHALL REPLACE ANY STRIPING THAT IS DAMAGED OR LOST DUE TO TRENCHING AND/OR CONSTRUCTION ACTIVITIES.
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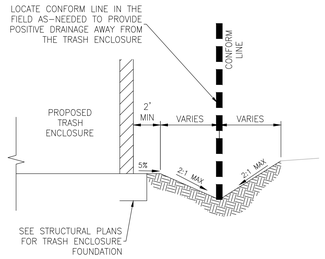
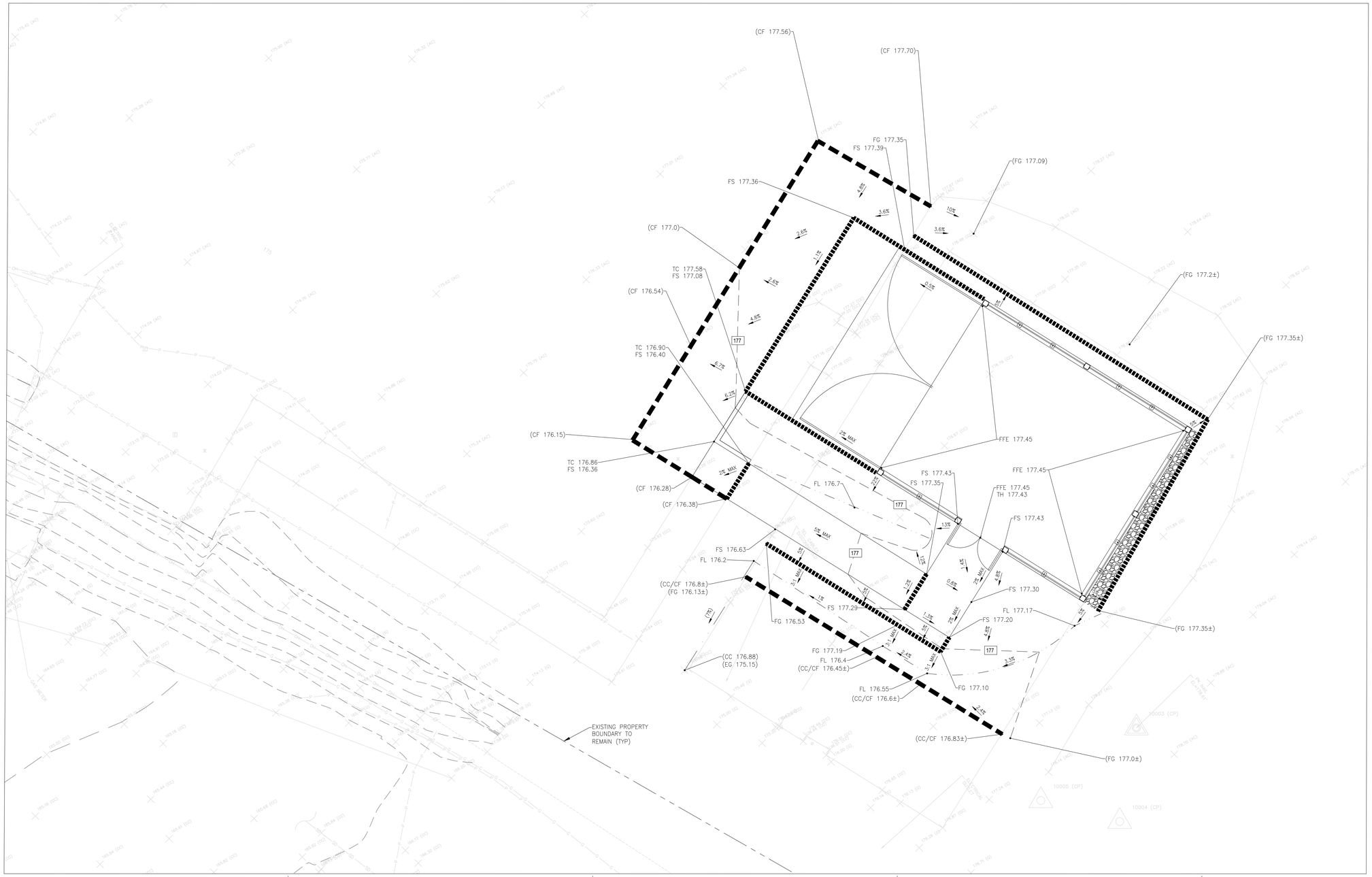
8. THE CONTRACTOR SHALL REVIEW PROPOSED CONFORM LOCATIONS IN THE FIELD AND DETERMINE IF THE CONFORM OR PROPOSED GRADING NEEDS TO BE ADJUSTED. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REVIEW PRIOR TO POURING NEW CURBS, SIDEWALKS, AND FLATWORK.



1 SWALE ADJACENT TO TRASH ENCLOSURE
NTS



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N

0 2.5 5 7.5 10
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Seal/Signature

LICENSED ARCHITECT KEVIN MCPARTLAND C-37097 EXP. 9/30/2027 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER STEVEN REYNOLDS C 77588 CIVIL STATE OF CALIFORNIA

Issued for
Date: 5/11/2026

PLN2025-00429 PC1 UPDATE	5/11/2026

Drawn by NB
Checked by SR

Project Name
SETON COASTSIDE - TRASH ENCLOSURE & ACCESSIBLE RAMP

Sheet Title
SITE IMPROVEMENT PLAN - ENLARGED TRASH ENCLOSURE PLAN

Date 12/23/2025
Scale AS NOTED
Sheet Number C2.1

30 X 42

IMPROVEMENT PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW FENCING FOR FALL PROTECTION. SEE ARCHITECTURAL DRAWINGS.
- NEW 4" PVC SDR 35 PERFORATED PIPE. SEE DETAIL 3 ON C4.0
- NEW STORM DRAIN PIPE. SIZE AND MATERIAL PER PLANS. SEE DETAIL 6 ON C4.0
- SDCO — NEW STORM DRAIN CLEANOUT. SEE DETAIL 4 ON C4.0
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- FL — DRAINAGE FLOWLINE
- GB — GRADE BREAK
- CF — CONFORM LINE
- (8%) — EXISTING SLOPE
- 8% — PROPOSED SLOPE
- (TC 17X.XX) — EXISTING GRADE
- TC 17X.XX — PROPOSED GRADE
- COBBLE SPLASH APRON. SEE DETAIL 12 ON C4.0
- CAST IN PLACE TRUNCATED DOMES PER DETAIL 10 ON C4.0

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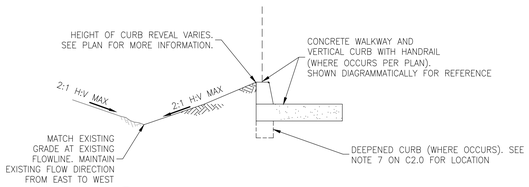
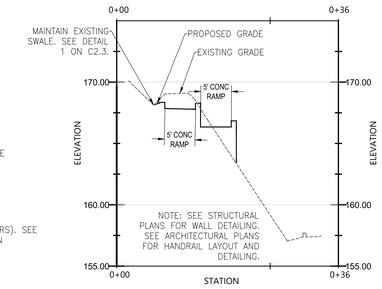
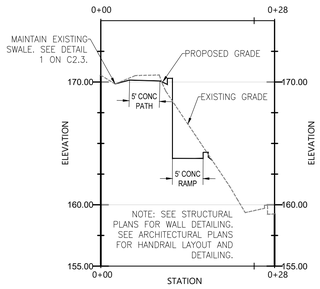


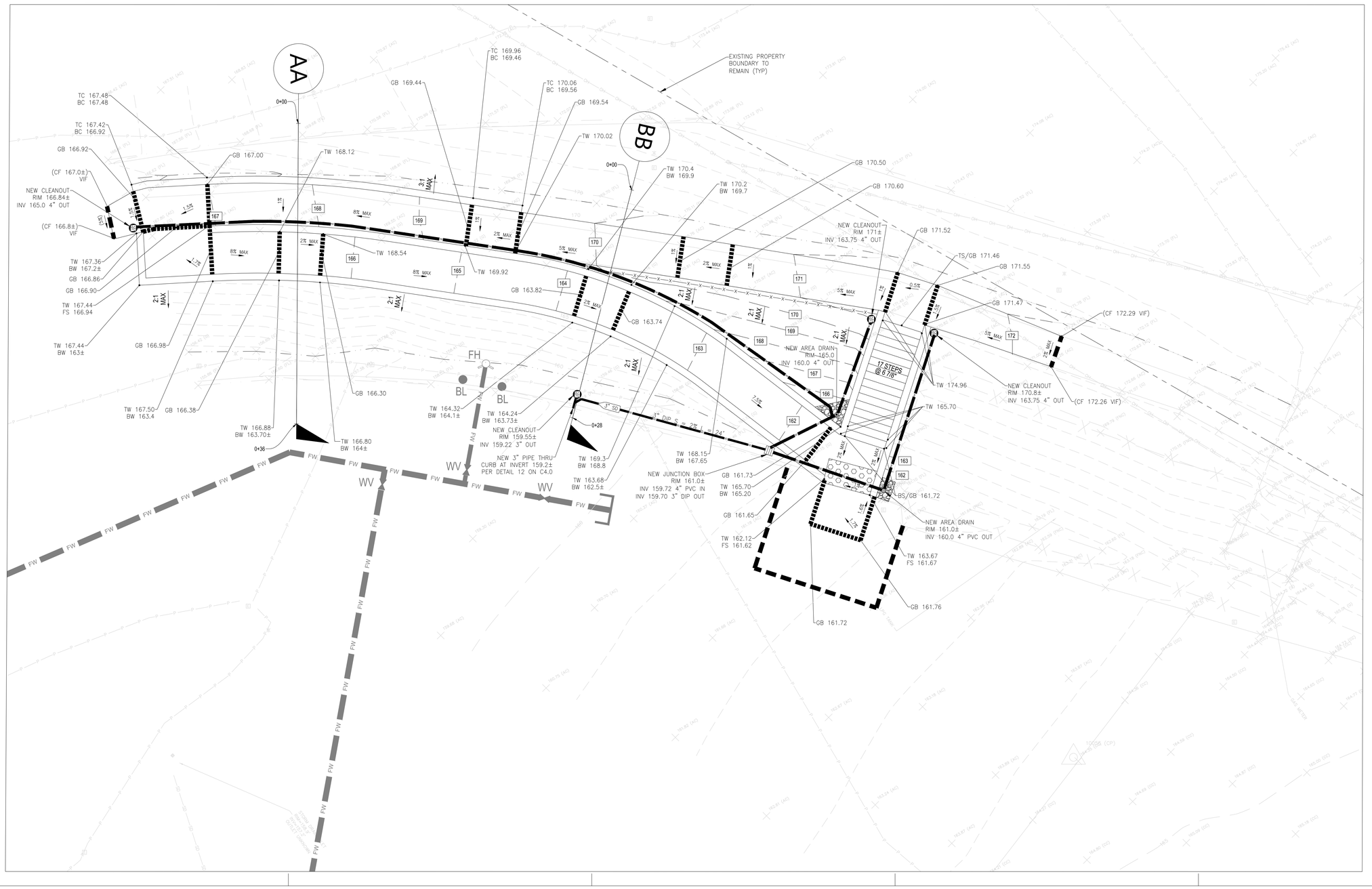
1 SWALE NORTH OF WALKWAY
NTS



SECTION AA
HORZ: 1"=10'
VERT: 1"=5'



SECTION BB
HORZ: 1"=10'
VERT: 1"=5'



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Moss Beach, CA 94038

600 Marine Blvd,
Moss Beach, CA 94038

Consultant

ORIGINAL SURVEY SOLUTIONS

OSS Project Number
1116-03

AGENCY NUMBER:
PLN2025-00429

Seal/Signature

LICENSED ARCHITECT KEVIN MCCLUSKEY C37097 EXP. 9/30/2027 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER STEVEN REYNOLDS C 77988 CIVIL STATE OF CALIFORNIA

Issued for
Date: 5/11/2026

PLN2025-00429 PC1 UPDATE	5/11/2026

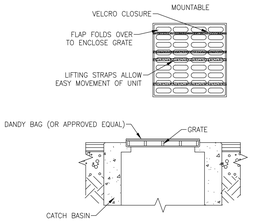
Drawn by NB
Checked by SR

Project Name
SETON COASTSIDE - TRASH ENCLOSURE & ACCESSIBLE RAMP

Sheet Title
SITE IMPROVEMENT PLAN - ENLARGED ACCESSIBLE RAMP PLAN

Date 12/23/2025
Scale AS NOTED
Sheet Number C2.2

30 X 42



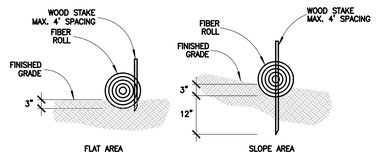
INLET PROTECTION FOR EXISTING CATCH BASINS

INLET PROTECTION NOTES

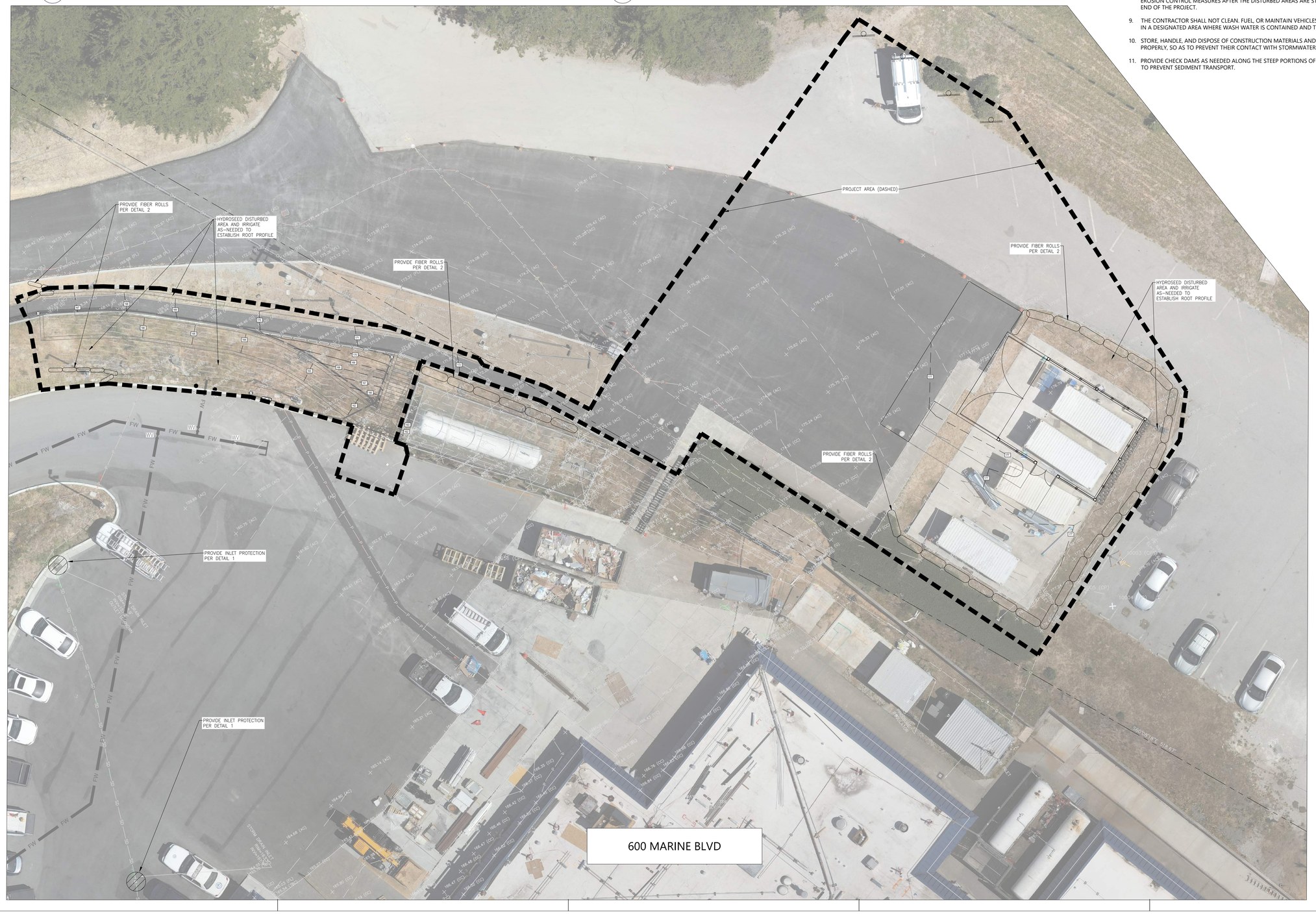
A. INSTALLATION: THE DANDY PRODUCT SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW ON POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME. FOLLOW ALL MANUFACTURES RECOMMENDATIONS.

B. MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE BEAVER DAM AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

1 INLET PROTECTION
NTS



2 FIBER ROLL ENTRENCHMENT
NTS



EROSION CONTROL NOTES

1. THE SCOPE OF WORK FOR THIS PROJECT DISTURBS LESS THAN 1 ACRE. THEREFORE, THE PROJECT DOES NOT REQUIRE COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT (ORDER WQ2022-057-DWG NPDES NO.CAS000002).
2. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.
3. THIS PLAN MAY NOT COVER ALL OF THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCING SHALL BE USED BY THE CONTRACTOR ON AN AS-NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM.
4. THE CONTRACTOR SHALL FOLLOW ALL BEST MANAGEMENT PRACTICES. SEE SHEET C3.1 FOR MORE INFORMATION.
5. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND MAKE ALL NECESSARY REPAIRS AFTER EACH STORM EVENT.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT BORROW AND TEMPORARY STOCKPILES WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCING, ETC). TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
7. ALL TRUCK TIRES SHALL BE CLEAN PRIOR TO EXITING THE PROPERTY.
8. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL MEASURES AFTER THE DISTURBED AREAS ARE STABILIZED AT THE END OF THE PROJECT.
9. THE CONTRACTOR SHALL NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
10. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
11. PROVIDE CHECK DAMS AS NEEDED ALONG THE STEEP PORTIONS OF THE ROADWAY TO PREVENT SEDIMENT TRANSPORT.

Know what's below. Call before you dig.

N

0 5 10 15 20
SCALE: 1" = 10'

Architect
SKA SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner
AHMC Seton Medical Center
600 Marine Blvd,
Moss Beach, CA 94038
600 Marine Blvd,
Moss Beach, CA 94038

Consultant
ORIGINAL SURVEY SOLUTIONS

OSS Project Number
1116-03

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Seal/Signature
LICENSED ARCHITECT KEVIN MCCOY C-37097 Exp. 9/30/2027 STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER STEVEN REYNOLDS C 77588 CIVIL STATE OF CALIFORNIA

Issued for
Date: 5/11/2026

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Drawn by NB
Checked by SR

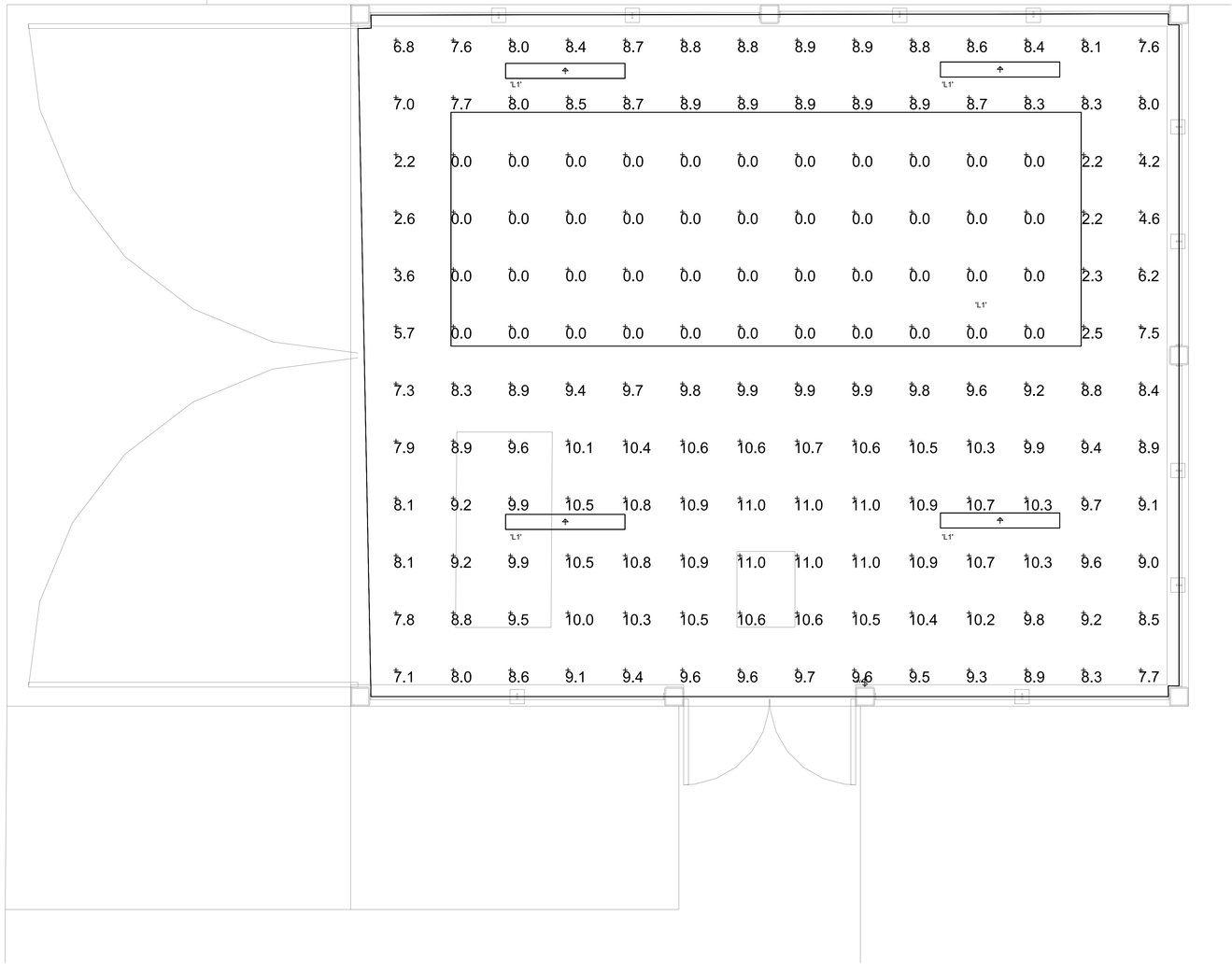
Project Name
SETON COASTSIDE - TRASH ENCLOSURE & ACCESSIBLE RAMP

Sheet Title
EROSION CONTROL PLAN

Date 12/23/2025
Scale AS NOTED
Sheet Number C3.0

30 X 42

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	LDD4O604010	Single	LDD4O604010		0.800	6135	45	180



1 ENLARGED FLOOR PHOTOMETRIC PLAN - LIGHTING
NO SCALE

Architect

SKA SMITH-KARNG ARCHITECTURE
360 Pine Street, FLR 3
San Francisco, CA 94104
Office: 415.376.2565

Owner

AHMC Seton Medical Center
600 Marine Blvd,
Moss Beach, CA 94038

Consultant

INTERFACE ENGINEERING
PROJECT 2025-1279
CONTACT WESTLEY ANASTASIO
1999 Harrison Street, Suite 550
Oakland, CA 94612
TEL 415.489.7240
www.interfaceengineering.com

SKA Project Number

25027

AGENCY NUMBER:

PLN2025-00429

Seal/Signature

REGISTERED ARCHITECT MICHAEL C. SMITH C17097 EXP. 9/30/2027 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER WESTLEY F. ANASTASIO No. E22875 ELECTRICAL STATE OF CALIFORNIA

Signed: 4/30/26

Issued for

PERMIT

1 PERMIT BACKCHECK #1	05/01/2026

Drawn by TR

Checked by DC

Project Name

SETON COASTSIDE - TRASH COMPACTOR RELOCATION & NEW ADA RAMP

Sheet Title

ENLARGED FLOOR PHOTOMETRIC PLAN - LIGHTING

Date 05/01/2026

Scale NO SCALE

Sheet Number 1 E2.2

30 X 42

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



Current conditions of the stairs leading to the upper parking lot.



Upper parking lot



View of concrete pad where trash enclosure is proposed to be located



View of walkway to courtyard looking back at generator



View of walkway to courtyard



Courtyard



Courtyard



Walkway leading from courtyard to front of hospital



Light poles installed at the top of the driveway



Light poles installed at the bottom of the driveway

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

AHMC Seton Medical Center

AHMC Seton Medical Center Coastside

April 21, 2026

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Permit Application for Storm Damage Remediation, Property Rehabilitation, and Code-Compliant Restoration at AHMC Seton Medical Center Coastside, 600 Marine Blvd, Moss Beach, CA.

Dear Sir or Madam:

Please accept this letter as a narrative in support of the permit application for the above-referenced property located at 600 Marine Blvd, Moss Beach, CA, Assessor's Parcel Number(s) 037-160-020, 037-160-090, within the jurisdiction of the County of San Mateo.

This application is submitted to obtain County review and approval for the repair, rehabilitation, restoration, and improvement of the property and related facilities, together with such additional work as may be required for lawful occupancy, safe operation, and future use consistent with applicable County requirements. The requested permits are intended to address significant storm-related damage, remediate unsafe conditions, restore functionality to the site, and facilitate code-compliant improvements to the property.

The property sustained major and progressive damage as a result of severe storm events in January 2023 and a second major storm event in January 2024. These events caused widespread damage across the property, including the failure of multiple trees that fell onto the campus and, in certain instances, onto the building itself. The resulting conditions materially impaired hospital operations, caused substantial damage to the improvements, and produced serious utility failures, including power outages and blackout conditions across the campus. The storm events also severely compromised site circulation and emergency access. Because the hospital is served by a single principal point of ingress and egress, the blockage, obstruction, and damage to the main driveway materially restricted access to and from the property, impaired logistics, interfered with emergency response capability, and created significant life-safety concerns for patients, staff, first responders, and the public. As a consequence of these compounding conditions, a portion of the hospital was closed in June 2023, and the facility ultimately underwent final closure in April 2024. During this period, the County was required to deploy paramedics and station ambulances outside the building to maintain emergency readiness and continued public safety.

In light of the foregoing, this permit application is submitted to finish the work necessary to repair storm-related damage, correct dangerous and deteriorated conditions, restore safe access and circulation, rehabilitate affected structures and site improvements, and bring the property into compliance with safety standards. Additional immediate repair measures included work to the

patio and retaining wall to stabilize the affected areas of the property, mitigate the risk of further mudslides, and prevent additional erosion and slope-related impacts to the site and improvements.

The applicant and its consultants intend to work cooperatively with County staff and all agencies having jurisdiction in order to address plan check comments, supplemental submittal requests, operational requirements, and any conditions of approval. This application is submitted in good faith to facilitate the orderly review, permitting, and rehabilitation of a property that has experienced extraordinary operational disruption and physical damage due to successive storm events.

Accordingly, the applicant respectfully requests expedited County review and processing of this permit application so that the property may be stabilized, repaired, rehabilitated, and restored in a safe and code-compliant manner, and so that the dangerous conditions resulting from the storm events may be fully addressed without further delay.

Thank you for your time, attention, and consideration.

Sincerely,

Aman Dhuper

Aman Dhuper
AHMC Seton Medical Center
1900 Sullivan Avenue
Daly City, CA 94015