

0.11 0 0.06 0.11 Miles

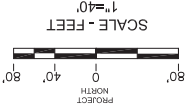
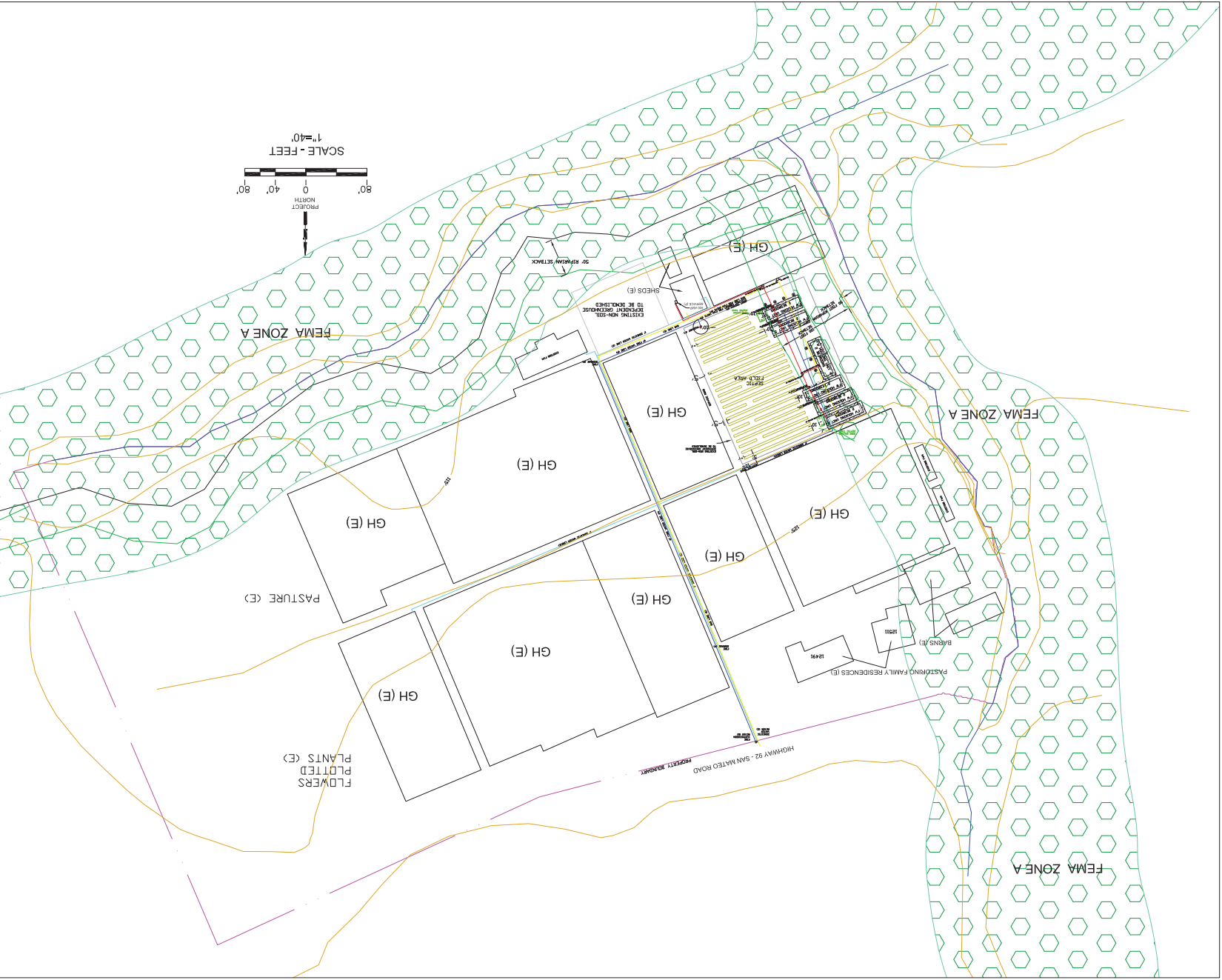
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:3,561



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



SECTION AND DETAIL CONVENTION



SECTION OR DETAIL CONVENTION
 REFERENCE SHEET NO. ON THIS SHEET OR FROM ANOTHER SHEET OR DETAIL IS SHOWN
 OR DETAIL IS SHOWN

GENERAL NOTES

- 1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST, PROPERTY OWNER.
- 2. SITE PLAN PREPARED BY SIGMA PRIME BY ORCELYN OF AERIAL PHOTOS AND SAN MATEO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
- 3. DEMONSTRATION OF EXISTING KNOWLEDGE DEPENDENT GREENHOUSES, APPROXIMATELY 45,000 SQ. FEET.
- 4. 6 - FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOUSING UNITS - 2 BEDROOMS.
- 5. 1 BATHROOM - 11'6" X 6'8" IN SIZE AND 57K SQUARE FEET IN AREA, TOTAL ROOF AREA = 3450 SF.
- 6. EACH PROPOSED TRAILER HAS A 3'-0" FOOT PERIMETER CONCRETE SLAB AROUND IT, FOR A TOTAL AREA OF 2376 SF.

LEGEND

- FWH FARM WORKER HOUSING
- PH, PD PROPOSED, OR NEW
- EX EXISTING
- GH GREEN HOUSE
- PARKING

SITE LOCATION MAP - not to scale



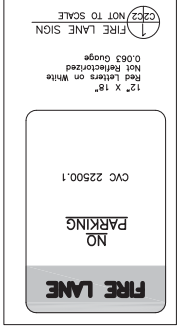
SITE PLAN
 PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APLIC 08-6-321-0-40

DATE: 6/29/17	DRAWN BY: AZB
CHECKED BY: CMK	SIGMA PRIME GEOSCIENCES, INC.
REV. DATE: 10/2/17	332 PRINCETON AVENUE
REV. DATE: 1/25/18	HALF MOON BAY, CA 94019
REV. DATE:	PHONE: 726-3933
	FAX: 726-3933



**FIRE DEPARTMENT AND
EMERGENCY ACCESS**

PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 085-321-040



DATE: 6/21/17	DRAWN BY: AZG
CHECKED BY: CAK	SIGNA PRIME GEOSCINCES, INC.
REV. DATE: 6/4/17	332 PRINCETON AVENUE
REV. DATE: 12/8/17	HALF MOON BAY, CA 94019
REV. DATE:	TEL: 725-9530
	FAX: 725-9530



SECTION AND DETAIL CONVENTION

1. FIRE ALARMS/CO DETECTORS ARE TO BE HARD WIRED, INTERCONNECTED WITH BATTERY BACKUP. LOCATION TO MEET CHAPTER R314 OF 2016 CBC.

2. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 7" STROKE AND SHALL BE MINIMALLY 6 FEET ABOVE FINISH GRADE. NUMBERS TO BE POSTED IN A CONSPICUOUS PLACE AND VISIBLE FROM ACCESS ROAD.

3. FIRE HYDRANT TO HAVE A MINIMUM FLOW OF 1000GPM @ 20PSI AND BE WITHIN 500 FEET OF PINTLS.

4. FIRE ACCESS ROAD IS 16 FEET MOSTLY AROUND THE CUTTER PERIMETERS OF THE GREEN HOUSES AS SHOWN WITH LESS THAN 500 FEET BETWEEN TURN-AROUNDS. FIRE LANE AND PARKING CVC 22500.1 SIGNS LOCATED AT BOTH ENDS OF FIRE LANE. EMERGENCY ROAD AND TURN-AROUNDS CONSIST OF ALL WEATHER ROAD CLASS 2 BASE-ROCK COMPACTED TO 95% DENSITY.

5. ROOF ASSEMBLY SHALL HAVE A MINIMUM CLASS A FIRE RATINGS.

6. VEGETATION MANAGEMENT - FIRE LANE AND PROJECT CONTAINS NO VEGETATION REQUIRING MANAGEMENT.

7. FIRE APPARATUS AND EMERGENCY VEHICLE LANE AND TURN AROUND WILL BE KEPT CLEAR AT ALL TIMES.

8. ALTERNATIVE MEANS AND METHODS FOR 16 FOOT FIRE LANE ALONG EXISTING EASTERN GREENHOUSES APPLIED FOR 12/15/17.

9. SECTION WORKSHEETS ATTACHED.

FIRE NOTES

1. PASTORINO FAMILY TRUST, PROPERTY OWNER.

2. SITE PLAN PREPARED BY SIGMA PRIME BY OVERLAY OF AERIAL PHOTOS AND SAMPLING COUNTY MAPS. THIS IS NOT A BOUNDARY SURVEY.

3. DEMOLITION OF EXISTING NON-SOIL DEPENDENT GREENHOUSE.

4. FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 1167' x 48' IN SIZE AND 576 SQUARE FEET IN AREA.

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF PASTORINO FARM WORKER HOUSING.

2. SITE PLAN PREPARED BY SIGMA PRIME BY OVERLAY OF AERIAL PHOTOS AND SAMPLING COUNTY MAPS. THIS IS NOT A BOUNDARY SURVEY.

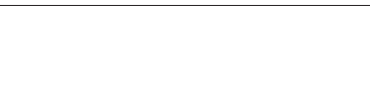
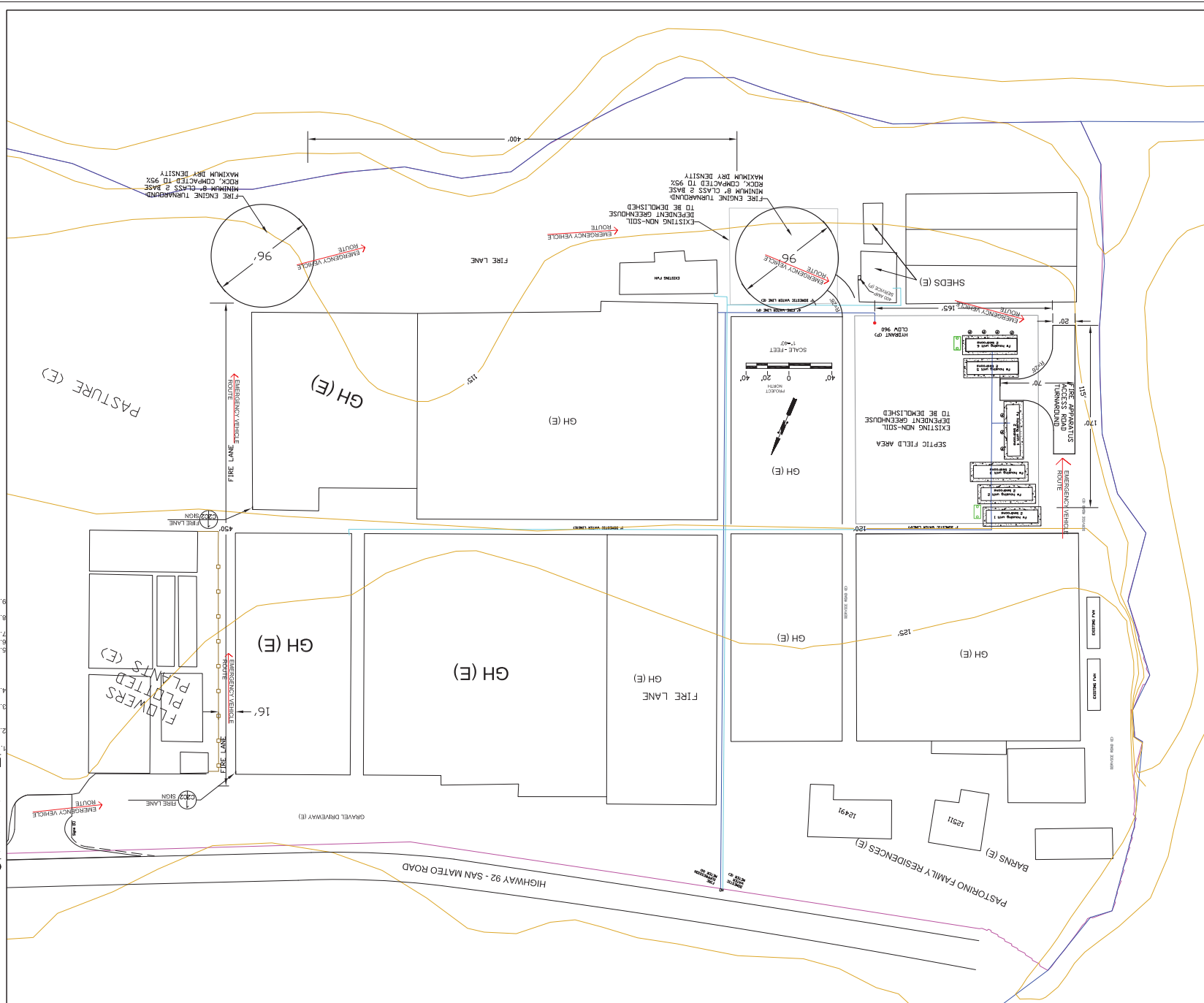
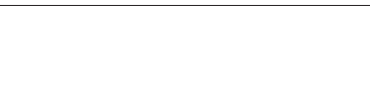
3. DEMOLITION OF EXISTING NON-SOIL DEPENDENT GREENHOUSE.

4. APPROXIMATELY 45,000 SQUARE FEET.

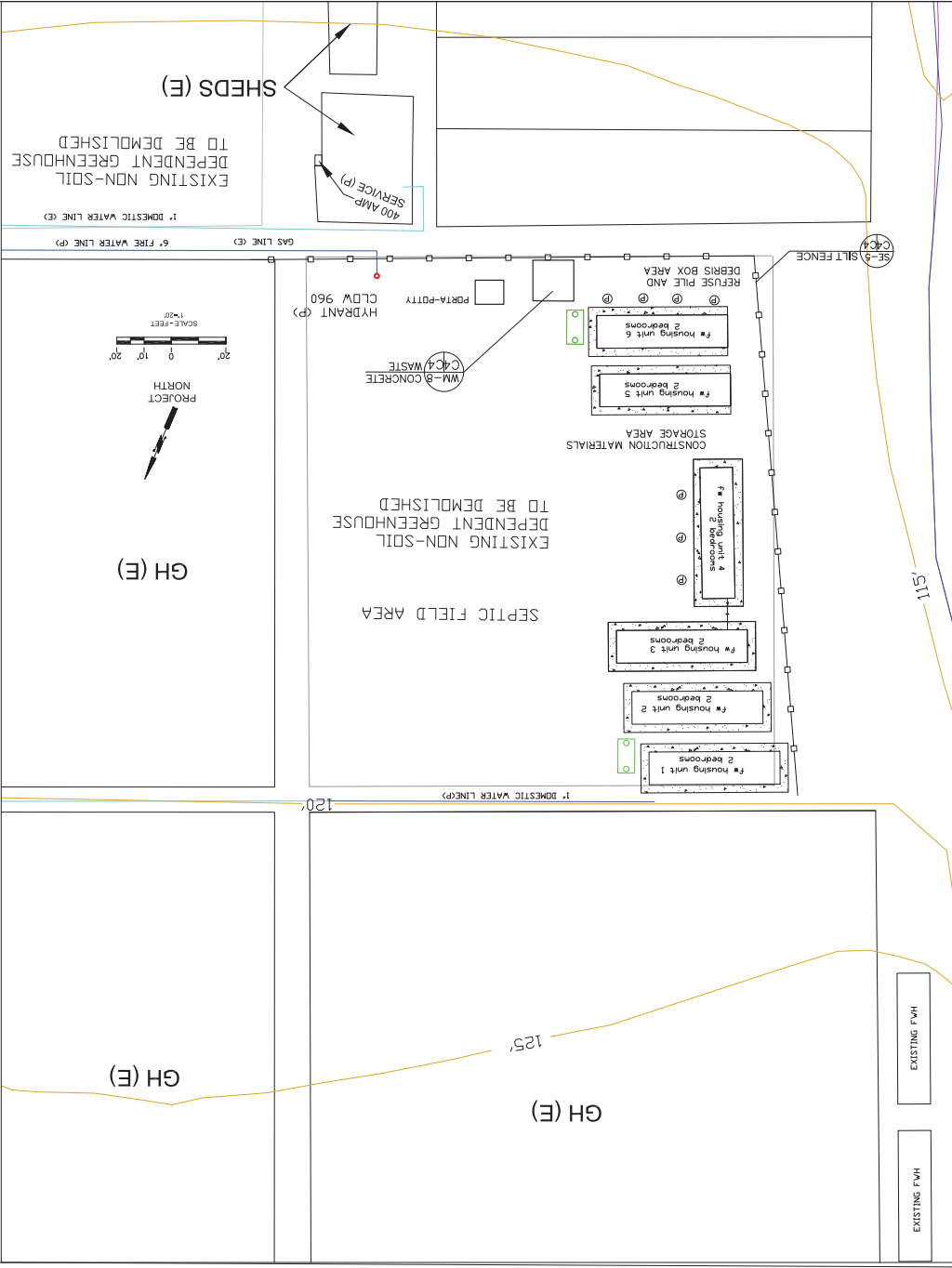
5. FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 1167' x 48' IN SIZE AND 576 SQUARE FEET IN AREA.

LEGEND

F, W	FARM WORKER HOUSING
PH	PROPOSED, OR NEW
EX	EXISTING
GH	GREEN HOUSE
P	PARKING



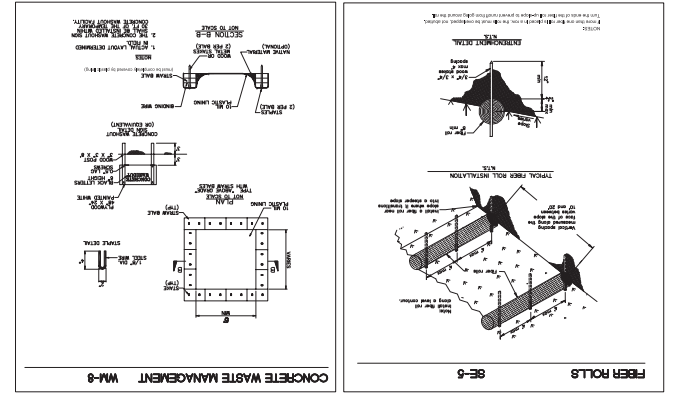
EXISTING FWH
EXISTING FWH



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earthmoving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earthmoving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid clearing, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

Fiber Roll
INSTALL AT LOCATION SHOWN
AT 1X AS SHOWN IN DETAIL



EROSION CONTROL POINT OF CONTACT

NAME: WAYNE PASTORINO
PHONE: 650-458-9117
TITLE: REGULATION OWNER
F-MAIL: WAYNE@PASTORINOWHY.COM

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

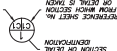
LEGEND

- FWH FARM WORKER HOUSING
- PH, (PH) PROPOSED, OR NEW
- (E) EXISTING
- GH GREEN HOUSE
- (P) PARKING

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST, PROPERTY OWNER.
- SITE PLANS PREPARED BY SIGMA PRIME, PHOTOS AND AERIAL PHOTOS AND SAM WATER COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
- DEMOLITION OF 2 EXISTING NON-SOIL DEPENDENT GREENHOUSE.
- FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED APPROXIMATELY 45,000 SQUARE FEET.
- HOME - 2 BEDROOMS, 1 BATHROOM - 12' X 48' IN SIZE AND 480 SQUARE FEET IN AREA.

SECTION AND DETAIL CONVENTION



REFERENCE SHEET NO. FROM WHICH SECTION IS TAKEN
ON DETAIL IS SHOWN
DETAIL IS SHOWN



DATE: 6-22-17
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 04-17
REV. DATE: 06-01-17
REV. DATE: 06-01-17
REV. DATE: 06-01-17

SIGMA PRIME GEOTECHNICALS, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 726-5590
FAX: 726-5893

Sigma Prime Geotechnicals, Inc.

EROSION AND SEDIMENT CONTROL PLAN

PASTORINO FARM WORKER HOUSING
12311 SAN MANUEL ROAD
HALF MOON BAY, CALIFORNIA
APN: 056-032-1-040

C-4 SHEET

EXISTING F.W.H

EXISTING F.W.H

EXISTING F.W.H

EXISTING F.W.H

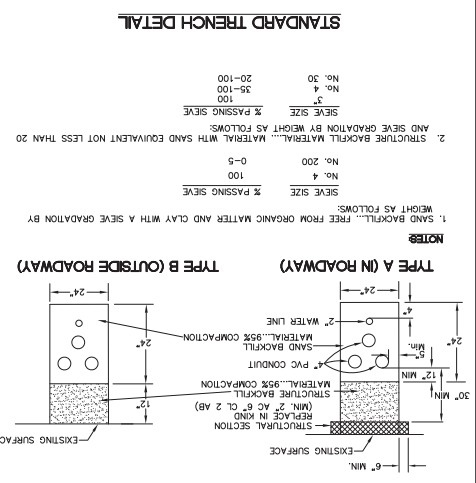
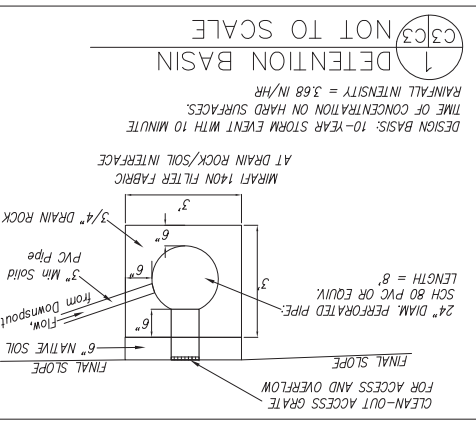
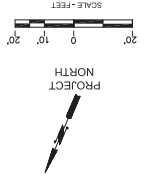
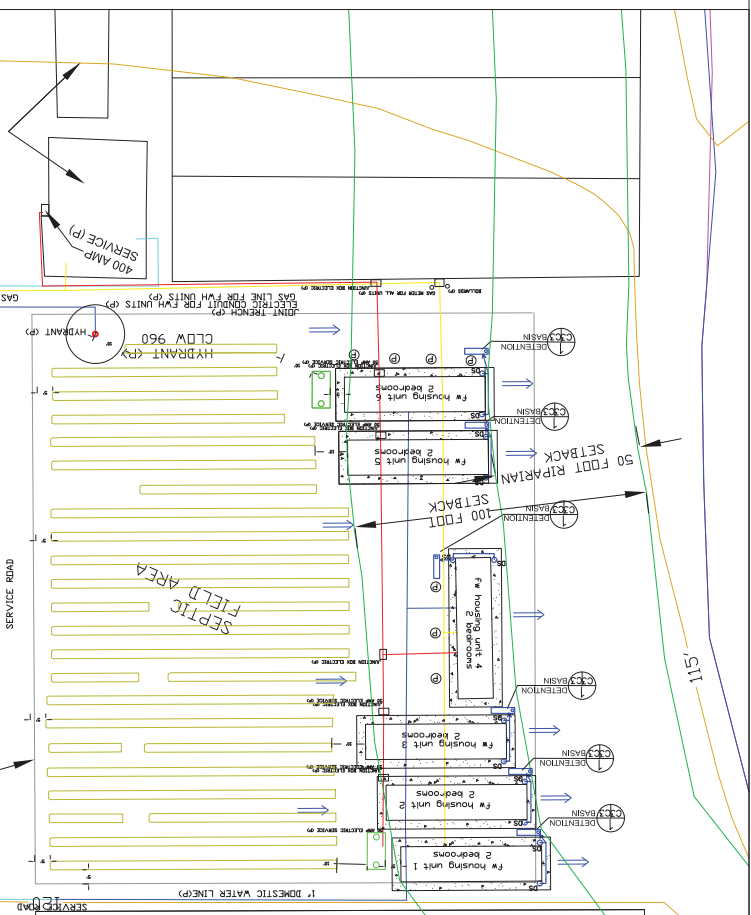
115'

GH (E)

125'

GH (E)

GH (E)



- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST, PROPERTY OWNER.
 - SITE PLAN PREPARED BY DESIGN OR VISUALIZATION OF AERIAL PHOTOS AND SAN MATEO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
 - DEMOLITION OF EXISTING NON-SOIL DEPENDENT GREENHOUSE.
 - APPROXIMATELY 4,000 SQUARE FEET.
 - FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 11.87' X 48' IN SIZE AND 576 SQUARE FEET IN AREA.
- LEGEND**
- F.W.H FARM WORKER HOUSING
 - GH GREEN HOUSE
 - EXISTING
 - PROPOSED, OR NEW
 - EXISTING
 - EXISTING CONTOURS
 - DIRECTION OF SURFACE DRAINAGE FLOW
 - DS DOWNSPOUT
- DRAINAGE NOTES**
- DRAINAGE INTERLACE IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 - DRAIN LINES SHALL LEAD TO DRAINAGE MANHOLE.
 - ALL ROOF DRAINAGE PIPES SHALL BE 3" MIN DIAMETER SUDS PIPE, SLOPED AT 1% MINIMUM.
 - THE OWNERS RESPONSIBILITY TO MAINTAIN THE DRAINAGE SYSTEM IN A GOOD WORKING CONDITION. THE OWNERS SHALL SEE THAT THE SYSTEM IS CHECKED FOR CLOGGING AND DEBRIS EVERY FALL.
 - SLOPE AWAY FROM PROPOSED SEPTIC LEACH FIELD AREA.
 - PEFCORATION TESTS FOR THE NEARBY SEPTIC SYSTEM SHOWS AN 8% PERCENT OF 6.2% ARE ADEQUATE FOR THE PROPOSED DRY WELLS.
- GRADING NOTES**
- ABOVE VOLUMES ARE APPROXIMATE.
 - MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 - ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 - DRAINAGE INTERLACE IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 - DRAIN LINES SHALL LEAD TO DRAINAGE MANHOLE.
 - ALL ROOF DRAINAGE PIPES SHALL BE 3" MIN DIAMETER SUDS PIPE, SLOPED AT 1% MINIMUM.
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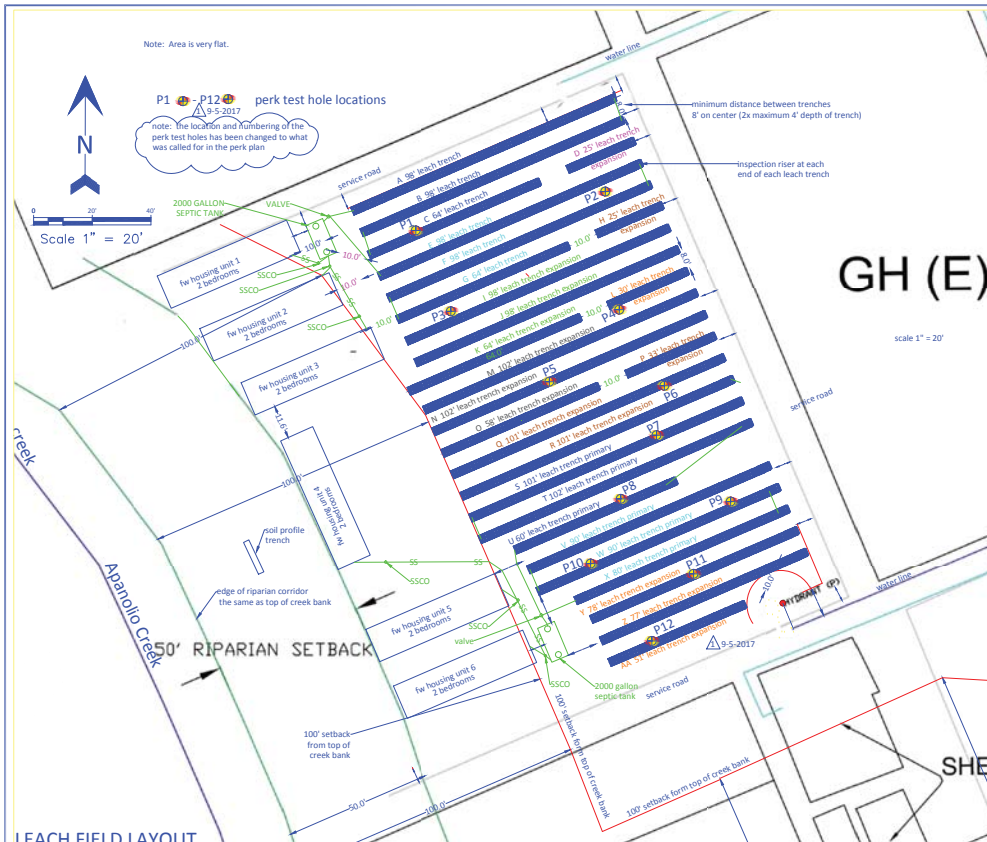
GRADING AND DRAINAGE PLAN

DATE: 8-22-17
DRAWN BY: AZG
CHECKED BY: GAK
REV. DATE: 1-16-17
REV. DATE: 1-26-18
REV. DATE:

SIGMA PRIME GEOTECHNICAL, INC.
4441 FLOON BAY, CA 94019
(650) 728-9590
FAX: 728-9593

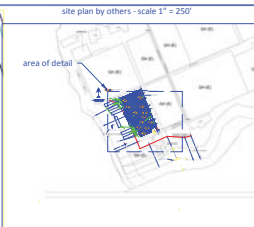
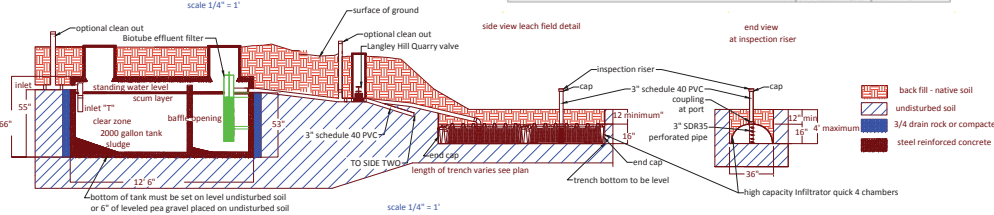
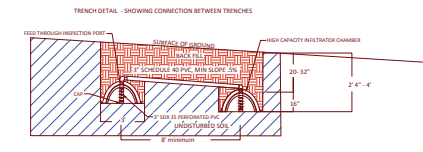
PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 0665211400

C-3 SHEET



LEACH FIELD LAYOUT

TRENCH	LENGTH	SYSTEM 1 P1	SYSTEM 1 P2	SYSTEM 1 E1	SYSTEM 1 E2	SYSTEM 2 P1	SYSTEM 2 P2	SYSTEM 2 E1	SYSTEM 2 E2
A	98	98							
B	98	98							
C	64	64							
D	25				25				
E	98	98							
F	98	98							
G	64	64							
H	25				25				
I	98	98							
J	98	98							
K	64	64							
L	30				30				
M	102				102				
N	102				102				
O	58				58				
P	33				33				
Q	101				101				
R	101				101				
S	101				101				
T	102				102				
U	60				60				
V	90				90				
W	90				90				
X	80				80				
Y	78				78				
Z	77				77				
AA	21				21				
TOTALS	2086	260	260	260	262	260	263	260	261



Soil Profile Pastorino Farms, Half Moon Bay

DEPTH	SOIL PROFILE	DESCRIPTION
0		
1		0-1' tan sandy loamy clay
2		
3		
4		
5		
6		1-1.5' tan sandy clay with some rock fragments
7		
8		
9		
10		
11		
12		
13		water deep at 1.2'

Langley Hill Quarry

PH: 650-853-0128 • Septic Systems Installed & Regulated • Lic. No. A7508883

RMIC Certified Installer No. _____

RMIC Soil Permeability Tester No. _____

Checked & Paid by: Allison Lang, Date: 12/11/2014

US HOUR	HEADINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
1	PERM						
2	PERM						
3	PERM						
4	PERM						
5	PERM						
6	PERM						
7	PERM						
8	PERM						
9	PERM						
10	PERM						
11	PERM						
12	PERM						
13	PERM						
14	PERM						
15	PERM						

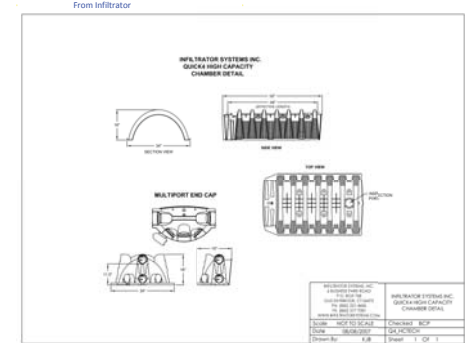
Project Discussion

The property owner's would like to install 6 two bedroom trailers on this property. These will serve as farm labor housing. Since there is no public sewer in this area, these will be served by septic systems. Two separate septic systems each to serve three of the dwellings (6 bedrooms each) are proposed here. This plan was developed to show where and how these septic systems will be installed.

Percolation testing was performed which produced "A" rates. At this percolation rate the County requires four leach fields for each field to be shown each with at least 130 linear feet of leach trench to serve 6 bedrooms. Two of these leach fields would be installed and are labeled primary, the other two are to be installed if ever needed and are labeled expansion. Since there was a little water seepage found in the bottom of the soil profile trench (which stabilized at about 12' beneath the surface of the ground) a shallow system with leach trenches no deeper than 4' is proposed here. In order to make these shallow systems work better, Quick Four High Capacity Infiltrator Chambers are specified instead of gravel in the trenches. When these chambers are used the County requires twice as much length of leach trenches (four leach fields per system with at least 260 linear feet of leach trench). This plan shows four leach fields with 260 linear feet of leach trench for each of the two septic systems proposed here.

In San Mateo County a 2000 gallon septic tank is large enough to serve up to six bedrooms and one is specified here for each of the two septic systems shown here.

- SCOPE OF WORK**
- The following is a brief summary of work to be done under a permit issued by the County of San Mateo.
1. Install new 2000 gallon Selvage Concrete Products septic tanks as shown.
 2. Install new leach trenches as shown.
 3. Install new valve as shown.
 4. Connect new Selvage septic tank to valve and valve to leach trenches and leach trenches to leach trenches as shown.
 5. Connect new sewer lateral to inlet of new tank.
- All material and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before covering it. Nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability is hereby limited to \$500 or the fee paid for the design whichever is less.



Langley Hill Quarry

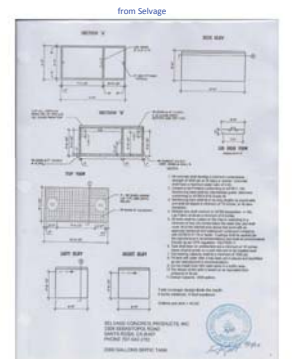
PH: 650-853-0128 • Septic Systems Installed & Regulated • Lic. No. A7508883

RMIC Certified Installer No. _____

RMIC Soil Permeability Tester No. _____

Checked & Paid by: Allison Lang, Date: 12/11/2014

US HOUR	HEADINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
1	PERM						
2	PERM						
3	PERM						
4	PERM						
5	PERM						
6	PERM						
7	PERM						
8	PERM						
9	PERM						
10	PERM						
11	PERM						
12	PERM						
13	PERM						
14	PERM						
15	PERM						



REVISIONS	DATE	DESCRIPTION
1	9-5-2017	County comments



S.R. HARTELL, R.E.H.S.
 P.O. BOX 342
 PACIFICA, CA 94044
 srhartsell@gmail.com (650) 888-2420

septic plan

Pastorino Farms
 12391 San Mateo Road (Highway 92)
 Half Moon Bay, CA 94019
 APN 056-331-020

October 21, 2016
 SCALE AS NOTED
 BY SRH
 PAGE
SEPTIC