



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **231475**

Applicant: Kellee Dankiewicz
Owner: Kathleen Nakfoor
APN: 046-261-20
Address: 480 Sea View Terrace, Watsonville
95076

Date: August 15, 2024
Agenda Item #: 11
Time: 1:30 p.m.

Project Description: Proposal to reduce the required agricultural buffer setback from 200-feet to 56-feet of agricultural resource type land to allow construction of an Accessory Dwelling Unit (ADU) on a Commercial Agricultural (CA) zoned parcel. Requires an Agricultural Buffer Reduction Determination.

Location: The property is located on the northwestern side of Sea View Terrace (480 Seaview Terrace), approximately 0.5 miles west from the intersection of Sea View Terrace and Crest Drive in Watsonville.

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 231475, based on the attached findings and conditions.

Analysis and Discussion

The project is located at 480 Sea View Terrace in Watsonville. The proposed project is to construct an Accessory Dwelling Unit of approximately 1,160 square feet on a 5.41-acre parcel within 100 feet of the main single-family dwelling. The building site is within 200 feet of Commercial Agricultural land to the northeast and southwest. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 57-feet from APN 046-261-23, located southwest of the proposed ADU.

The subject property is characterized by flat, agricultural land with residential development in the northwest corner. The parcel is located outside of the Urban and Rural Services Line and can be characterized as an agricultural neighborhood with residential units on site. The parcel is located within the AG (Agriculture) General Plan designation and the implementing zone district is CA (Commercial Agriculture). Commercial Agriculture zoned land is situated within 200 feet at the north and south side of the parcel at Assessor's Parcel Number 046-261-15 and 046-261-23.

The proposed Accessory Dwelling Unit will be located approximately 87 feet from the existing residential dwelling unit on site. The nonagricultural development on site is clustered in the northwestern portion of the parcel and is sited in an area where agricultural activities do not

currently take place. Additionally, the existing driveway separates the nonagricultural development from the agricultural resources on site. The agriculturally viable portion of the parcel, which is approximately 3.5 acres in size, will remain undeveloped.

In order to minimize potential land use conflicts, habitable accessory structures that are located on land adjacent to a parcel in the Commercial Agriculture zone districts are required to provide a 200-foot buffer setback to the property line of the adjacent commercial agricultural parcel, unless a reduction in the setback is approved by the Agricultural Policy Advisory Commission.

A reduced agricultural buffer is recommended because the subject parcel's width of 249 feet would not allow sufficient building area if the required 200-foot setback was maintained from the adjacent Commercial Agriculture zoned property to the north and south. Santa Cruz County Code 16.10.095 requires proposed reductions to agricultural buffers to incorporate vegetative or other physical barriers to minimize potential land use conflicts. The applicant is proposing a solid board six-foot fence at the southwestern side of the parcel to reduce the impact of adjacent agricultural activities on the proposed residential use. An existing stucco wall along the northwestern property line will provide additional protection from the Commercial Agriculture zoned parcel to the north. A vegetative barrier in conjunction with the fence was not proposed with this application; however, the property owner is willing to comply with the requirements set forth by the Agricultural Policy Advisory Commission. The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

- **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 57-feet feet to the accessory dwelling unit from the adjacent CA zoned property known as APN 046-261-23, proposed under Application 231475, based on the attached findings and recommended conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Report Reviewed By: Sheila McDaniel
Principal Planner
Development Review

Exhibits

- A. Findings
- B. Conditions
- C. Project plans
- D. Assessor's, Location, Zoning and General Plan Maps
- E. Parcel information
- F. Comments & Correspondence

**Required Findings for Agricultural Buffer Setback Reduction
SCCC 16.50.095(D)(1)**

- (a) Significant topographic differences exist between the agricultural and nonagricultural uses that eliminate or minimize the need for a 200-foot agricultural buffer setback; or
- (b) Permanent substantial vegetation (such as a riparian corridor or woodland protected by the County's riparian corridor or sensitive habitat ordinances) or other physical barriers exist between the agricultural and nonagricultural uses that eliminate or minimize the need for a 200-foot agricultural buffer setback; or
- (c) A lesser setback distance is found to be adequate to prevent conflicts between the nonagricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way) or the existence of some other factor that effectively supplants the need for a 200-foot agricultural buffer setback; or

This finding can be made in that the proposed Accessory Dwelling Unit will utilize a 6-foot-tall solid board fence to prevent conflicts between the non-agricultural development and the adjacent agricultural land. A vegetative barrier in conjunction with the fence was not proposed with this application; however, the property owner is willing to comply with the requirements set forth by the Agricultural Policy Advisory Commission.

- (d) The imposition of a 200-foot agricultural buffer setback would preclude building on a parcel of record in which case a lesser buffer setback distance may be permitted; provided, that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g., solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

This finding can be made, in that the subject property is approximately 240 feet wide. The imposition of a 200-foot setback would preclude additional building on this parcel, as properties to the north and south contain agricultural resource type land. Additionally, the existing residential development is located within the 200-foot agricultural buffer setback from APN 046-261-23 and APN 046-261-15. The proposed development will utilize a physical barrier in the form of a 6-foot-tall solid board fence to minimize potential land use conflicts. The proposed Accessory Dwelling Unit will be located within 100 feet of the existing residential dwelling unit on site and the nonagricultural development on site is clustered in the northwestern portion of the parcel. The development will be sited in an area where agricultural activities do not currently take place.

Required Finding for Agricultural Buffer Setback Reduction on Commercial Agriculture (CA) Zoned Land - SCCC 16.50.095(D)(3)

- (3) Minimize land use conflicts. In the event that an agricultural buffer setback reduction is proposed and the proposed nonagricultural development is located on Type 1, Type 2 or Type 3 commercial agricultural land, the nonagricultural development shall be sited so as to minimize possible conflicts between the agricultural land use located on the subject parcel, and the nonagricultural development shall be located so as to remove as little land as possible from production or potential production.

This finding can be made in that the proposed Accessory Dwelling Unit will be located within 100 feet of the existing residential dwelling unit on site. The nonagricultural development on site is clustered in the northwestern portion of the parcel and will be sited in an area where agricultural activities do not currently take place. Additionally, the existing driveway separates the nonagricultural development from the agricultural resources on site. The agriculturally viable portion of the parcel, which is approximately 3.5 acres in size, will remain undeveloped.

Required Findings for Residential Development on Land Zoned Commercial Agriculture - SCCC 13.10.314(B)

- (1) That the use will be sited to minimize conflicts with commercial agricultural activities onsite, where applicable, or in the area;

This finding can be made in that the proposed location of the Accessory Dwelling Unit will be located within 100 feet of the existing residential dwelling unit on site. The proposed location of the structure is separated and clustered away from the areas where agricultural activities could occur on site.

- (2) That the use is sited on the property to avoid removing land from production and to preserve agricultural resource soils. If avoidance and preservation is not possible, remove as little land as possible from agricultural production and future production;

This finding can be made in that the residential uses on site are clustered and sited away from the agricultural production area. The remaining farmable portion of the parcel is large enough to support future agricultural production and the proposed Accessory Dwelling Unit will remove as little land as possible from production.

- (3) That the owners of the parcel have executed binding hold harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to issuance of the use permit;

This finding can be made in that the project has been conditioned accordingly to execute hold harmless covenants with the owners and agricultural operators of adjacent agricultural parcels.

- (4) For the establishment of a single-family dwelling or ADU on a CA parcel in the Coastal Zone, the following additional finding applies: That the parcel is less than one acre in size; or that the parcel has physical constraints (such as adverse topographic, geologic, hydrologic, or vegetative conditions) other than size that preclude commercial agricultural

use; or that the residential use will be ancillary to commercial agricultural use of the parcel based on the fact that either:

- (a) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography and climate of the area; or
- (b) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

This finding can be made in that the farmable portion of the parcel, exclusive of the building site, is approximately 3.5 acres in size. This area is large enough to support future agricultural development and is separated from the residential uses on site by an existing driveway. The residential use will remain ancillary to the commercial agricultural use of the parcel and will not remove viable agricultural land from the area suitable for agricultural activities.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit and Grading Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. A development setback of a minimum of 57-feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-261-23.
 3. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Santa Cruz County Planning staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by Santa Cruz County Planning, and submit proof of recordation to Santa Cruz County Planning. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
- B. The required physical barrier shall be installed. The applicant/owner shall contact Santa Cruz County Planning's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or

proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

NAKFOOR RESIDENCE
APN # 046-261-20
480 Sea View Ter,
Watsonville CA 95076
New ADU 1160 Sq Ft.
3-bd 2-ba

BUILDING OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-B
STORIES: 1
NEW ADU: 1160 SF
PORCHES / DECKS: 0 SF
FIRE SPRINKLERS: No

SCOPE OF WORK
INSTALL NEW MANUFACTURED HOME/ADU, UTILITIES, PERMANENT FOUNDATION. INSTALL/CONNECT TO EXISTING WELL & EXISTING ELECTRIC METER SERVICE. NO GAS TO ADU.
5,413 SQUARE FOOT NEW MANUFACTURED HOME WITH ALL AMENITIES PER MANUFACTURER HOME INSTALLATION MANUAL GUIDE AND IMPROVEMENT PACKAGE.

- 1- NEW PERMANENT FOUNDATION, FLATWORK
- 2- NEW ELECTRICAL SERVICE, PANEL, OUTLETS, SWITCHES, SMOKE DETECTORS, CIRCULAR BREAKER, DISCONNECT, AND GROUNDING SYSTEMS PER MANUFACTURER.
- 3- NEW WATER SERVICE TO WELL, NEW MANUFACTURER, 1/2" PIPES, SINKS, TOILETS, TUBS, & SHOWERS
- 4- NEW ELECTRICAL PLUMBING, HVAC, WATER HEATER, FAUCETS, SINKS, TOILETS, TUBS, & SHOWERS PER HOME MANUFACTURER
- 5- NEW EXTERIOR PAINTING, FLOORING, CABINETS, AND COUNTER TOPS, FIXTURES AND APPLIANCES PER HOME MANUFACTURER



DRAFTING and
PERMIT
FACILITATING

D R A F T S M A N

Key Real Estate
Kellee Dankiewicz
(209) 679-3448
keyrealestateca@gmail.com

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CMH FOUNDATION	SHTs - A-1, D-1, F-1

Manufactured Home Installation Manual

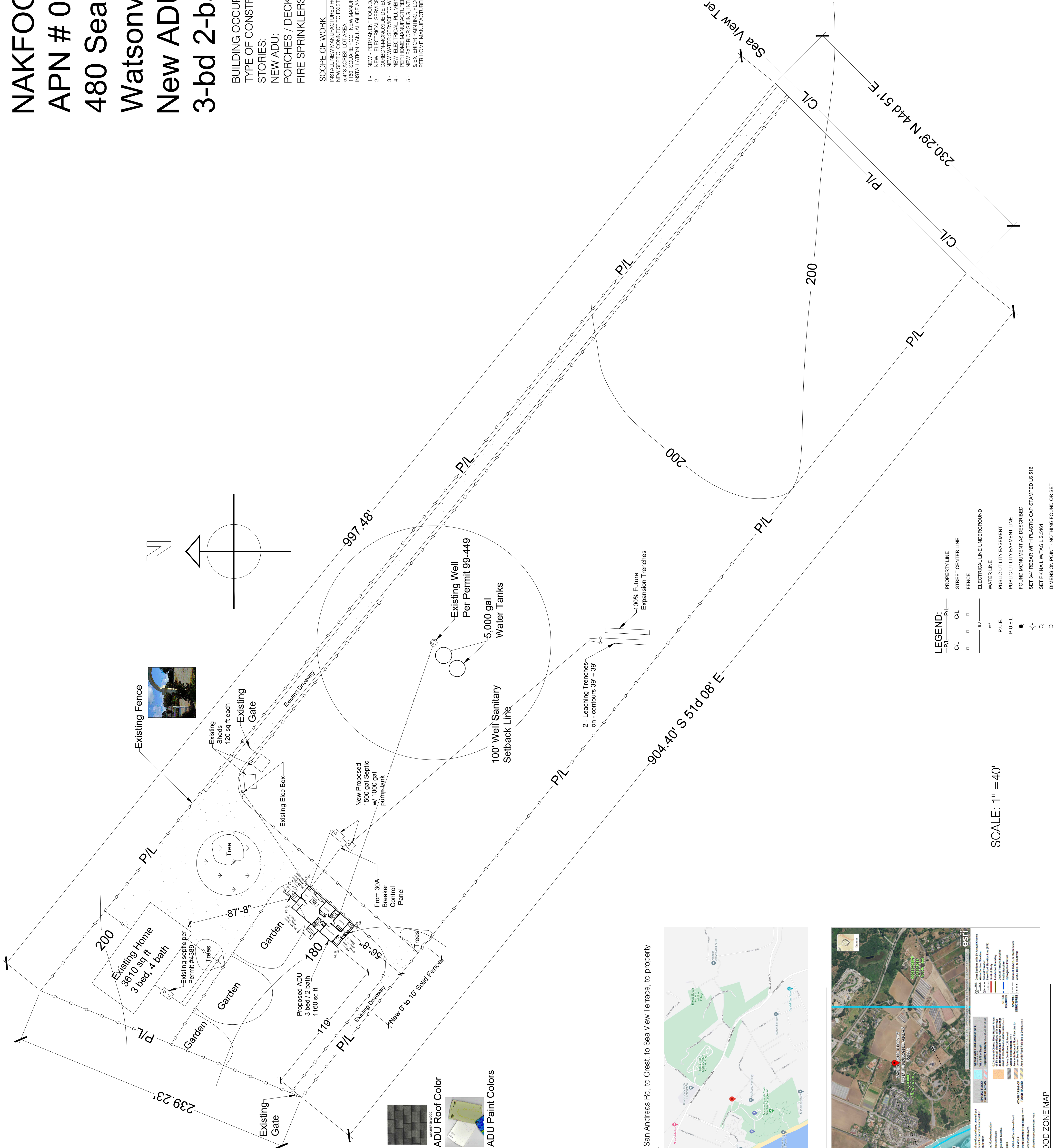
Nakfoor Residence:
APN: 046-261-20
480 Sea View Ter, Watsonville CA 95076

REVISION	ISSUE	DATE
1		4/22/24

SITE P L A N

S H E E T

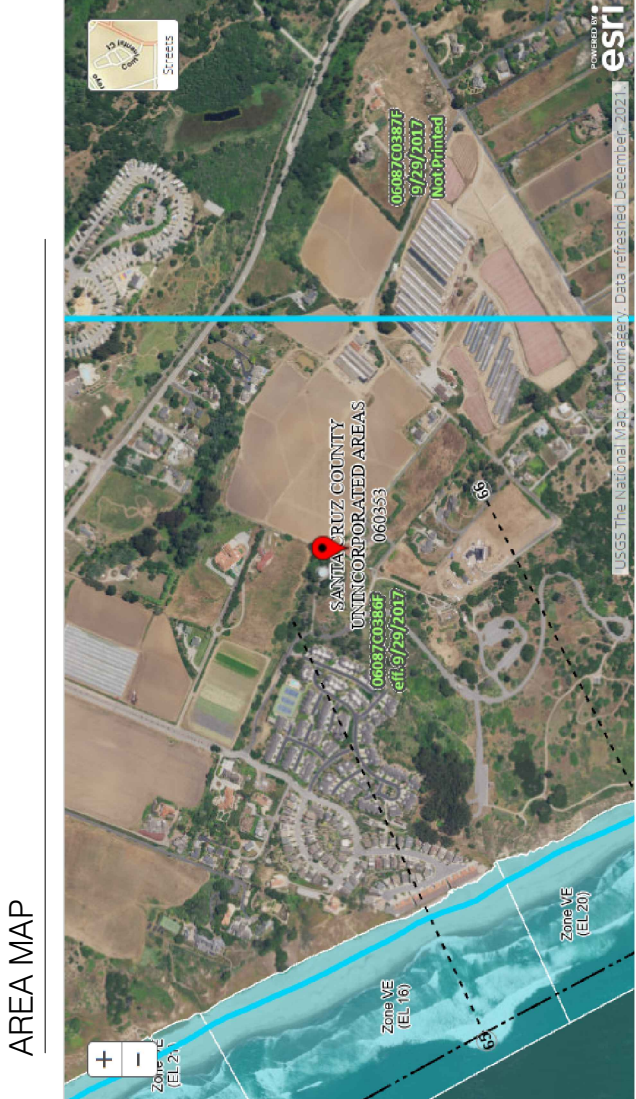
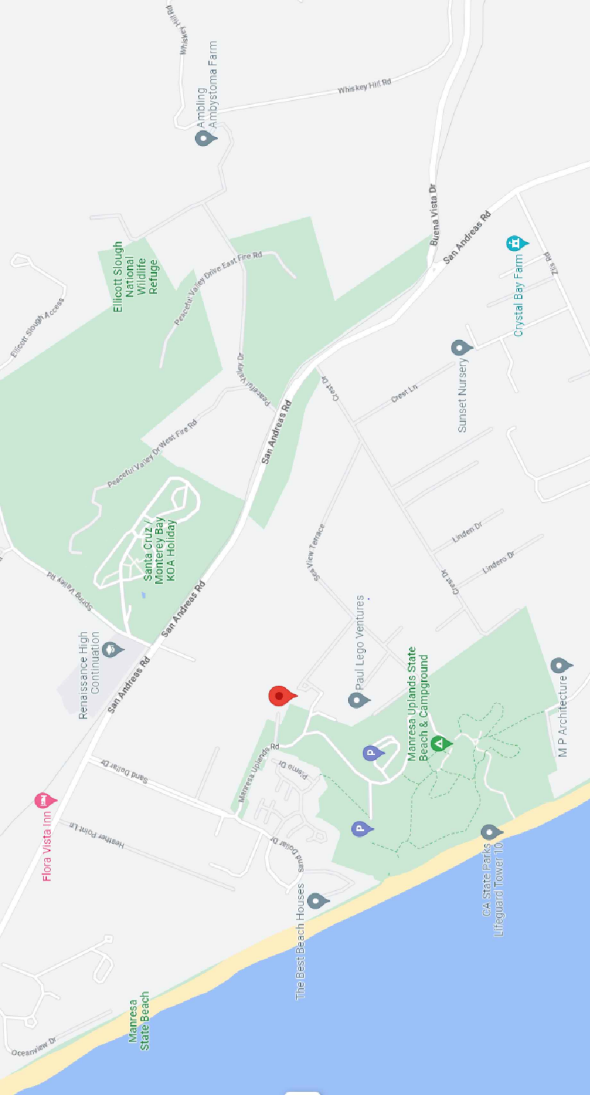
T1



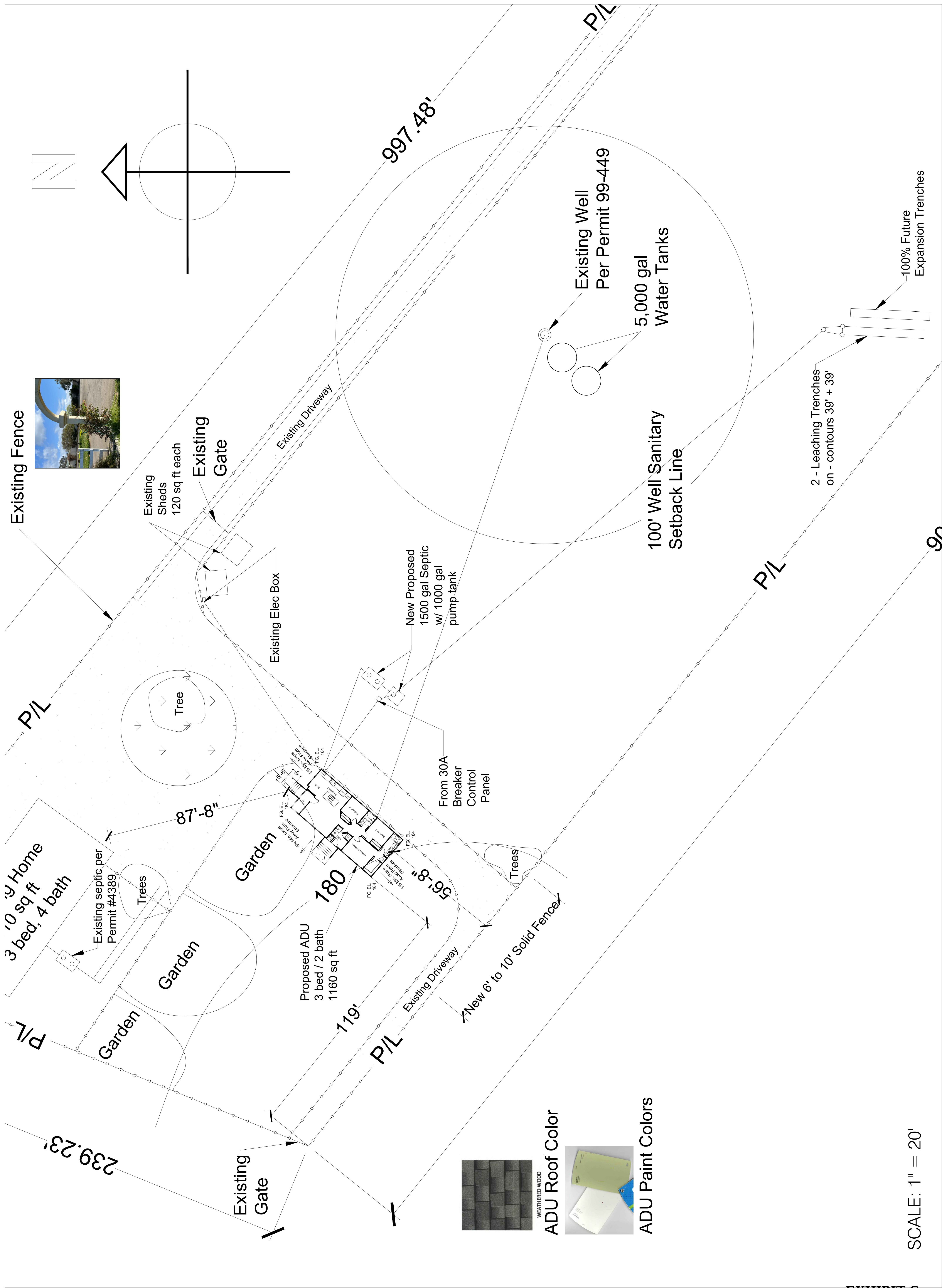
LEGEND:	
PROPERTY LINE	P.L.
STREET CENTER LINE	C.L.
FENCE	—○—
ELECTRICAL LINE UNDERGROUND	—E—
WATER LINE	—W—
PUBLIC UTILITY EASEMENT	P.U.E.
PUBLIC UTILITY EASEMENT LINE	P.U.E.L.
FOUND MONUMENT AS DESCRIBED	●
SET 3/4" REBAR WITH PLASTIC CAP STAMPED LS 5/61	⬠
SET PK NAIL WTAG LS 5/61	⬢
DIMENSION POINT - NOTHING FOUND OR SET	○

SCALE: 1" = 40'

Directions: San Andreas Rd. to Crest. to Sea View Terrace, to property on the right.



FEMA FLOOD ZONE MAP



DRAFTING and PERMIT FACILITATING

DRAFTSMAN

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keyrealestateca@gmail.com

SHT - T1	SITE PLAN SITE PLAN DETAIL ELEVATIONS FLOOR, FOUNDATION DETAILS, CMH FOUNDATION	SHTs - A-a, D-1, F-1
SHT - T1b		
SHT - A1		
SHT - AA1		
SHT - S1a		

Manufactured Home Installation Manual

Nakfoor Residence:
APN: 046-261-20
480 Sea View Ter, Watsonville CA 95076

REVISION	ISSUE	DATE
1		4/22/24

SITE PLAN

THE

OF

DRAFTING and PERMIT FACILITATING

DRAFTSMAN

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CMH FOUNDATION	

Manufactured Home Installation Manual

Wakfoor Residence:

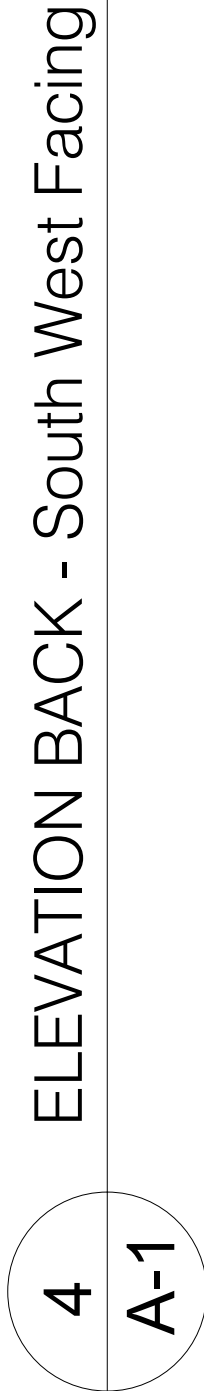
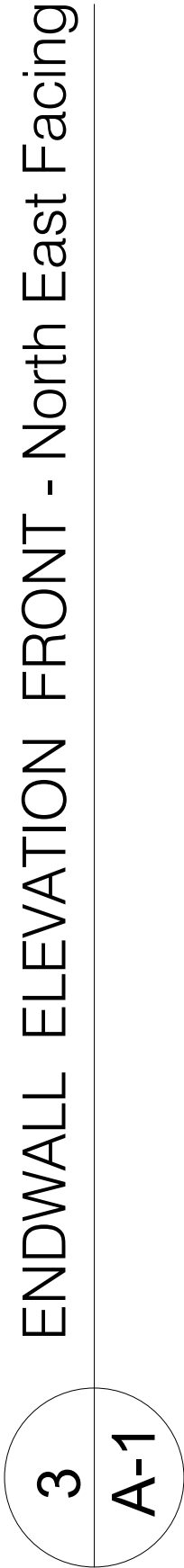
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480 Sea View Ter, Watsonville CA 95076

REVISION	REVISION ISSUE	DATE
1		4/22/24

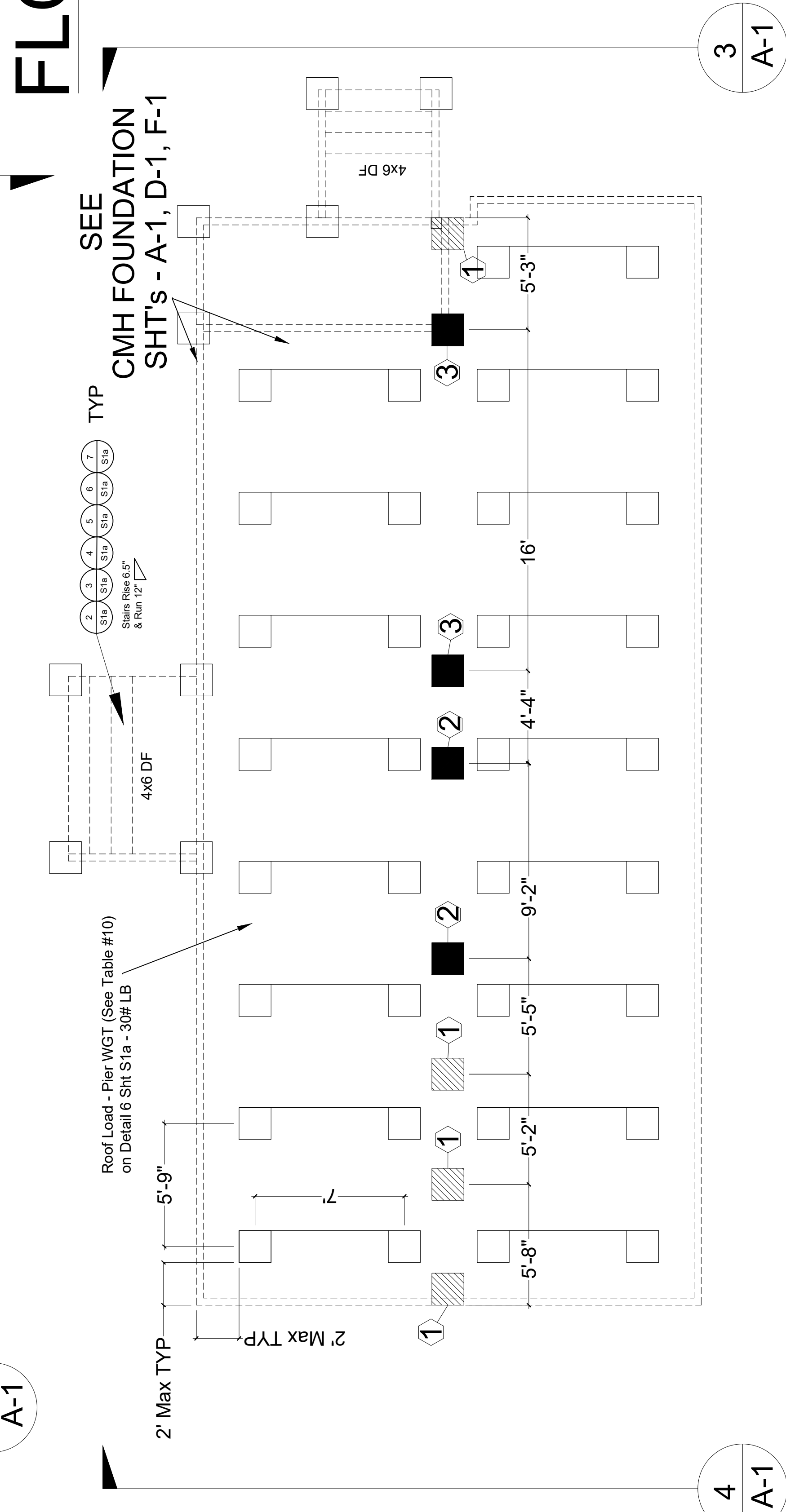
EVALUATIONS, PLANNING

THESE



SCALE: 1/4" = 1'

PIER & FOUNDATION PLAN



FLOOR & FOUNDATION PLANS

General Notes

1. Pier spacing and location to be in accordance with existing foundation instructions.
2. Verify all dimensions with building manufacturer prior to the start of construction.
3. All footings to be on firm, undisturbed soil or engineered fill.
4. All concrete to meet building code specs and to develop 2,500 PSI in 28 days.
5. Remove all trees within 5 feet of foundation.
6. Locate and identify property corners prior to setting home.
7. Provide CBC approved landings.

Contractor Notes

A reasonable effort has been made to obtain all pertinent dimensions. However, the manufacturer of the manufactured home can construct the unit with dimensions slightly different from those shown hereon.

The foundation is the contractors responsibility to verify dimensions. IE:
Actual length and width of unit.
Chassis spacing and ridge beam support locations are applicable
before constructing foundation.

GENERAL STRUCTURAL NOTES

ALL PIER LOCATIONS REQUIRED AT THE MATING LINE, PERIMETER AND ANY SPECIAL PIER SUPPORT LOCATIONS, AS REQUIRED BY THESE INSTRUCTIONS, WILL BE IDENTIFIED FROM THE FACTORY BY A PIER TAG, LABEL, PAINT, OR OTHER MEANS AND MUST BE VISIBLE AFTER THE HOME IS INSTALLED. THE PIER TAGS, SUPPORT LOADS, AND FOOTING CONSTRUCTION SHALL BE AS INDICATED IN THE APPROPRIATE DIAGRAMS, TABLES, AND INSTRUCTIONS HEREIN. WHERE NECESSARY PIERS ARE IDENTIFIED BY THE FACTORY, THE IDENTIFICATION SHALL BE BY THE PIER IDENTIFICATION TAGS. FACTORY IDENTIFIED LOCATIONS PROVIDED THE INSTRUCTIONS OF THIS MANUAL (CLAYTON SITE CONSTRUCTION MANUAL) ARE SATISFIED IN TERMS OF ALLOWABLE SPACING, PIER DESIGN, AND FOOTING SIZE.

THE CONTRACTOR SHALL VERIFY THAT ALL PLANS AND DETAILS, SPECIFICATIONS AND CONSTRUCTION FEATURES ARE CONSISTENT AND ARE COORDINATED WITH THE DESIGN OF THE PROJECT, AND THAT THE ARCHITECTURAL DESIGN IS COORDINATED WITH THE STRUCTURAL DESIGN. IN THE CASE OF EXISTING WORK, THE CONTRACTOR SHALL FURTHER VERIFY THAT THE DESIGN OF THE EXISTING WORK IS CONSISTENT WITH THE DESIGN OF THE NEW WORK. THE CONTRACTOR SHALL VERIFY THAT ALL ARCHITECTURAL AND STRUCTURAL DESIGNS ARE BUILDABLE. IF ANY DISCREPANCIES OR INCONSISTENCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION UNTIL THE DISCREPANCIES OR INCONSISTENCIES ARE RESOLVED BY THE ARCHITECT AND ENGINEER.

TEAM, POST, AND HOLD DOWN LOCATIONS, WHERE DEPICTED ON PLANS, ARE APPROXIMATE. ALL POST LOCATIONS MAY NOT BE SHOWN. PROVIDE BEARING CONTINUITY AND SUPPORT FOR ALL MEMBERS. SEE PLANS AND SN SHEET FOR ADDITIONAL INFORMATION.

ply.

WHERE MULTIPLE DETAILS ARE REFERENCED, PARTICULARLY WHERE ARCHITECTURAL DETAILS ARE REFERENCED IN THE SAME AREAS OR LOCATIONS AS STRUCTURAL DETAILS, ALL INFORMATION ON ALL THE REFERENCE DETAILS SHALL APPLY.

FOUNDATION NOTES

FOUNDATIONS AND FOOTINGS, INCLUDING GARAGE FOOTINGS, ARE ASSUMED TO BE MIN. 12" DEEP. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING FOUNDATION SYSTEM MEETS THESE MIN. REQUIREMENTS BY SPOT CHECKING AND PARTIAL DEMOLITION SUFFICIENT TO ASSURE REPRESENTATIVE AREAS HAVE BEEN CHECKED, AND SHALL STOP WORK AND REPORT BACK TO THE OWNER IMMEDIATELY SHOULD THESE REQUIREMENTS NOT BE MET.

0509 18 05

* W/ CLIR FROM TOP AND #2 BAR PLACED 3" CLR FROM BOTTOM OF FOORING.
W/ ADDITIONAL REINFORCING AS INDICATED ON THE PLANS OR DETAILS. FOR 2-POUR
FOUNDATIONS AND SLABS, UPPER BARS SHALL BE PLACED 2 CLR FROM TOP OF FIRST
POUR, AND #4 SLAB TIES SHALL BE PLACED AT MIN. 32" O.C.

BASE GRADE FOR ALL FOUNDATIONS, FOOTINGS, CONCRETE SLABS AND FLATWORK SHALL BE COMPACTED TO MIN 30% DENSITY. MAX 12" LAYER OF $\frac{3}{4}$ " CRUSHED GRAVEL BASE IS ALLOWED AS FILL UNDER SLABS AND FLATWORK.

SILL PLATE ANCHOR BOLTS SHALL BE MIN 5/8" DIAMETER, MIN 12" LONG (2X SILL PLATES) OR 12" LONG (3X SILL PLATES) SPACED 48" O.C. & MAX 12" FROM THE BREAKS IN SILL PLATES. CORNERS U.N.O. ALL ANCHOR BOLTS SHALL HAVE 3" x 3" x 229 THK. STEEL PLATE WASHERS.

CONCRETE AND

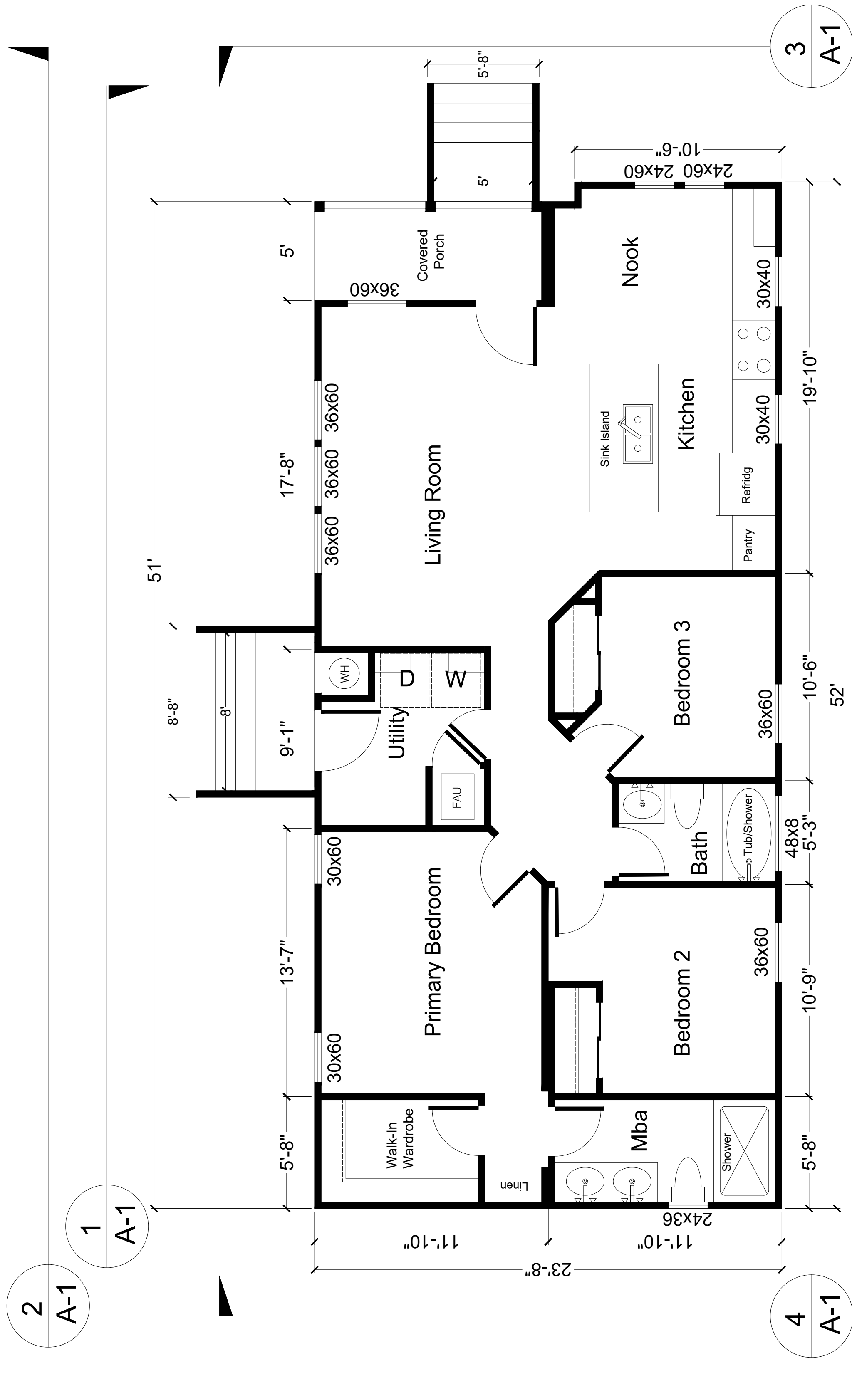
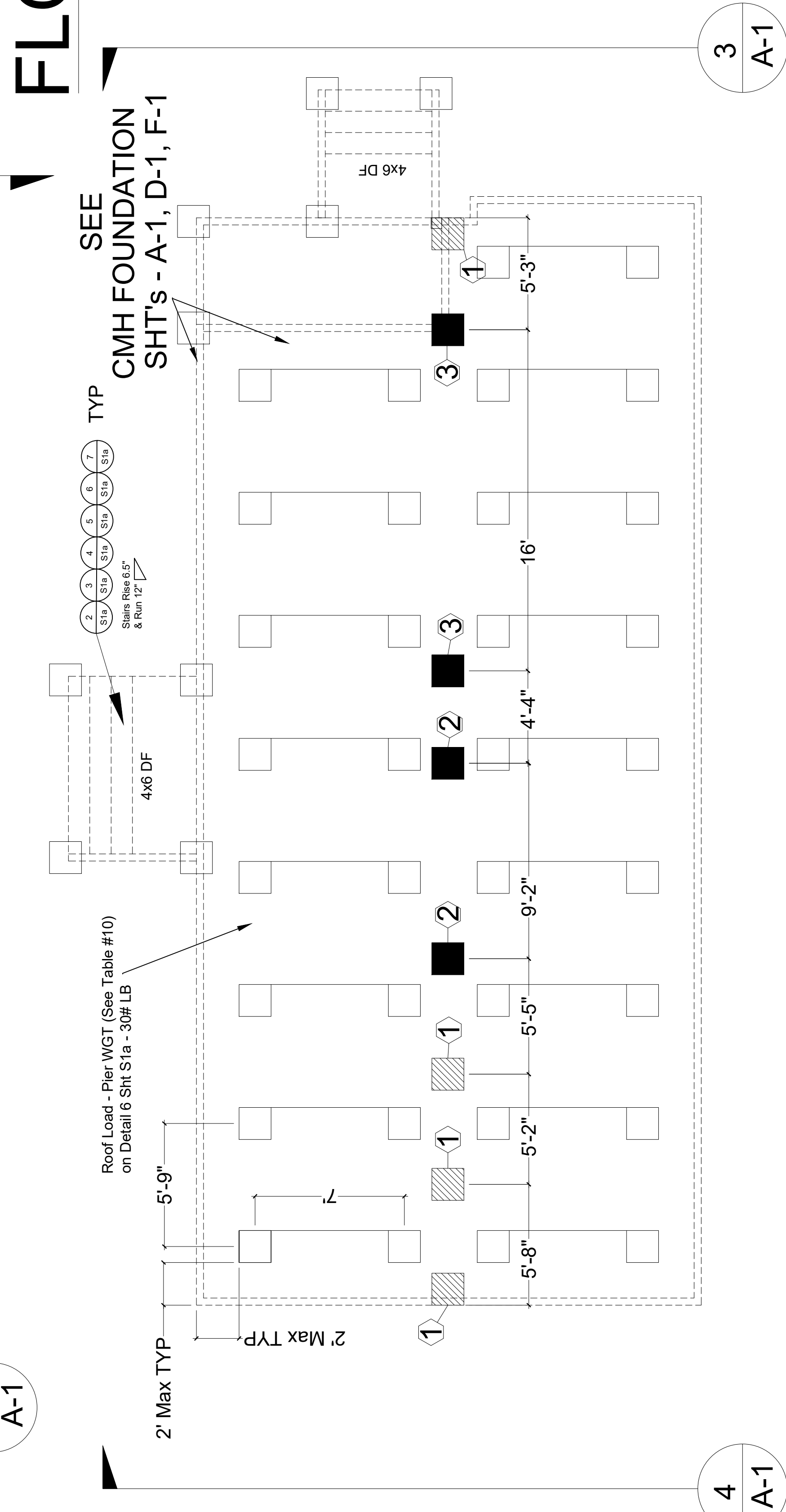
ANCHOR BOLTS SHALL BE EMBEDDED MIN 12" IN GROUT. ALL ANCHOR BOLTS SHALL BE SIZED SO AS TO PROVIDE FOR THESE EMBEDMENT REQUIREMENTS.

SUBFLOOR IS RAISED FOUNDATION AND TO BE VENTILATED WITH 6" X 14" SCREEN VENTS EVERY JOIST BAYS, MINIMUM 19 TOTAL VENTS, VENTS WITHIN 3 FEET OF CORNERS. 1550 SQ FT OF SUBFLOOR AREA / 150 = ~11.02 SQ FT OF VENTILATION AREA.

CEMENT SHALL CONFORM TO ASTM C-150 TYPE 2 OR 5
CONCRETE AGGREGATE SHALL CONFORM TO ASTM C-33

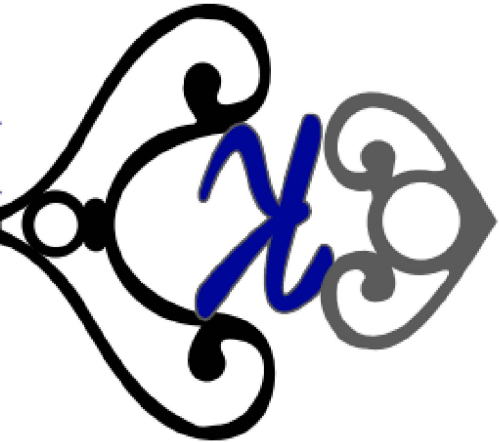
REINFORCEMENT STEEL SHALL CONFORM TO ASTM A 615 GRD 40

PIER & FOUNDATION PLAN



FLOOR PLAN

SCALE: 1/4" = 1'



DRAFTING and PERMIT FACILITATING

DRAFTSMAN

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keyrealestateca@gmail.com

SHEET INDEX

WHITE PLAN	SHT - T1
WHITE PLAN Detail	SHT - T1b
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FLOOR, FOUNDATION	SHT - AA1
DETAILS,	SHTs - S1a, S1b
CMH FOUNDATION	SHTs - A-1, D-1, F-1

Manufactured Home Installation Manual

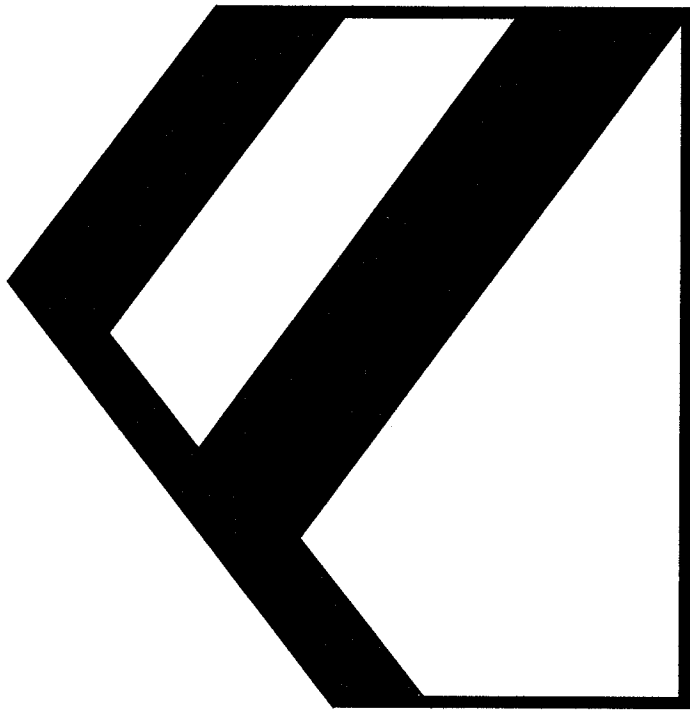
Lakfoor Residence:
APN: 046-261-20
80 Sea View Ter, Watsonville CA 95076

REVISION	ISSUE	DATE
1		4/22/24

FLOOR & FOUNDATION

THE

AA1



CLAYTON HOMES
SACRAMENTO
CMH WEST

9998 OLD PLACERVILLE RD.
SACRAMENTO, CA 95827
(916) 363-2681

PERMANENT FOUNDATION SYSTEM

SHEET

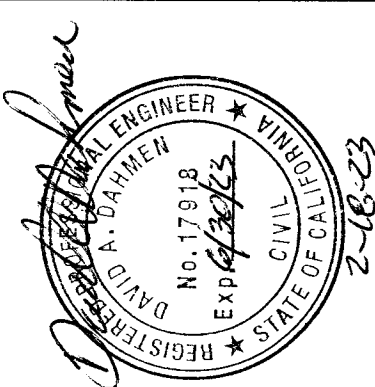
- A-1
- D-1
- F-1
- F-2
- F-3
- F-4

DRAWING TITLE

- TITLE SHEET
- TYPICAL FOUNDATION/SUPPORT DETAILS
& GENERAL NOTES
- TYPICAL DOUBLE WIDE FOUNDATION
- TYPICAL TRIPLE WIDE FOUNDATION
- TYPICAL TAG UNIT FOUNDATION (ADENDUM)
- TYPICAL SINGLE WIDE FOUNDATION



9998 OLD PLACERVILLE ROAD
Sacramento, CA. 95827
Phone: (916) 363-2681; Fax: (916) 363-4537



Pacific Consulting Engineers
9739 North Yolo Drive
Kingman, AZ 86401

DRAWN: I. KUZMENKO
DATE: 3-10-04
SCALE: NTS
JOB #:

A-1

NOTE: THE FOLLOWING DRAWINGS APPLY ONLY TO HOMES MANUFACTURED BY CLAYTON OF SACRAMENTO

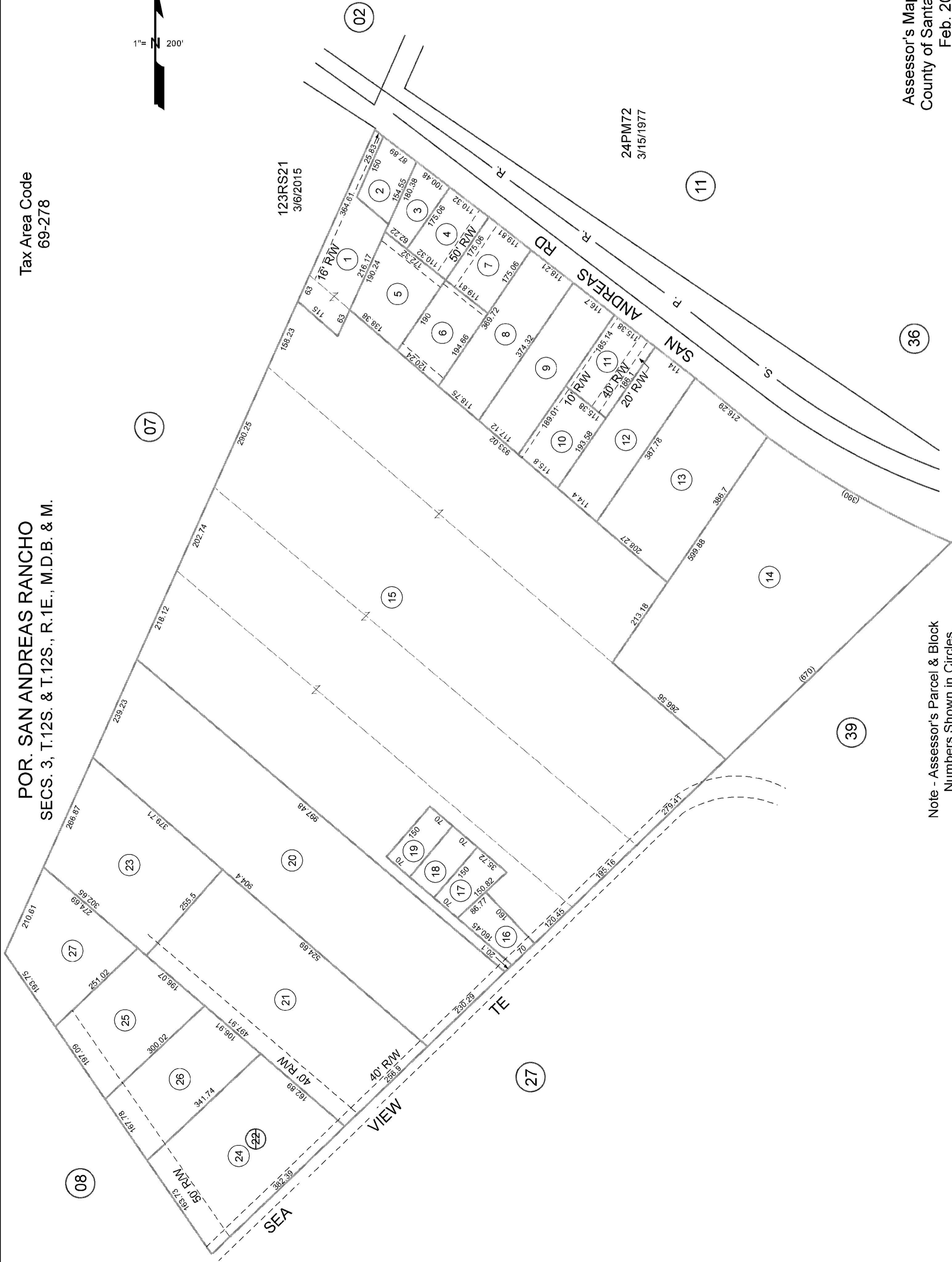
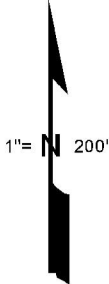
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Electronically redrawn 2/16/00 KSA
Rev. 5/30/01 mvm (changed page refs)
Rev. 1/16/03 mvm (change R/W 1-06 as per 1837/682)
Rev. 10/29/03 CB (Removed Eas 1-05)
Rev. 3/20/17 jg (123RS21)

POR. SAN ANDREAS RANCHO
SECS. 3, T.12S. & T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-278

46-26

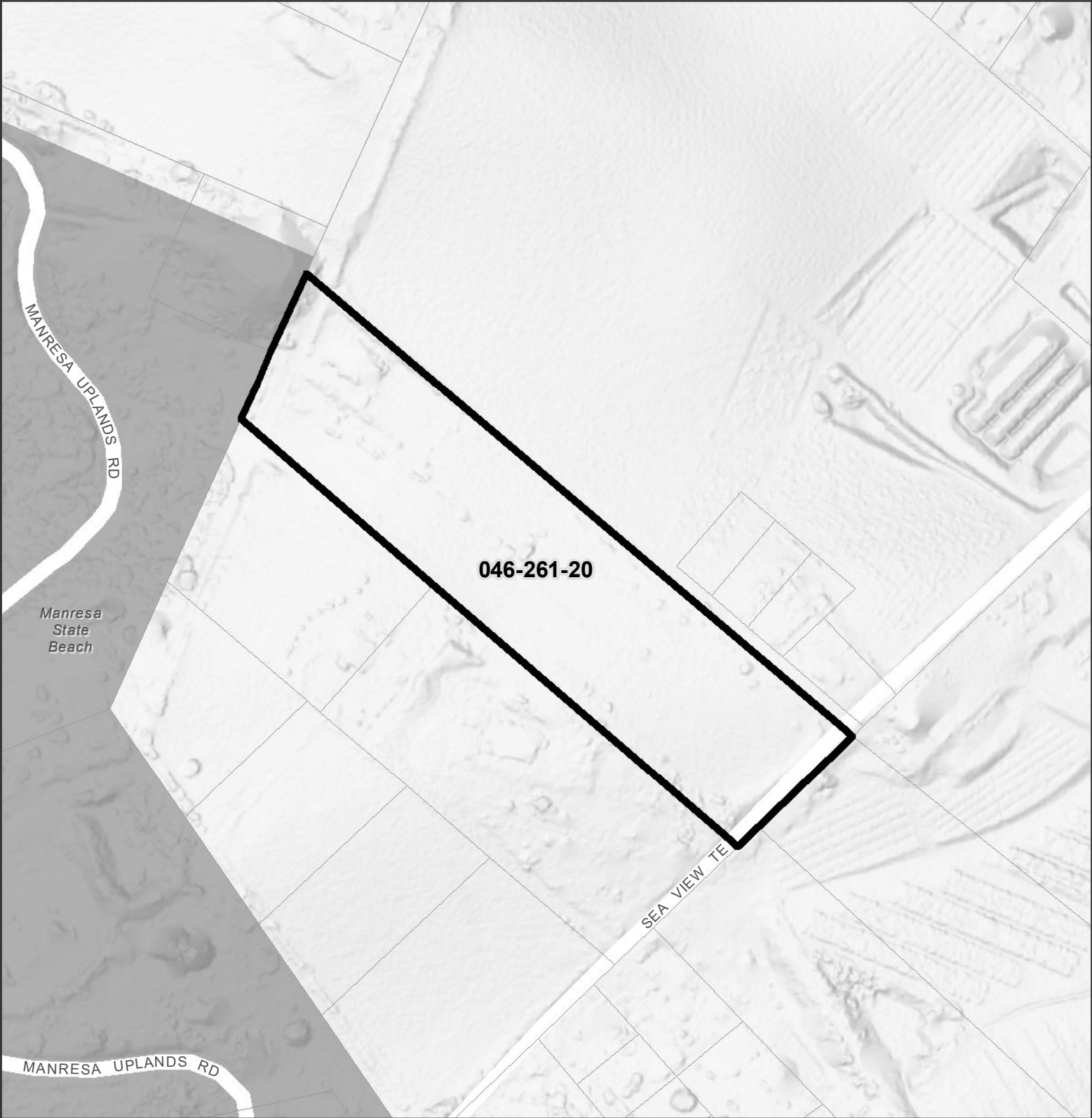


Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 46-26
County of Santa Cruz, Calif.
Feb. 2000

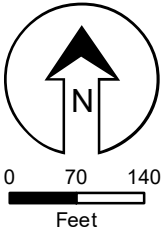


Parcel Location Map



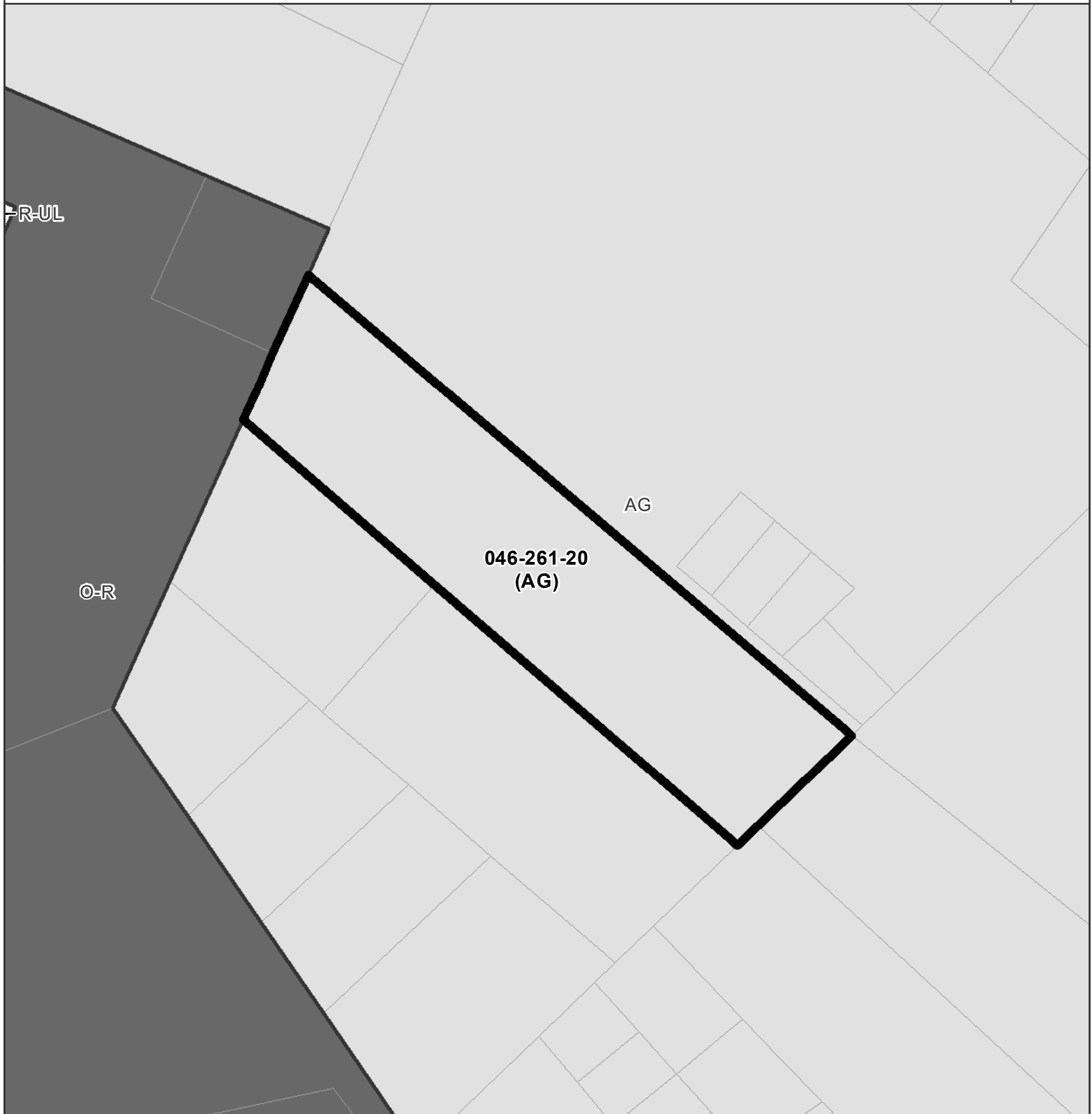
Parcel: 04626120

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

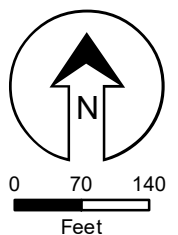




Parcel General Plan Map

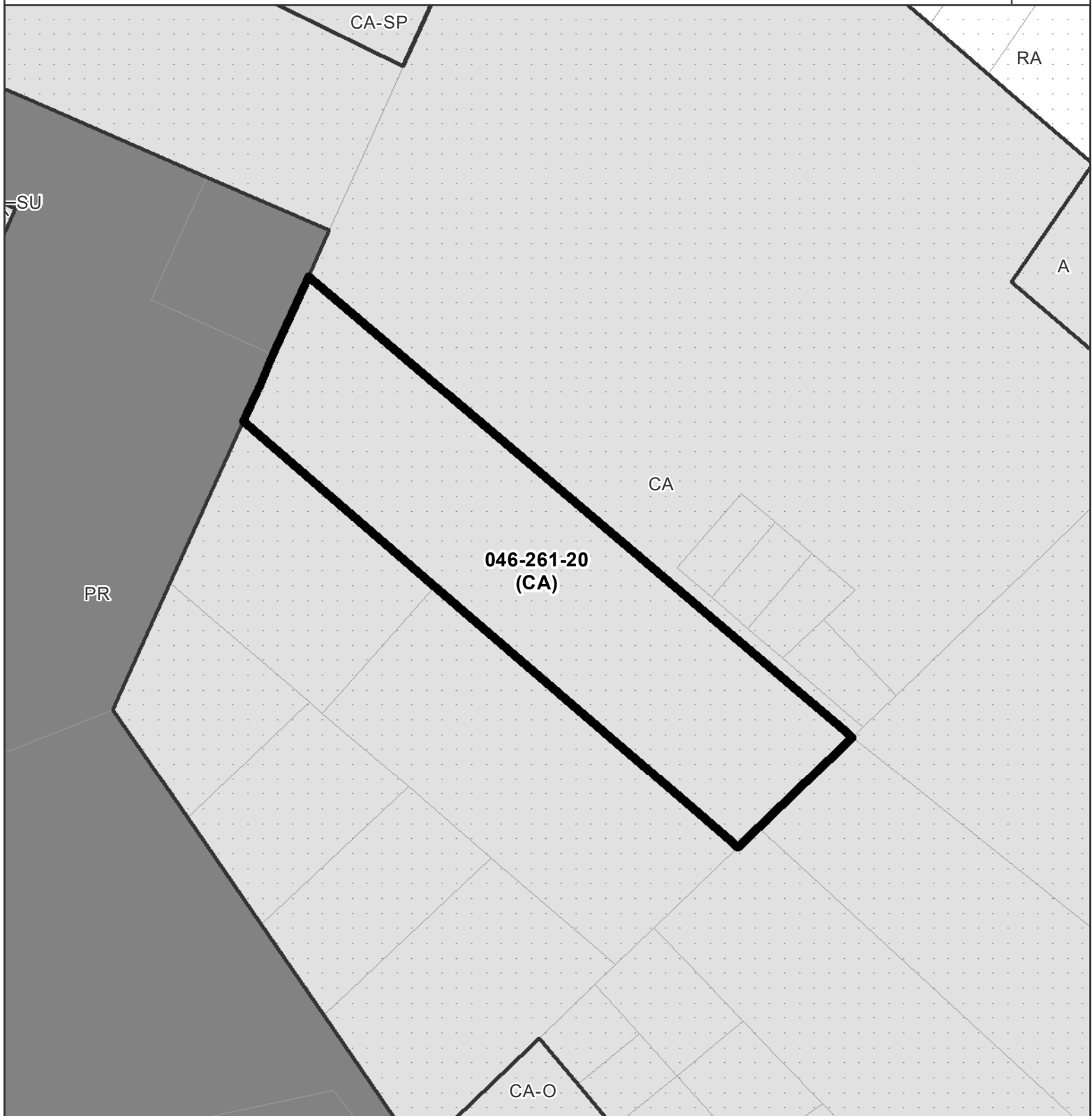


-  AG *Agricultural*
-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

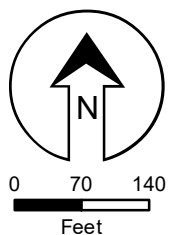




Parcel Zoning Map



- A Agriculture
- CA Commercial Agriculture
- RA Residential Agricultural
- PR Parks, Recreation, & Open Space
- SU Special Use



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Andreas MWC
Sewage Disposal: Septic
Fire District: Central FPD
Drainage District: N/A

Parcel Information

Parcel Size: 5.41 Acres
Existing Land Use - Parcel: Commercial Agriculture
Existing Land Use - Surrounding: Commercial Agriculture
Project Access: Sea View Terrace
Planning Area: San Andreas
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal
Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: 0-15%
Env. Sen. Habitat: Mapped constraint, no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped