

**PERMITTING SUBMITTAL**  
NOT FOR CONSTRUCTION

# POST CLOVERDALE RANCH FIFTH CROW FARM BACKFIELD FARM LABOR HOUSING PROJECT

**PROJECT DESCRIPTION:**

THE PROJECT PROPOSES TO INSTALL TWO SEMI-PREFABRICATED DUPLEX HOMES (FOUR HOUSING UNITS) FOR FARM LABOR HOUSING AND ASSOCIATED SEPTIC LEACH FIELD, 5,000 GALLON WATER TANK AND PARKING. THE HOMES WILL BE ACCESSED VIA AN EXISTING DRIVEWAY OFF CLOVERDALE ROAD.

PROJECT CONFORMS WITH THE 2016 CRC, CENC, CEC, CMC, CPC AND CALGREEN. ALL SECTIONS ON PLAN REFERENCE THE 2022 CALIFORNIA CODES

**GRADING VOLUMES**

CUT: 0 CY  
FILL: 850 CY

**PROJECT LOCATION**

4309 CLOVERDALE ROAD  
PESCADERO, CA  
APN 086-270-010

**SHEET INDEX**

SHEET	TITLE
1	TITLE SHEET
2	SITE PLAN
3	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
4	DETAILS 1
5	DETAILS 2

**GRADING AND EROSION CONTROL**

C-1	GRADING AND DRAINAGE PLAN
C-2	EROSION AND SEDIMENT CONTROL PLAN

**BUILDING**

000	COVER
001	NOTES
101-A	FIRST LEVEL ARCH. PLAN
301	ELEVATIONS
302	ELEVATIONS
401	FOUNDATION LAYOUT
701	BUILDING SECTIONS

**SEPTIC**

SEPTIC SYSTEM PLAN

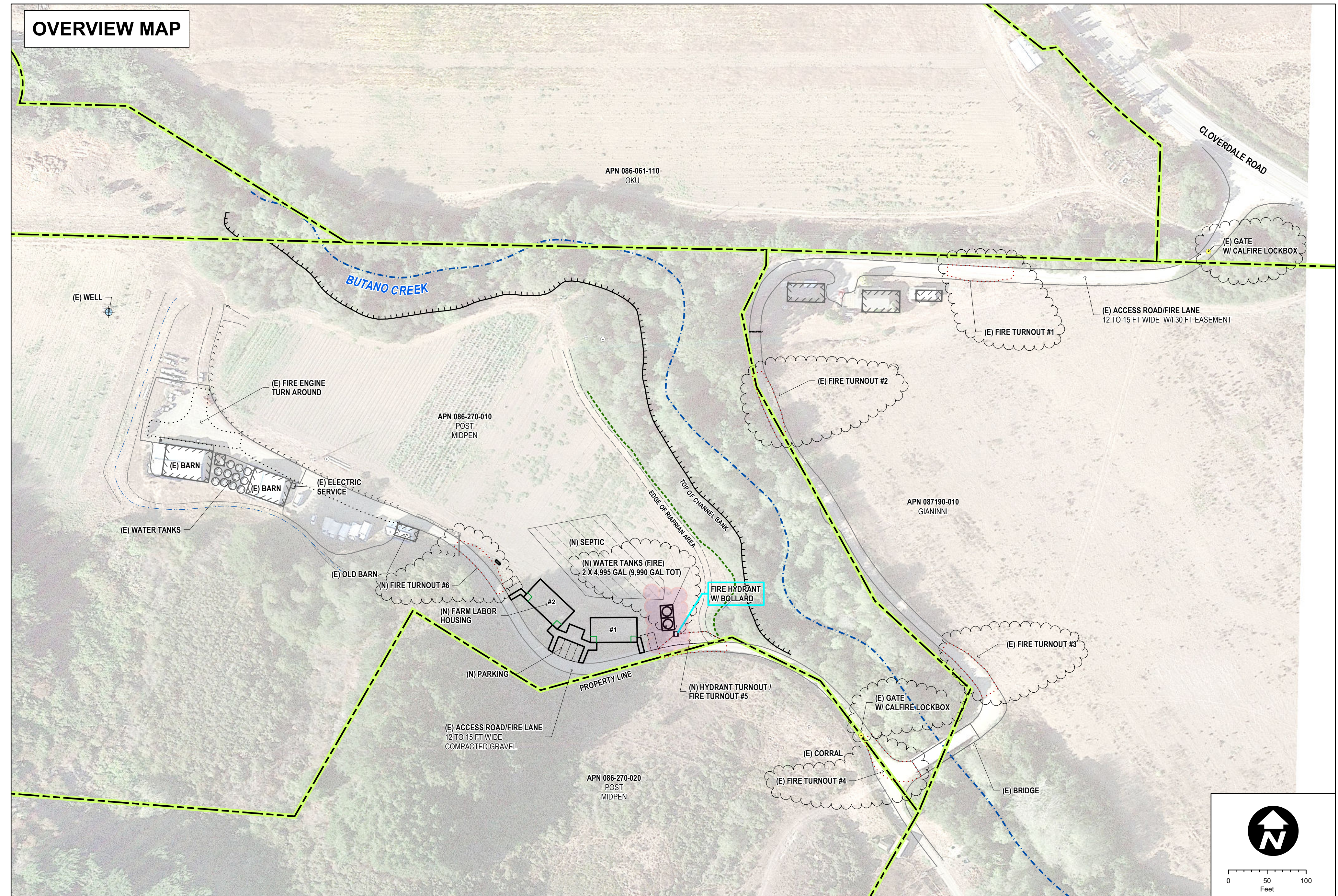
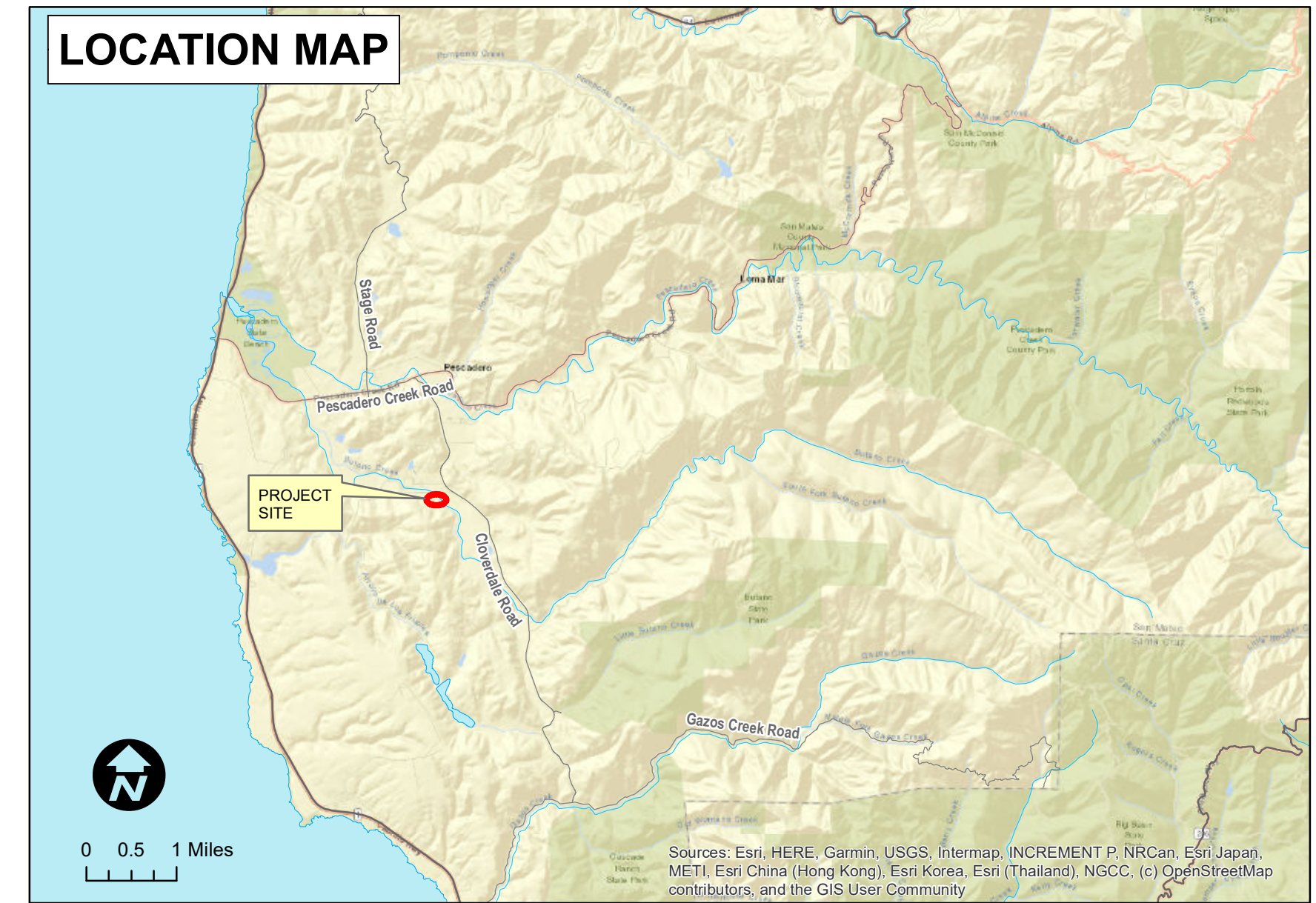
**CONTACTS**

**OWNERS**  
PENINSULA OPEN SPACE TRUST  
222 HIGH STREET  
PALO ALTO, CA 94301  
650-352-6239  
CONTACT: LAURA O'LEARY

MIDPENINSULA OPEN SPACE DISTRICT  
330 DISTEL CIRCLE  
LOS ALTOS, CA 94022  
(650) 691-1200  
CONTACT: ALLEN ISHIBASHI  
REAL PROPERTY MANAGER  
aishibashi@openspace.org

**LANDSCAPE PLANNER**  
SANDY SOMMER  
661 PETTIS AVE  
MOUNTAIN VIEW, CA 94041  
(510) 541-8514

**CIVIL AND GEOTECHNICAL ENGINEER**  
SIGMA PRIME GEOSCIENCES, INC  
332 PRINCETON AVENUE  
HALFMOON BAY, CA 94019  
(650) 728-3590  
CONTACT: CHARLES KISSICK



PENINSULA OPEN SPACE TRUST  
222 HIGH STREET PALO ALTO, CA 94301  
(650) 352-6239  
POST

PROJECT:  
FIFTH CROW FARMS  
BACKFIELD FARM LABOR HOUSING PROJECT  
4309 CLOVERDALE ROAD, PESCADERO, CA  
APN 086-270-010  
SAN MATEO COUNTY, CA

TITLE:  
**TITLE SHEET**

REVISIONS:

No.	Date	Description
1	1/15/24	LOCK BOX AT GATE AND BODIED FIRE WATER TANK UPSIZED

DATE: October 08 2024  
PROJECT: BACKFIELD FARM LABOR HOUSING PROJECT  
DRAWN BY: TB  
CHECKED: TB

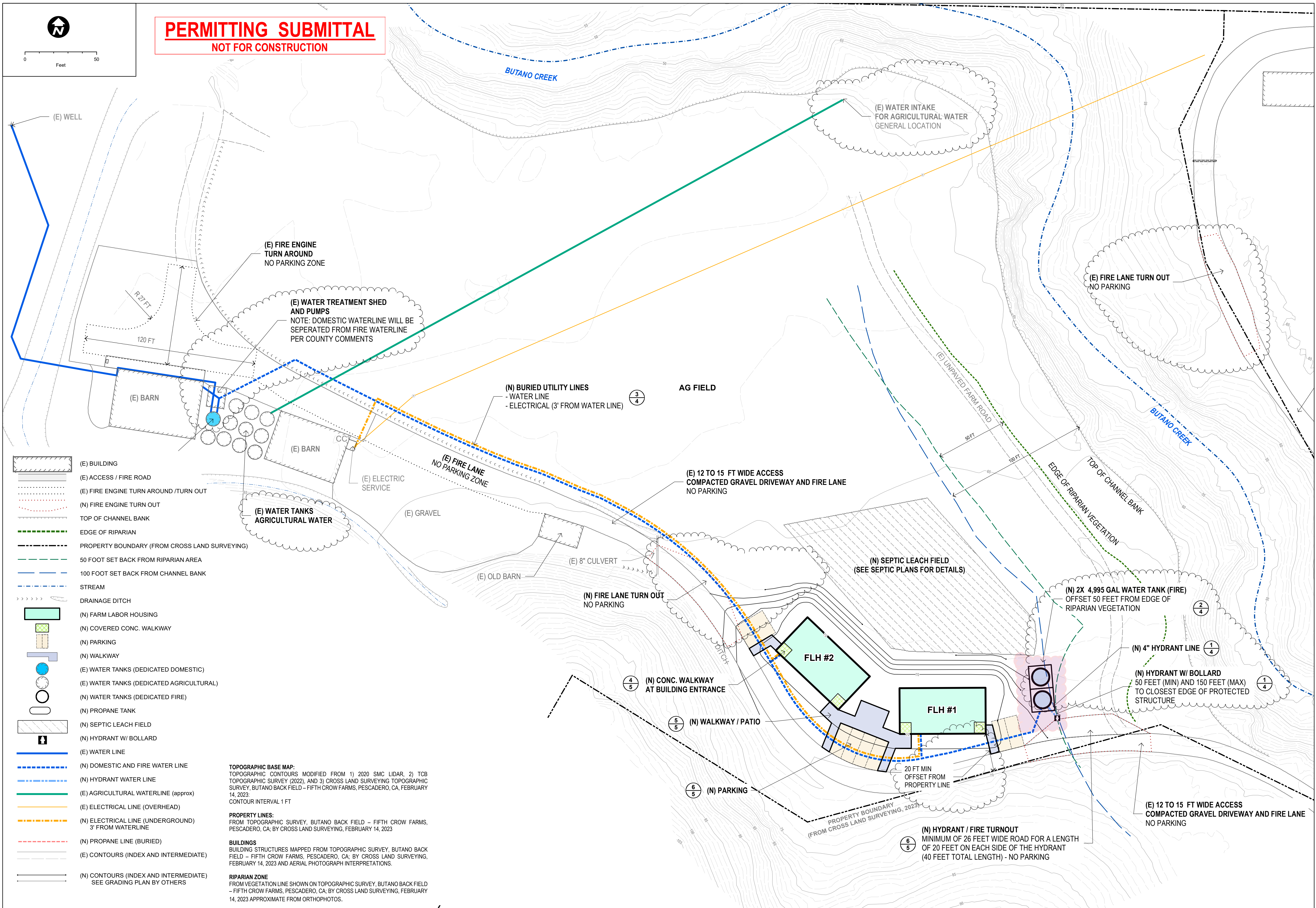
SHEET NUMBER  
**1**



0 50  
Feet

# PERMITTING SUBMITTAL

NOT FOR CONSTRUCTION



- (E) BUILDING
- (E) ACCESS / FIRE ROAD
- (E) FIRE ENGINE TURN AROUND /TURN OUT
- (N) FIRE ENGINE TURN OUT
- TOP OF CHANNEL BANK
- EDGE OF RIPARIAN
- PROPERTY BOUNDARY (FROM CROSS LAND SURVEYING)
- 50 FOOT SET BACK FROM RIPARIAN AREA
- 100 FOOT SET BACK FROM CHANNEL BANK
- STREAM
- DRAINAGE DITCH
- (N) FARM LABOR HOUSING
- (N) COVERED CONC. WALKWAY
- (N) PARKING
- (N) WALKWAY
- (E) WATER TANKS (DEDICATED DOMESTIC)
- (E) WATER TANKS (DEDICATED AGRICULTURAL)
- (N) WATER TANKS (DEDICATED FIRE)
- (N) PROPANE TANK
- (N) SEPTIC LEACH FIELD
- (N) HYDRANT W/ BOLLARD
- (E) WATER LINE
- (N) DOMESTIC AND FIRE WATER LINE
- (N) HYDRANT WATER LINE
- (E) AGRICULTURAL WATERLINE (approx)
- (E) ELECTRICAL LINE (OVERHEAD)
- (N) ELECTRICAL LINE (UNDERGROUND) 3' FROM WATERLINE
- (N) PROPANE LINE (BURIED)
- (E) CONTOURS (INDEX AND INTERMEDIATE)
- (N) CONTOURS (INDEX AND INTERMEDIATE) SEE GRADING PLAN BY OTHERS

**TOPOGRAPHIC BASE MAP:**  
TOPOGRAPHIC CONTOURS MODIFIED FROM 1) 2020 SMC LIDAR, 2) TCB TOPOGRAPHIC SURVEY (2022), AND 3) CROSS LAND SURVEYING TOPOGRAPHIC SURVEY, BUTANO BACK FIELD - FIFTH CROW FARMS, PESCADERO, CA, FEBRUARY 14, 2023. CONTOUR INTERVAL 1 FT

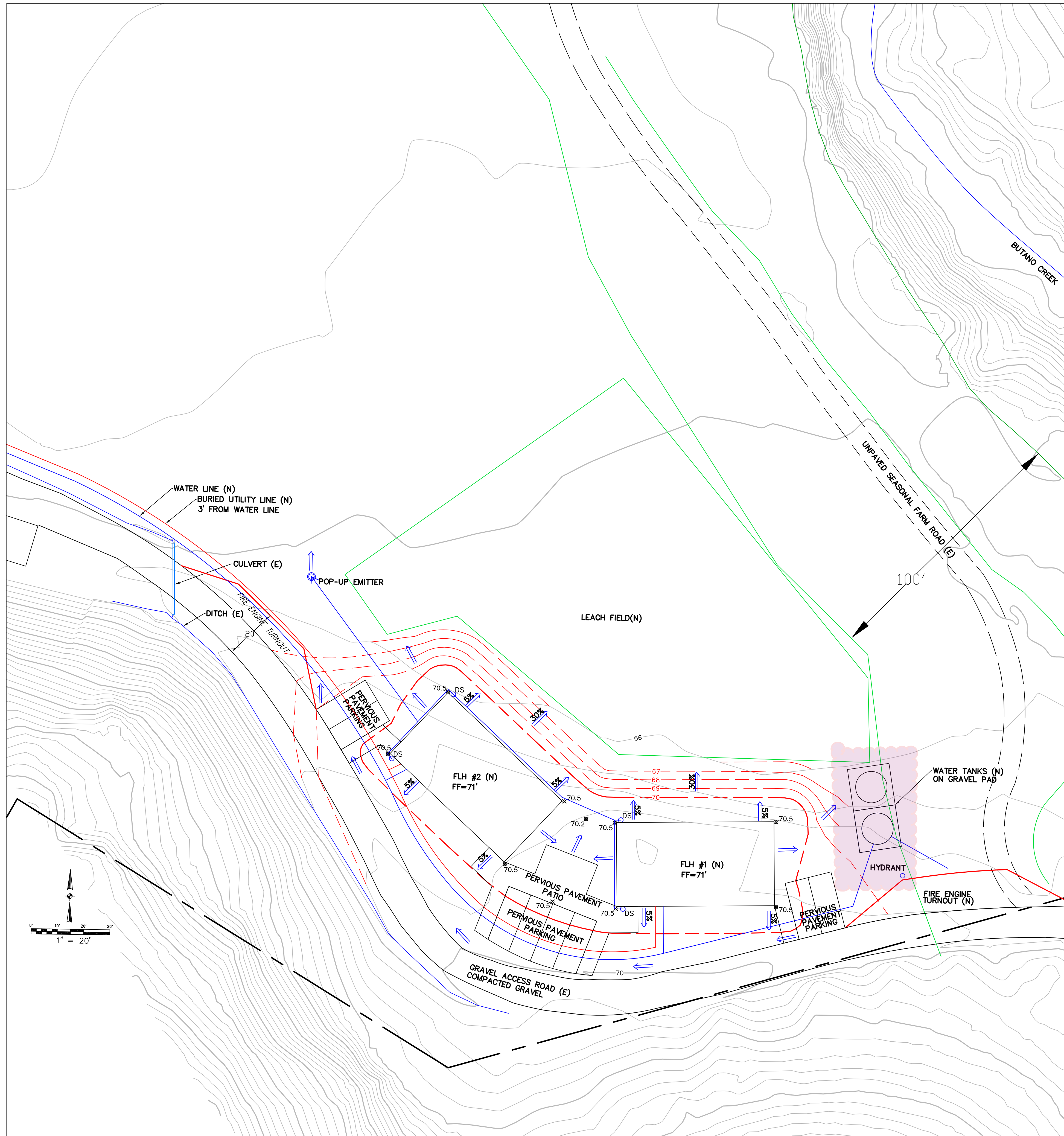
**PROPERTY LINES:**  
FROM TOPOGRAPHIC SURVEY, BUTANO BACK FIELD - FIFTH CROW FARMS, PESCADERO, CA; BY CROSS LAND SURVEYING, FEBRUARY 14, 2023

**BUILDINGS:**  
BUILDING STRUCTURES MAPPED FROM TOPOGRAPHIC SURVEY, BUTANO BACK FIELD - FIFTH CROW FARMS, PESCADERO, CA; BY CROSS LAND SURVEYING, FEBRUARY 14, 2023 AND AERIAL PHOTOGRAPH INTERPRETATIONS.

**RIPARIAN ZONE:**  
FROM VEGETATION LINE SHOWN ON TOPOGRAPHIC SURVEY, BUTANO BACK FIELD - FIFTH CROW FARMS, PESCADERO, CA; BY CROSS LAND SURVEYING, FEBRUARY 14, 2023 APPROXIMATE FROM ORTHOPHOTOS.

No.	Date	Description
1	1/31/24	FIRE TURNOUT ADDED FIRE WATER TANK UPSIZED EXISTING WATER TREATMENT AND PUMP SHED ADDED EXISTING PROPOSED DOMESTIC AGRICULTURAL WATERLINE FROM STREAM INTAKE ADDED WATER TANK AND HYDRANT LOCATION REVISED
2	1/08/24	LOCATION REVISED

DATE: October 08 2024  
PROJECT: TB  
DRAWN BY: TB  
CHECKED: TB

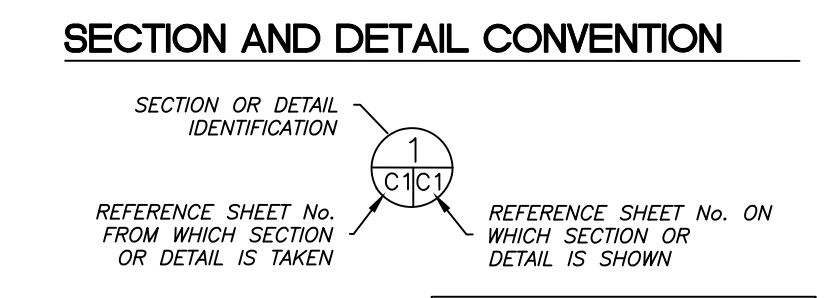


- LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - DOWNSPOUT
  - 4" SOLID DRAIN PIPE
  - DIRECTION OF SURFACE DRAINAGE
  - 70.5 PROPOSED SPOT ELEVATION

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF:  
LAURA O'LEARY, POST MANAGER
  2. TOPOGRAPHY BY OTHERS FROM AERIAL SURVEY.
  3. THIS IS NOT A BOUNDARY SURVEY.
  4. ELEVATION DATUM NAVD88.

- DRAINAGE NOTES**
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
  2. ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO POP-UP EMITTER, AS SHOWN.
  3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
  4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS AND DOWNSPOUT LINES, TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.
  5. SEE SHEET 2 FOR TRENCH LOCATIONS.

- GRADING NOTES**
- CUT VOLUME : 0 CY  
FILL VOLUME: 850 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- PERVIOUS PAVING DETAIL ON SHEET 2.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE ROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

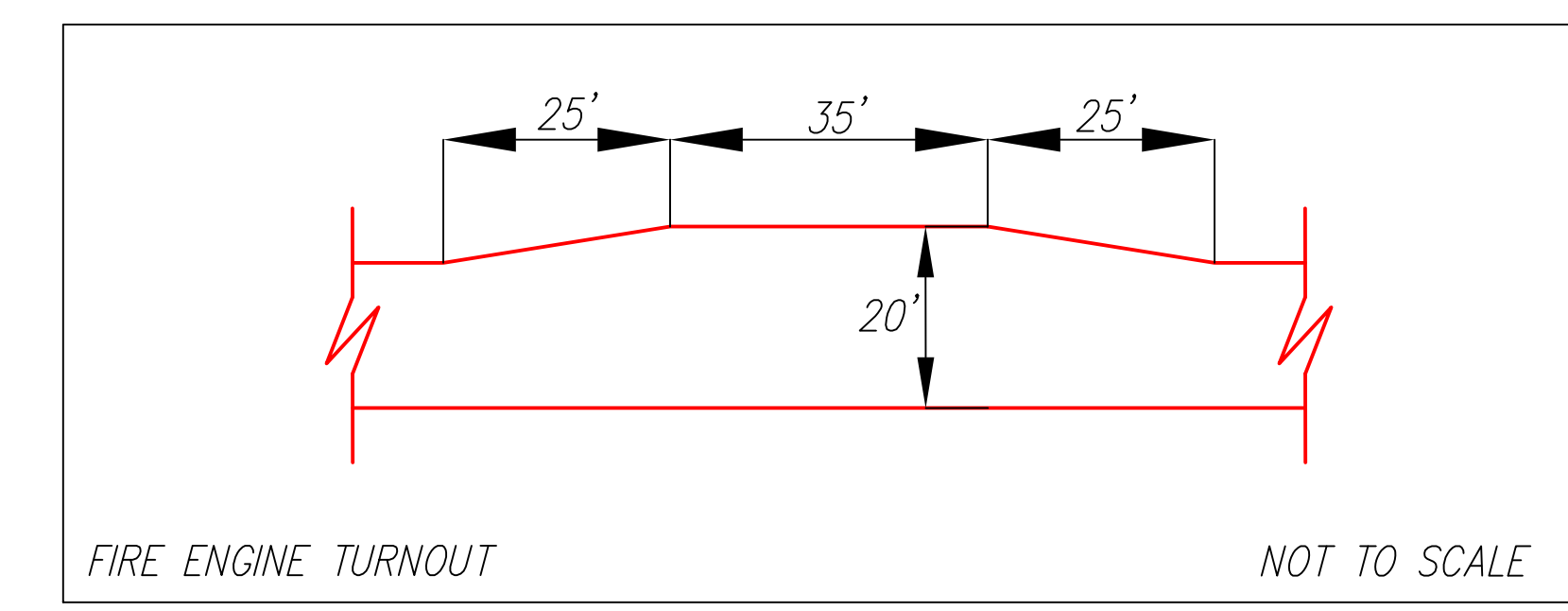


**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 726-5580  
 FAX 726-5595

DATE: 8-28-23  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 8-15-24  
 REV. DATE: 10-6-24  
 REV. DATE:

**GRADING AND DRAINAGE PLAN**  
 5TH CROW FARM, BACKFIELD  
 4309 CLOVERFIELD ROAD  
 PESCADERO  
 APN 047-274-140,050

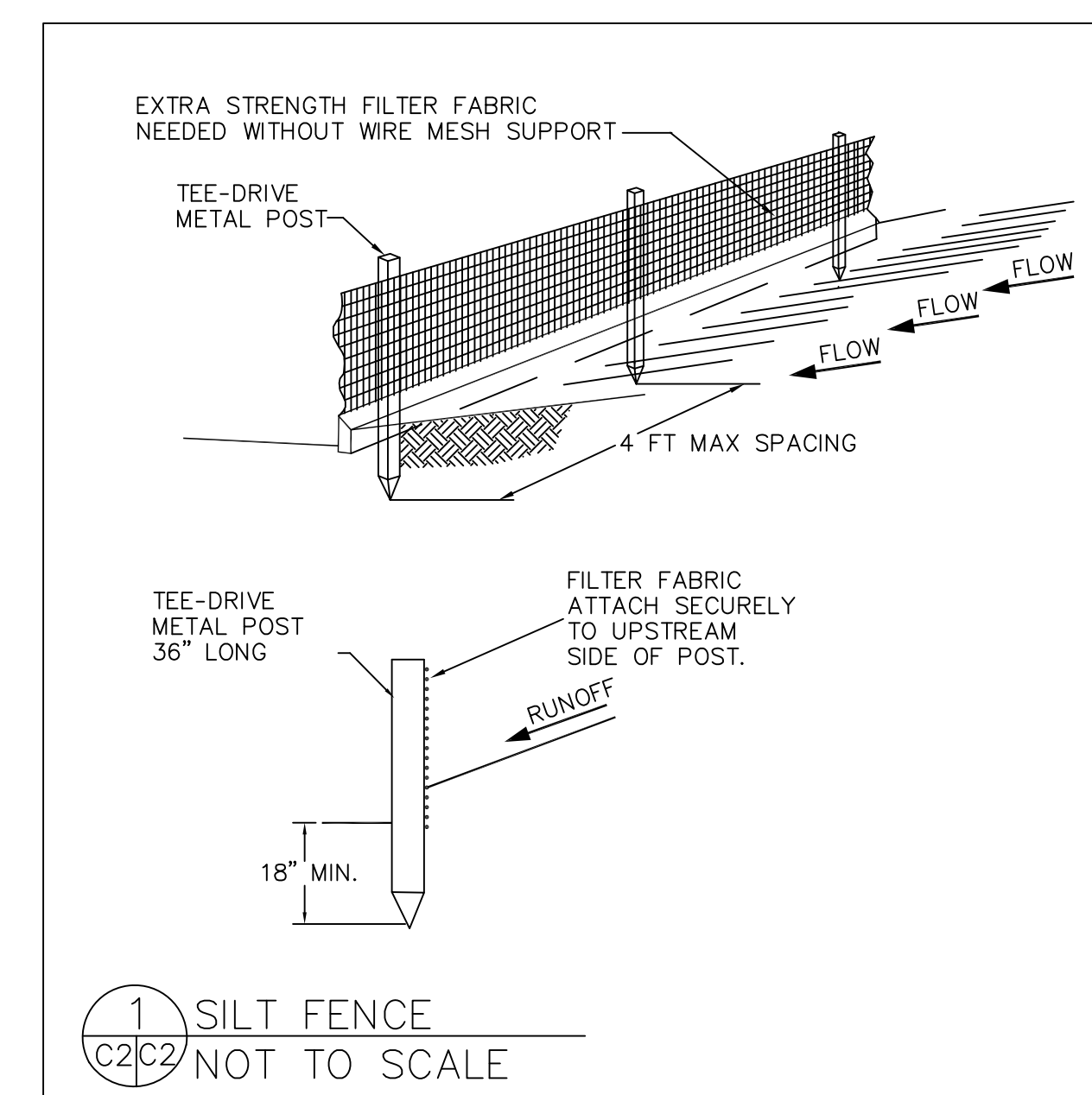
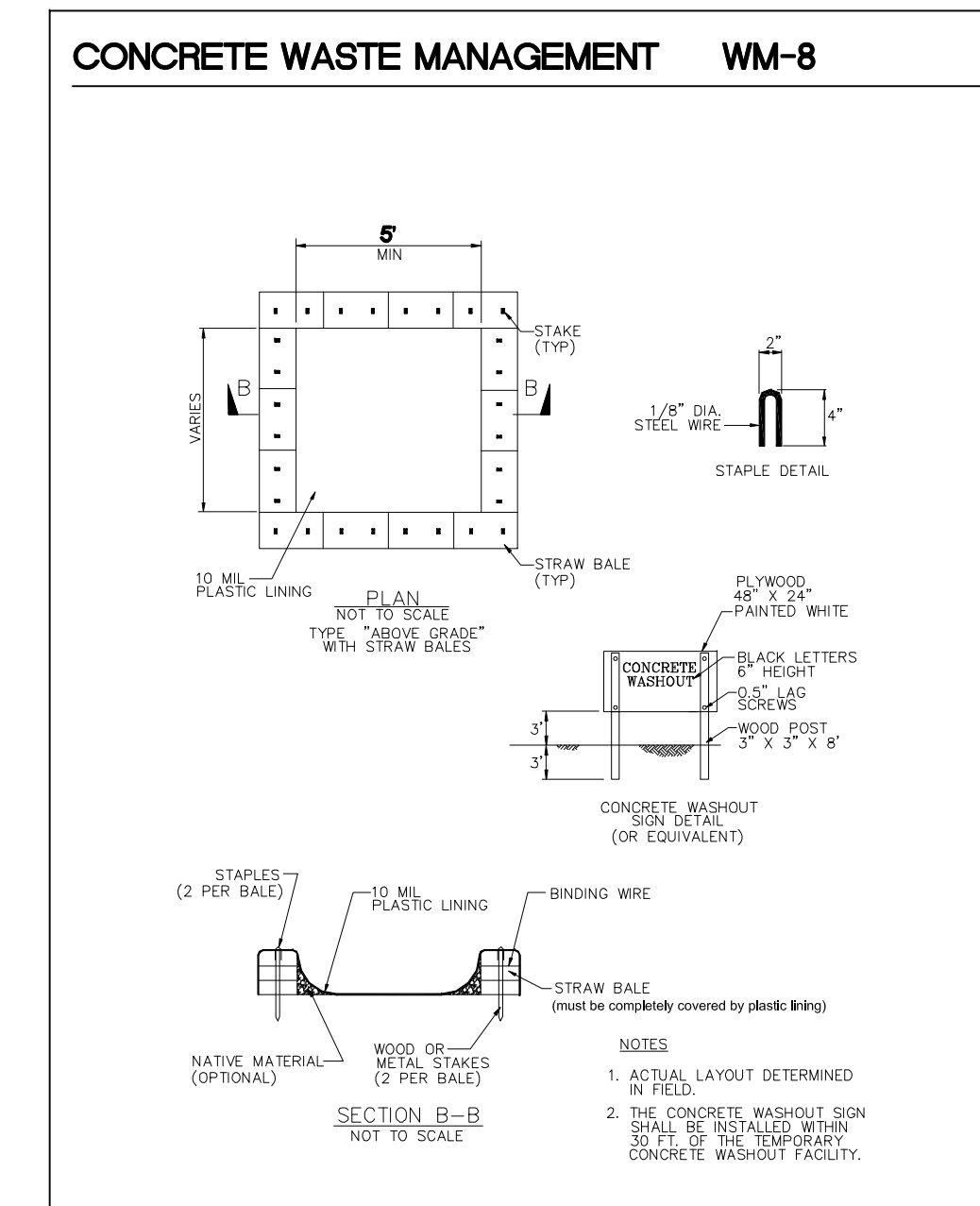
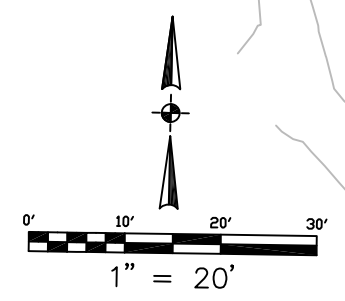
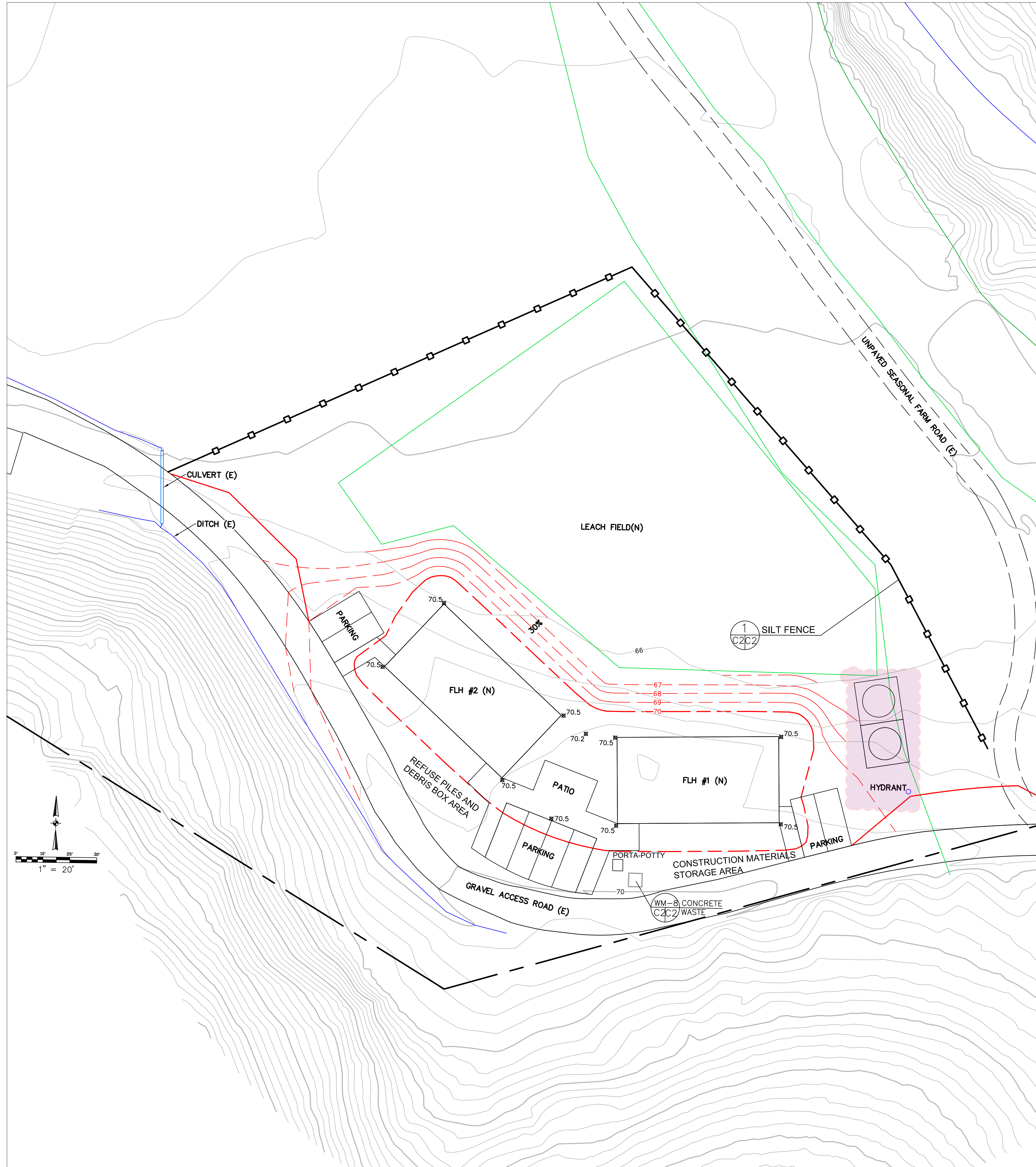
**SHEET**  
**C-1**



**GENERAL EROSION AND SEDIMENT CONTROL NOTES**



- See Sheet C-1 for Legend.
- There will be no stockpiling of soil. All excavated soil will be used as backfill.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- 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.
- Avoid cleaning, 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.
- There are no trees or driplines on the site.



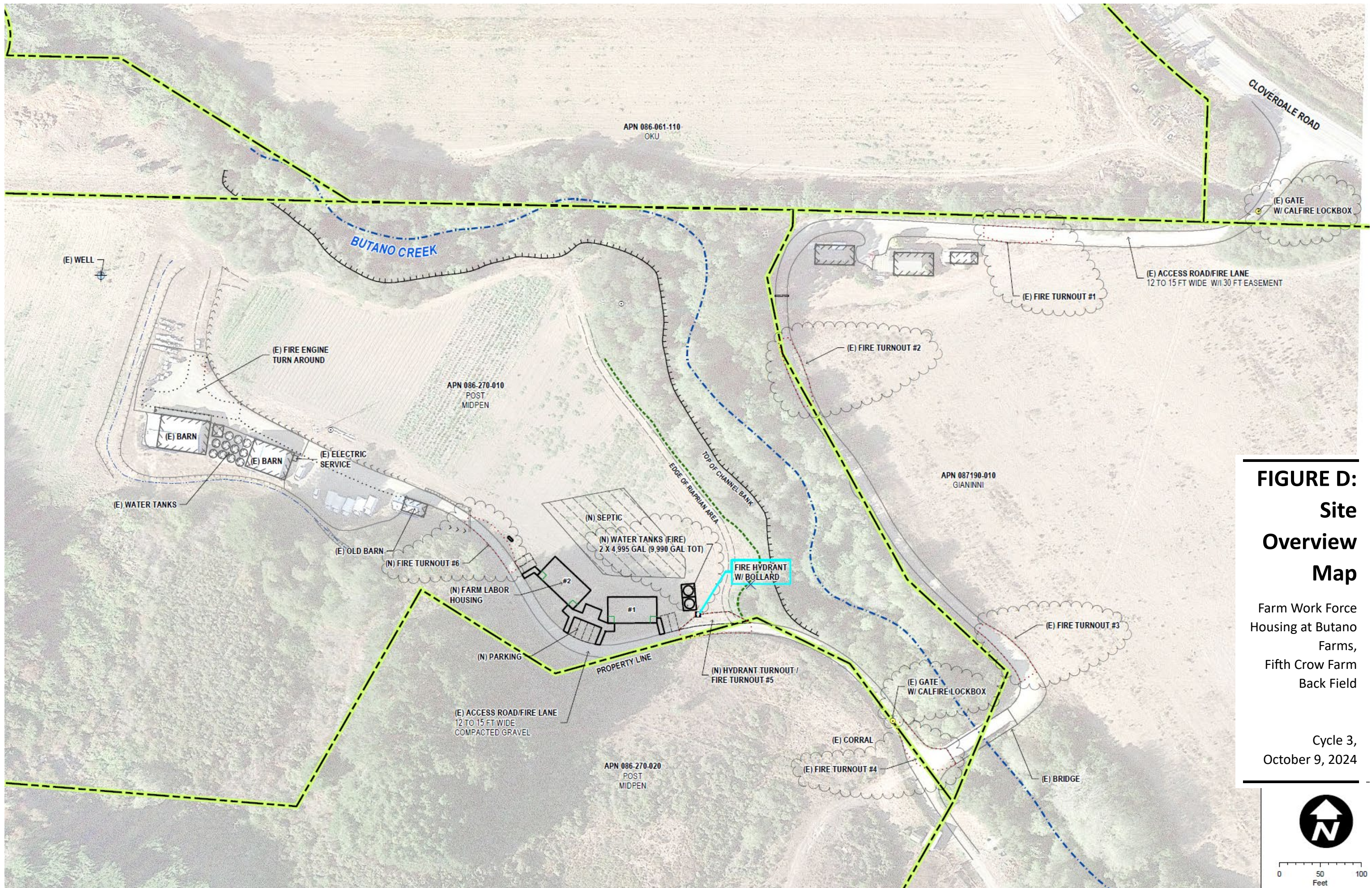
Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3593

DATE: 8-28-23  
 DRAWN BY: CHK  
 CHECKED BY: AZG  
 REV. DATE: 3-13-24  
 REV. DATE: 10-9-24  
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN  
 5TH CROW FARM, BACKFIELD  
 4309 CLOVERFIELD ROAD  
 PESCADERO  
 APN 047-274-140,050

**EROSION CONTROL POINT OF CONTACT**  
 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.  
 NAME: TIM BEST  
 TITLE/QUALIFICATION: MANAGER  
 PHONE: 831-332-7791  
 PHONE:  
 E-MAIL: TIMBEST@COASTGEO.COM

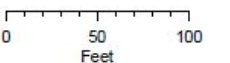
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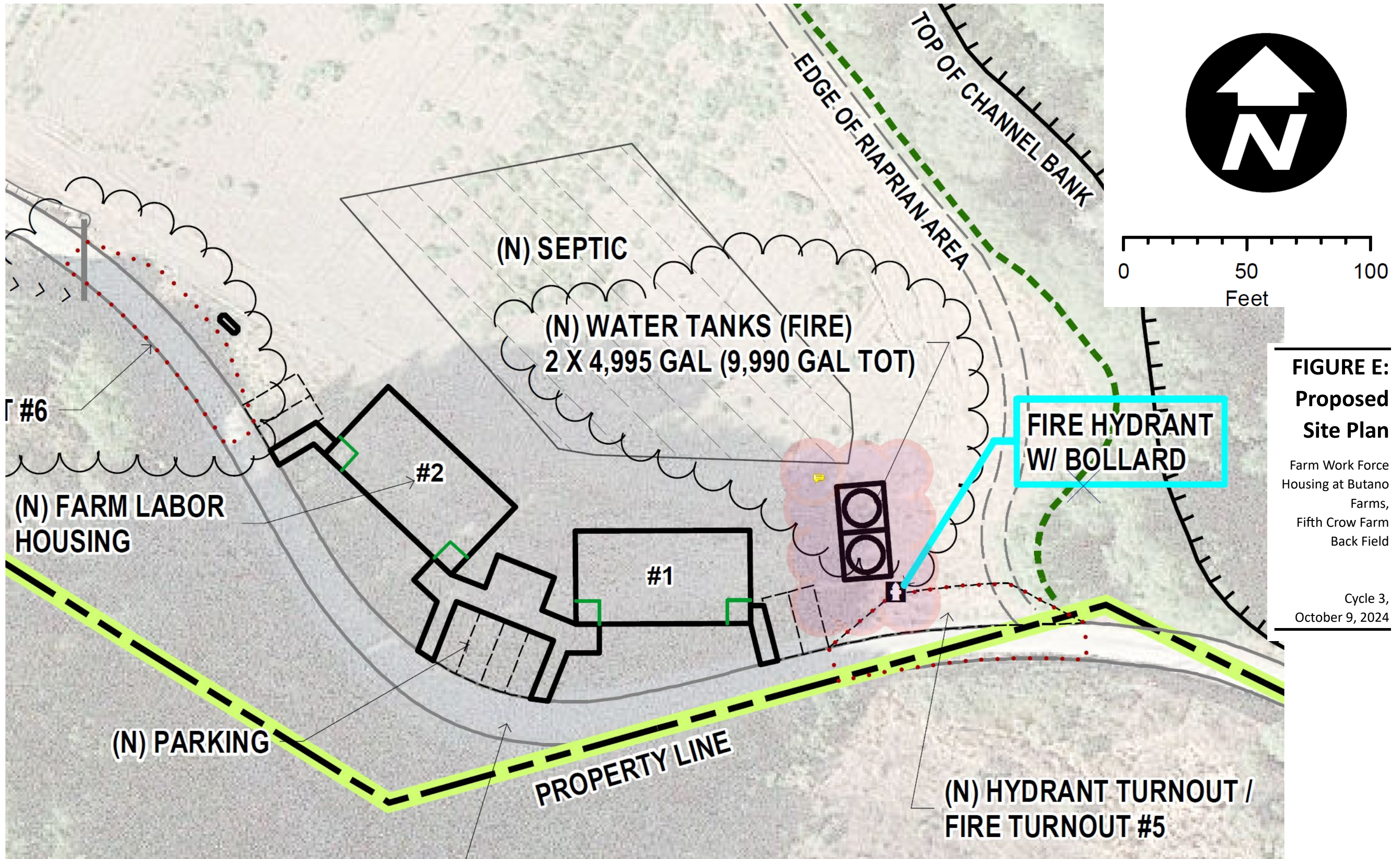


**FIGURE D:  
Site  
Overview  
Map**

Farm Work Force  
Housing at Butano  
Farms,  
Fifth Crow Farm  
Back Field

Cycle 3,  
October 9, 2024





**FIGURE E:  
Proposed  
Site Plan**

Farm Work Force  
Housing at Butano  
Farms,  
Fifth Crow Farm  
Back Field

Cycle 3,  
October 9, 2024