Staff Report to the Agricultural Policy Advisory Commission

Application Number: 241222

Applicant: Charles Eadie- Eadie Consultants
Owner: Clough
APN: 107-121-03
Address: 443 Eureka Canyon Road

Date: August 15, 2024
Agenda Item #: 12
Time: 1:30 p.m.

Project Description: Proposal to construct an ADU more than 100-feet from an existing dwelling on a designated agricultural parcel with Type 1A Agricultural Resource mapping. The proposal consists of a 1,200 square foot ADU with a 300 square foot attached garage, on-site with two existing single-family dwellings and miscellaneous outbuildings. The project requires a determination by the Agricultural Policy Advisory Commission that the proposed ADU building site does not conflict with the agricultural resource protection policies of the Santa Cruz County General Plan and an Agricultural Buffer Setback Reduction from 200-feet to about 186-feet.

Location: Property is located on the west side of Eureka Canyon Road, approximately one mile north of the intersection of Eureka Canyon Road and Corralitos Road.

Staff Recommendation:

- Determine that the proposed location of the accessory dwelling unit (ADU), approximately 175 feet from the primary dwelling, as proposed under application 241222, is consistent with the agricultural resource protection policies of the Santa Cruz County General Plan; and
- Approve the proposed Agricultural Buffer Setback reduction from 200-feet to about 186-feet, as proposed under Application 241222.

Proposal and Setting

The proposed project is to construct a 1,200 square foot accessory dwelling unit (ADU) on a parcel developed with two existing dwellings; a 2,316 square foot dwelling is located in the northern project area and a 1000 square foot second dwelling is located about 400 feet south. In addition to the two dwellings, the property is developed with approximately ten outbuildings ranging in size from 300 to 1,000 square feet. All the development is clustered in a roughly 5-acre building area on the lower half of the 40-acre property.

The Santa Cruz County Accessory Dwelling Unit Ordinance (13.10.681), specifies that "On parcels zoned or designated agricultural, a detached ADU shall be located within 100 feet of the primary dwelling on the property unless additional distance is required to meet the minimum Agricultural b\Buffer setback standards in SCCC 16.50.095." The applicant is requesting relief from this requirement, proposing construction of the ADU roughly 175-feet from the northern dwelling and 375-feet from the southern dwelling.

The County Code, as written, allows ADU's on agricultural lands only when constructed within 100 feet of the primary dwelling. General Plan Implementation Strategy ARC-1.1b establishes that the Agricultural Policy Advisory Commission (APAC) may administer policy or code interpretation matters referred to the Commission by the Planning Director. Therefore, it is requested that your Commission review the proposal for consistency with agricultural protection policies and determine whether a greater than 100-foot setback is appropriate.

In addition to the request to develop the ADU more than 100-feet from the primary dwelling, the applicant requests approval to reduce the required 200-foot Agricultural Buffer setback to about 186 feet between the proposed development and APN 107-571-09, an adjacent agricultural resource property also owned by the applicant.

Zoning and General Plan Consistency

The parcel is within the Ag (Agriculture) General Plan Designation and the implementing zone district is SU (Special Use). County maps identify the parcel as a Type 1A Agricultural Resource, defined in the General Plan as "areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service and the California Department of Food and Agriculture criteria for "prime" and "unique" farmland and "prime" rangeland. The property is identified as "Grazing Land" by the Department of Conservation (Exhibit D).

The designation of the parcel as an agricultural resource is consistent with historical use of the property; although the site is not currently engaged in agriculture, Assessor Records and historic aerial imagery (Exhibit C) demonstrate a history of expansive orchards in the project area. The USDA National Resource Conservation Service indicates that a portion of the property includes a soil mapping unit which meets the criteria for "prime farmland" (Exhibit E), but the building site for the ADU would be outside of this mapped area.

Mapping Inconsistencies

The property has two peculiarities identified during property history research. The first is that the property is zoned SU despite the requirement in General Plan Policy ARC-1.1.5 requiring a CA (Commercial Agricultural) zoning designation. In the past it was not uncommon to have Agricultural Preserve contracts on properties without the appropriate zoning because contracts were completed prior to creation of the CA zone district pursuant to the Williamson Act of 1965. However, a cleanup effort by the policy section was completed in 2007 to rezone parcels containing contracts to the respective zone district. There are still a few outstanding parcels that require rezoning to CA, including this parcel. The second peculiarity is that the property is mapped as an Ag-Preserve, indicating that the property may have previously been under a Williamson Act Contract. A review of records failed to provide any indication that the property has been under contract in the last 30 years. However, the applicant declined to submit the recommended submittal of a full title report, which would have provided covenants, restrictions, and conditions that might have identified an active or expired Williamson act contract. These inconsistencies remain unresolved.

Despite these inconsistencies, the basis for agricultural protection policies is the underlying agricultural resource type rather than zoning designation. Absent an amendment to the General

Plan to remove the resource land type designation associated with the property, the Commercial Agricultural protection policies apply to the parcel. The applicant did not request a rezoning as part of this application given the scope of the project. Thus, the project is subject to site development standards providing protection to agricultural resource type land. Notwithstanding, given the limited scope of work proposed, action to amend the Zoning to align the resource type land to Commercial Agricultural Zoning pursuant to the General Plan is not being sought, primarily because ADUs are an allowed use regardless. However, this parcel will be forwarded to the policy division for further evaluation when the division addresses land use plan inconsistencies.

Request to APAC

The applicant requests relief from the requirement to construct the ADU within 100-feet of the primary dwelling, proposing to develop about 175-feet from one dwelling and about 375 feet from the second. As detailed in the applicant's letter (Exhibit A), the applicant disagrees with the County's agricultural resource mapping and believes the designation is without a modern basis.

Your Commission is requested to consider whether the requirement for the ADU to be developed within 100-feet of the dwelling is consistent with the policies providing protection to agriculture resource type land, and to consider approval of a reduced agricultural buffer setback given that commercial agriculture does not occur on either property at present time.

The following General Plan Policies for development on agricultural resource type land provide context for your evaluation of the proposed project and were considered in the Staff recommendation:

- General Plan Chapter 5, Policy ARC-1.1.7, Conditions 6 and 7: Conditional Uses on Commercial Agricultural (CA) Zoned Lands. All conditional uses will be subject to standards that specify siting and development criteria, including size, location, and density. Allow conditional uses on CA-zoned lands as identified in the Zoning Ordinance based upon the following conditions:

    6) The use is sited to avoid conflicts with primary agricultural activities on the property and in the area; and

    7) The use is sited on the property to avoid and minimize removal of land from production and to preserve productive agricultural resource soils.

- General Plan Chapter 5, Policy ARC-1.4.5 Siting to Minimize Conflicts. Structures shall be sited to minimize possible conflicts with productive commercial agricultural lands in the area. Where structures are located on commercial agricultural land, the structures shall be sited in such a manner to remove as little land as possible from production while still meeting supportable project objectives.

Staff Recommendation

The property's history includes clear evidence of prolonged periods of commercial agriculture. However, Staff supports the project as proposed, in that: the proposed location of the ADU would be only marginally out of compliance with the 100-foot proximity and 200-foot agricultural buffer setback standards; modern use of the property has been rural residential rather than agricultural;

and the difference in developing the ADU in a fully compliant location would not appear to have a material impact on future agricultural use on the property. It is staff's opinion that a requirement to provide an Agricultural Viability Study evaluating the agricultural viability of the area in question, would be at a significant time and cost to the applicant and is disproportionate in comparison to the scope of the project.

The staff recommendation to your Commission is to determine that the ADU's proposed location does not significantly impact agricultural production on the property and does not conflict with the agricultural protection policies of the Santa Cruz County General Plan and to approve the Agricultural Buffer Setback reduction. Furthermore, the recommendation would not remove the resource designation of the parcel, thereby protecting the land for future production, but it would relieve the applicant from the requirement to construct the ADU within 100-feet of the primary dwelling.

Should your Commission determine that the proposal is not consistent with County agricultural protection policies, the applicant would have two foreseeable paths forward; the project could be redesigned to meet the 100-foot standard and then reviewed as a part of a building permit, or the applicant could pursue an amendment to Agricultural Resource Maps and General Plan Designation to remove the resource designation from the property, requiring approval by the Board of Supervisors on recommendation from your Commission.

Recommendation
Staff recommends that your Commission:

- Determine that the proposed location of the accessory dwelling unit (ADU), approximately 175 feet from the primary dwelling, as proposed under application 241222, is consistent with the agricultural resource protection policies of the Santa Cruz County General Plan; and
- Approve the proposed Agricultural Buffer Setback reduction from 200-feet to about 186-feet, as proposed under Application 241222, based on attached findings and 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. Applicant Letter
B. Project plans
C. Historical Imagery
D. USDA Maps for
E. NRCS Maps
F. Assessor's, Location, Zoning and General Plan Maps
G. Findings
H. Parcel information

443 Eureka Canyon Road Issue Summary

Request

The request to increase the 100-foot separation limitation is based on both practical considerations related to the site, and on policy considerations.

The practical considerations include the appropriateness of the proposed ADU location and problems with alternative locations within the 100-foot separation limitation.

The policy issues relate to the surprising designation of the site as Type 1A farmland with no records or documentation as to why it was so designated, and that the intent and purpose of the separation policy which is to protect agricultural operations is not relevant to the site.

Practical Considerations

The logic of the location of the ADU is based on accessibility objectives, existing site infrastructure and use conditions, and problems with alternative locations.

Accessibility is a key consideration for the applicant due to family health considerations. The goal is to have the ADU essentially at the same level as the main house to facilitate disability access. Conversely, the alternatives within 100 feet have grade differential that complicates access.

This is illustrated by the attached (Site Plan Detail 4-26-24) which shows the ADU and the house at El. 626 ft., whereas alternative locations to the north, west, and southeast are sloping in nature. The proposed location is functional and as a policy matter this location supports the County's objective of minimizing grading. (See also Photo 1 Existing Site, and Photo 2 Proposed ADU Location.)

Locating the ADU northwest of the house has accessibility complications with grade differential and poses problems in terms of defensible space and an existing sawmill. (Photo 3 Alternative Site West.)

Locating the ADU directly south has accessibility complications due to topography and conflicts with drainage lines and a utility easement. Also, there is a small group of fruit trees that would have to be removed. (See Site Plan and Photo 4 Alternative Site South.)

Policy Considerations

The policy aspects were extensively reviewed in the previous consultation. Here is an updated summary of the issues.

Problem 1: The Zoning code ADU separation regulation is specifically written to affect land zoned or designated agricultural.

- The zoning is SU, not AG.

Problem 2: The intent of the regulation is to prevent or minimize conflicts with agricultural operations or ag buffers.

Exhibit A
241222

- There are no agricultural operations or buffers at this site or on adjacent parcels.
- The cross-reference to the buffer section indicates the intent of the 100-foot limitation.

13.10.681.7(a)(ii) D. On parcels zoned or designated agricultural, a detached ADU shall be located within 100 feet of the primary dwelling on the property unless additional distance is required to meet the minimum agricultural buffer setback standards in SCCC 16.50.095.

16.50.095 Agricultural buffer setbacks. (A)The purpose of agricultural buffer setback requirements is to prevent or minimize potential conflicts between either existing or future commercial agricultural and other land uses (e.g., residential, recreational, institutional, commercial, or industrial) that involve habitable structures or other areas of intensive human activity. This buffer is designed to provide a physical barrier to noise, dust, odor, and other effects which may be a result of normal commercial agricultural operations such as: plowing, disking, harvesting, spraying or the application of agricultural chemicals, and animal rearing.

Problem 3: The basis for the Agricultural Type 1A designation is unknown.

- There is no history of a conservation contract.
- County staff investigation has not uncovered any basis for the designation.
- No evidence exists in assessor records or title report.

Problem 4: The proposed building site location does not qualify as prime or unique farmland under adopted state or local criteria.

- The parcel is not an area of "known high productivity."
- The soil type over most of the parcel including the proposed building area, Baywood Loamy Sand 15-30% slope, does not qualify as "prime" per the California Department of Conservation soils listing for Santa Cruz County. (See excerpt below and attached document.)
- The area is identified only as "Other Land" in the California Department of Conservation Important Farmland map for Santa Cruz County, falling under the definition of low-density rural development. (See attached.)

<u>Zoning Ordinance</u>

16.50.040 Criteria for designation. The following criteria shall be used to determine into which agricultural land type the agricultural resource lands (commercial agricultural land) of the County will be classified:

(A) Type 1 - "Commercial Agricultural Land." This type is for viable agricultural lands outside the Coastal Zone which have been in, or have a history of, commercial agriculture over a long period of time, and are likely to continue to be capable of commercial agricultural use in the foreseeable future.

(1) Type 1A - "Viable Agricultural Land." Type 1A agricultural lands comprise areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service

and the California Department of Food and Agriculture criteria for “prime” and “unique” farmland and “prime” rangeland.

General Plan

5.13.2 Types of Agriculture Lands (LCP) Maintain by County ordinance specific agricultural land type designations for parcels identified as commercial agricultural land based on the criteria set forth in the General Plan and LCP Land Use Plan* and maintain Agricultural Resources Maps, by County ordinance to identify the distribution of the following types of Commercial Agricultural Land in the County:

Type 1A – Viable Agricultural Land

Type 1B – Viable Agricultural Land in Utility Assessment Districts

Type 2A – Limited Agricultural Land

Type 2B – Limited Agricultural Land – Geographically Isolated

Type 2C – Limited Agricultural Land in Utility Assessment Districts Type 2D – Limited Agricultural Land Experiencing Use Conflicts Type 3 – Viable Agricultural Land Within the Coastal Zone

*See Glossary for detailed definition of Agricultural Land, Commercial.

Excerpt From GP Glossary P. G-1 (Repeats Zoning verbatim)

Type 1A - Viable Agricultural Land. Type I A agricultural lands comprise areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service and the California Department of Food and Agriculture criteria for "prime" and "unique" farmland and "prime" rangeland.

Excerpt from California Department of Conservation Listing of Prime Farmland

SANTA CRUZ COUNTY PRIME FARMLAND SOILS 2 THESE SOIL MAPPING UNITS MEET THE CRITERIA FOR PRIME FARMLAND AS OUTLINED IN THE U.S. DEPARTMENT OF AGRICULTURE'S LAND INVENTORY AND MONITORING (LIM) PROJECT FOR THE SANTA CRUZ COUNTY, EASTERN SANTA CLARA AREA, AND MONTEREY COUNTY, SOIL SURVEYS

SANTA CRUZ COUNTY

SYMBOL NAME

104 Baywood loamy sand, 0 to 2 percent slopes

105 Baywood loamy sand, 2 to 15 percent slopes

108* Baywood variant loamy sand

Exhibit A
241222

Conclusion:

The Type 1A designation seems anomalous, a curiosity with no clear backstory. While there have been orchard areas on the site in the past, there never was any Williamson Act contract, and the threshold standards for the designation are not met.

The intent of the 100-foot buffer limitation is not relevant to the site as there is no adjacent prime farmlands and no significant agricultural activity taking place on site. There is one small orchard for family use, which is not a commercial operation.

We concur with the staff recommendation to proceed with an administrative APAC buffer reduction as the most reasonable approach to deal with the designation anomaly to allow the ADU in the proposed location.

LEGEND

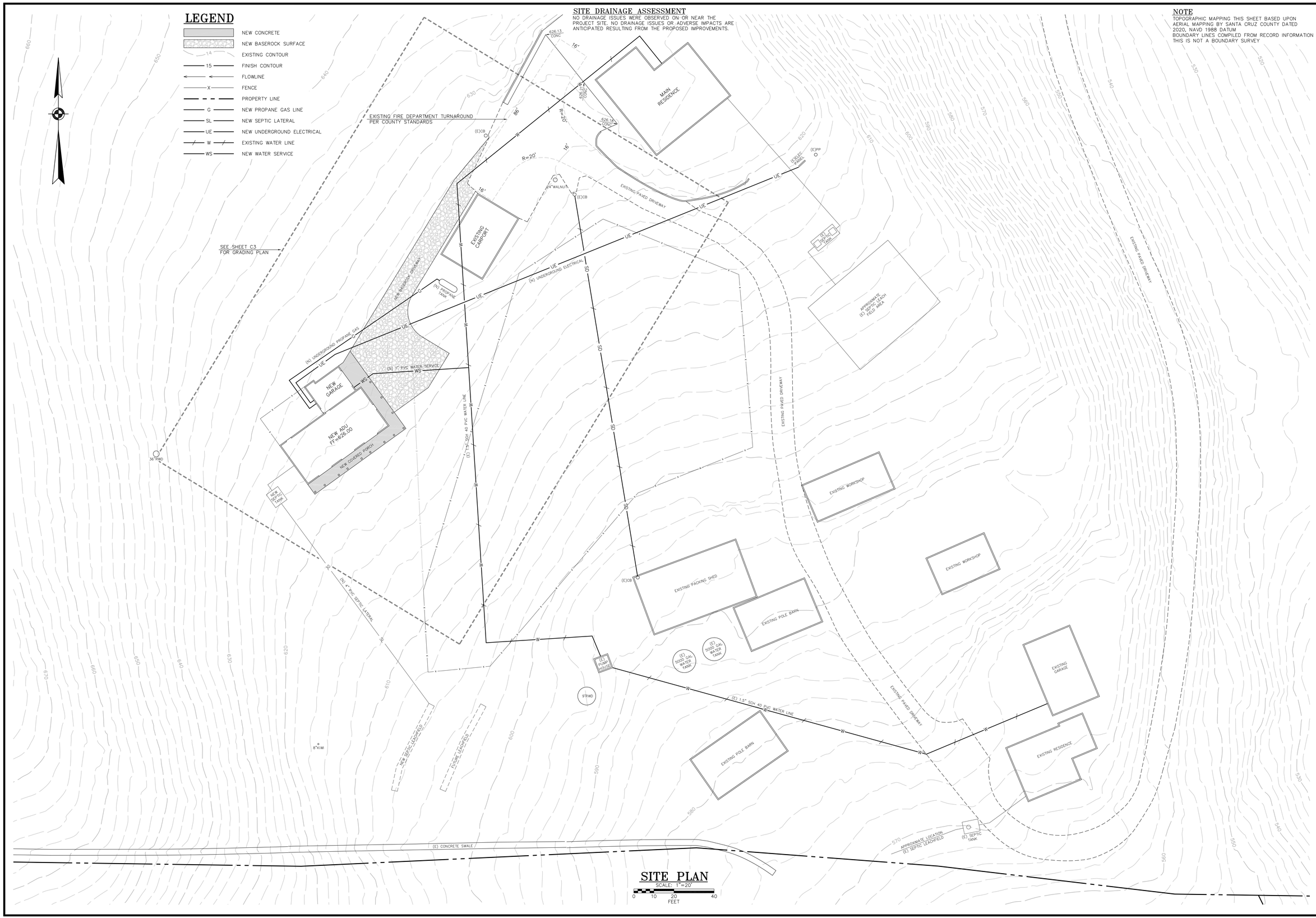
- NEW CONCRETE
- NEW BASEROCK SURFACE
- EXISTING CONTOUR
- FINISH CONTOUR
- FLOWLINE
- FENCE
- PROPERTY LINE
- NEW PROPANE GAS LINE
- NEW SEPTIC LATERAL
- NEW UNDERGROUND ELECTRICAL
- EXISTING WATER LINE
- NEW WATER SERVICE

SITE DRAINAGE ASSESSMENT

NO DRAINAGE ISSUES WERE OBSERVED ON OR NEAR THE PROJECT SITE. NO DRAINAGE ISSUES OR ADVERSE IMPACTS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS.

NOTE

TOPOGRAPHIC MAPPING THIS SHEET BASED UPON AERIAL MAPPING BY SANTA CRUZ COUNTY DATED 2020, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY



SITE PLAN

SCALE: 1"=20'

0 10 20 40 FEET

PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 41168 CIVIL STATE OF CALIFORNIA REGISTERED

PRELIMINARY

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
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NEW ADU FOR
WILLIAM CLOUGH
443 EUREKA CANYON ROAD CORRALITOS APN 107-121-03

SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	JAN. 17, 2024
REVISED:	APRIL 26, 2024
JOB NO.:	23042
SHEET	C2
OF	5 SHEETS

Exhibit A
24-222

Image #2

Exhibit A
241222


Image #5
Proposed Build Site
Exhibit A
241222

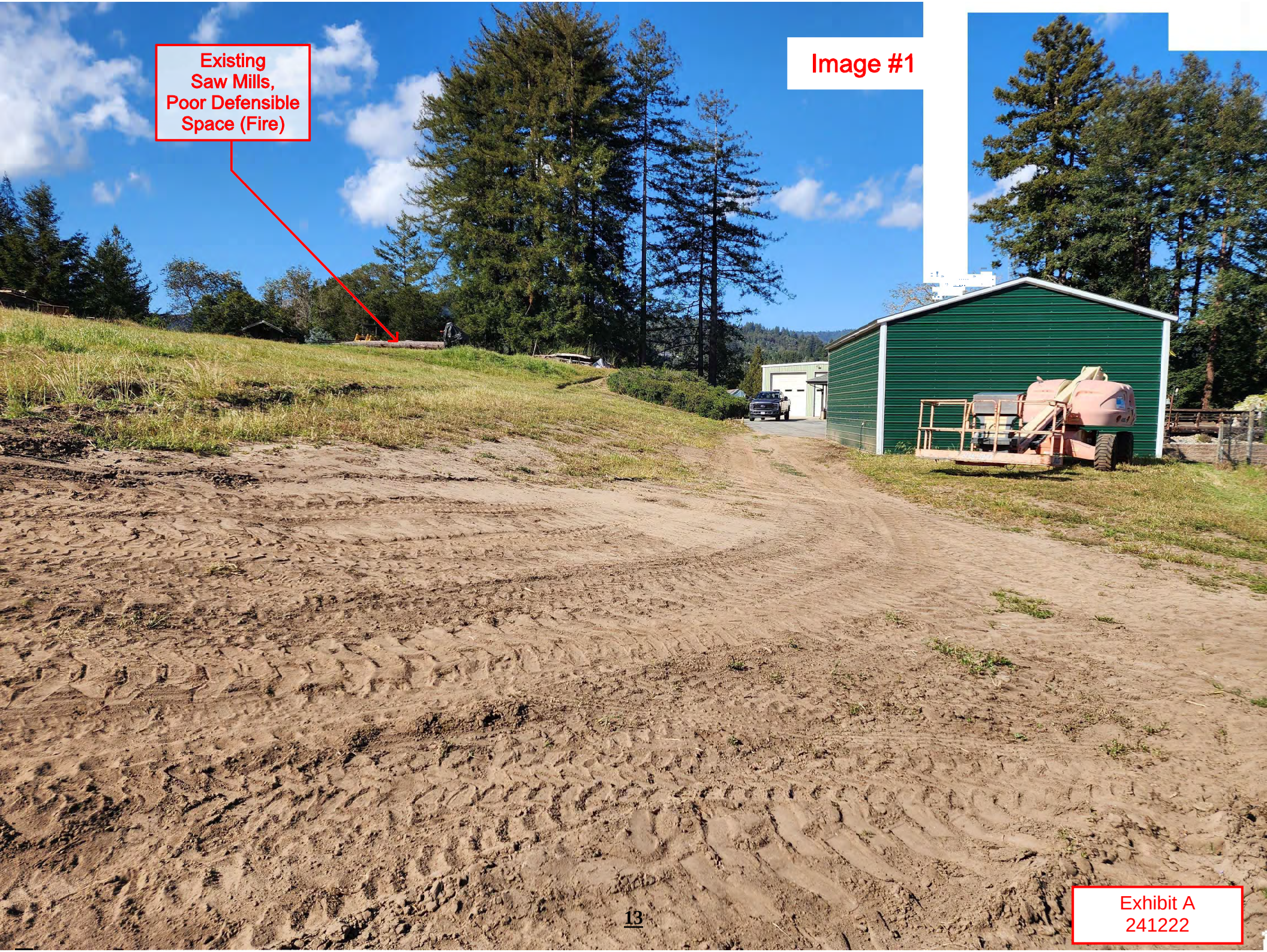

Exhibit A
241222

Image #4

Exhibit A
241222

NOTE
TOPOGRAPHIC MAPPING THIS SHEET BASED UPON AERIAL MAPPING BY SANTA CRUZ COUNTY DATED 2020, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

PLOT PLAN

SCALE: 1"=100'
0 50 100 200
FEET

LEGEND

- EXISTING CONTOUR
- FLOWLINE
- FENCE
- PROPERTY L

Exhibit B
241222

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

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NEW ADU FOR
WILLIAM CLOUGH
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PLOT PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	JAN. 17, 2024
REVISED:	JULY 19, 2024
JOB NO.:	23042
SHEET	C1
OF	5 SHEETS

DETACHED ACCESSORY DWELLING UNIT

443 EUREKA CANYON RD
WATSONVILLE, CA 95076

APN:107-121-03

APPLICABLE CODES

CONSTRUCTION SHALL CONFORM TO:

GOVERNING CODES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING MODEL CODES:

2022 CBC (CALIFORNIA BUILDING CODE)
2022 CEC (CALIFORNIA ELECTRICAL CODE)
2022 CMC (CALIFORNIA MECHANICAL CODE)
2022 CPC (CALIFORNIA PLUMBING CODE)
2022 CFC (CALIFORNIA FIRE CODE)
2022 CRC (CALIFORNIA RESIDENTIAL CODE)
2022 CGBSC (CALIFORNIA GREEN BUILDING STANDARDS CODE)
2022 CBEES (CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)
STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS (T-24)

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

STORM WATER POLLUTION CONTROL REQUIREMENT FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/ CERTIFICATION STATEMENT.

THE FOLLOWING IS INTENDING MINIMUM NOTES OR AS AN ATTACHMENTS FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE (APPLIES TO ALL PERMITS).

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. 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 MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

DEFERRED SUBMITTALS

1. PHOTOVOLTAIC SYSTEM (SOLAR)

NOTES:

1. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
2. FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE DESIGNER FOR PROJECT RECORD COORDINATION AND NECESSARY RESOLUTION PRIOR TO CONTINUE WITH WORK.
3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES, DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTINUING.
5. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
6. ALL ELECTRICAL MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
7. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
8. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
9. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.
10. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
11. CONTRACTOR SHALL PROVIDE BACKING FOR SUPPORT OF ALL WALL, CEILING AND PARTITION MOUNTED ITEMS SUCH AS LIGHT FIXTURES, SHELVING, EQUIPMENT AND TELEVISIONS COORDINATE LOCATIONS AND REQUIREMENT WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
13. CONTRACTOR SHALL PROVIDE PROTECTION IN ACCORDANCE WITH AL APPLICABLE BUILDING CODES. CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING BUT NOT LIMITED TO SHORING BRACING AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
14. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
15. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
16. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
17. ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIAL.
18. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
19. CONTRACTOR SHALL REFER TO AND CONFORM WITH ALL FINDINGS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
20. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDING IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION NOTIFY THE SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
21. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
22. ACCURATE AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
23. ROOF OBSTRUCTIONS SUCH AS TELEVISIONS ANTENNA, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
24. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
25. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
26. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
27. CF-4R AND CF-6R CERTIFICATE FORMS SHALL BE COMPLETED AS APPLICABLE AND BE PRESENTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION IN ACCORDANCE WITH THE ENERGY CALCULATIONS.

NOTE:

CONSTRUCTION FOR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE CORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENTS OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

INDEX OF DRAWINGS

SCOPE OF WORK

- NEW DETACHED ADU: (2) BATHROOM (1) LIVING/ DINING/ KITCHEN (2) BED SPACE - 900 SQFT.

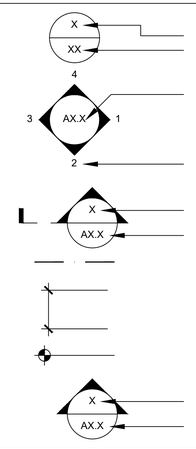
PROJECT DATA

OWNER:	WILLIAM CLOUGH
PROJECT ADDRESS:	443 EUREKA CANYON RD WATSONVILLE, CA 95076
APN:	107-121-03
LOT AREA:	1,778,249 SQFT
PARCEL AREA (Acres):	40.823 ACRES
BLOCK:	---
PAGE:	---
PROPERTY TYPE:	SINGLE FAMILY RESIDENCE
LEGAL DESCPT.:	--- ---
ZONING:	---
USE:	SINGLE FAMILY RESIDENCE
JURISDICTION:	SANTA CRUZ COUNTY
YEAR BUILT:	1958
CONSTRUCT TYPE:	V-B
FIRE SPRINKLER:	NO

BUILDING DATA

NO. OF STORIES:	(N) 1 STORY
AREAS:	
(N) DETACHED ADU BUILDING AREA:	= 1200 SQ.FT.
(E) MAIN BUILDING AREA:	= 2316 SQ.FT.
(N) TOTAL SQ.FT:	= 3516 SQ.FT.
(N) LOT COVERAGE=	(2316/1778249)x100 = 0.0013%
(N) FAR=	(2316/1778249) = 0.0013

SYMBOL LEGEND



DETAIL:
DETAIL NUMBER
SHEET WHERE DRAWN

INTERIOR ELEVATION:
SHEET WHERE DRAWN

ELEVATION NUMBER

BUILDING SECTION:
SECTION NUMBER

SHEET WHERE DRAWN

CENTER LINE

FACE DIMENSION

CENTER LINE DIMENSION

ELEVATION

ELEVATIONS
ELEVATION NUMBER

SHEET WHERE DRAWN

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
ACOUST.	ACOUSTICAL
A.D.	ACCESS DOOR/ AREA DRAIN
ADD.	ADDENDUM OR ADDITION
ADJ.	ADJUSTABLE
A.E.F.F.	ABOVE EXISTING FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
	AND
	ANGLE
ANOD.	ANODIZE
ARCH.	ARCHITECT(URAL)
ASPH.	ASPHALT
@	AT
B.F.	BOARD
BTWN.	BETWEEN
BD.	BOTTOM OF FOOTING
BLDG.	BUILDING
BLKG.	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAIL
B.O.	BOTTOM OF
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
B.U.	BUILT-UP
	CHANNEL
CER.	CERAMIC
C.B.	CATCH BASIN
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
CL	CENTERLINE
CLG.	CEILING
CLR.	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CLST.	CLOSET
C.O.	CLEAN OUT
COL	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CORR.	CORRIDOR
CSK	COUNTERSINK
CTR.	CENTER
D.A.	DAMP PROOFING
D.F.	DRINKING FOUNTAIN
DBL	DOUBLE
DIA./Ø	DIAMETER
DIAG.	DIAGONAL
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
D.L.	DEAD LOAD
DN.	DOWN
DS.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
DWLS.	DOWELS
DWR.	DRAWER
EA.	EACH
E.B.	EXPANSION BOLT
E.J.	EXPANSION JOINT
EL.	ELEVATOR
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATION
E.N.	EDGE NAIL
ENC.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXT.	EXTERIOR
EXIST.	EXISTING
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR/ FACTORY FINISH
F.F.E.	FINISHED FLOOR ELEVATION
F.P.E.	FINISHED PAVING ELEVATION
F.G.	FINISHED GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.N.	FIELD NAILING
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.P.	FACE OF PANEL
F.O.S.	FACE OF STUD
FT.	FOOT/FEET
FTG.	FOOTING
F.S.	FLOOR SINK
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GLB	GLU-LAM BEAM
GYP. BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWR.	HARDWARE
HGR.	HANGER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
IN.	INCH
INCL	INCLUDED
INSUL	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
KJ.	KEYED JOINT
LAM.	LAMINATED
LAV.	LAVATORY
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVERFLOW/ OUTSIDE FACE
O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED/ OWNER INSTALLED
O.H.	OPPOSITE HAND/ OVERHEAD
OPN'G	OPENING
OPP	OPPOSITE
℄	PROPERTY LINE
PERIM.	PERIMETER
PERPL.	PERPENDICULAR
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLAST.	PLATIC
P.D.	PLANTER DRAIN
PLYWD	PLYWOOD
R.	RISE
R.C.P	REFLECTED CEILING PLAN
R.D.	ROOD DRAIN
REF	REFEREMCE
REINF	REINFORCING
REQ(D)	REQUIRED
REQMTS.	REQUIREMENTS
RESIL.	RESILIENT
RET	RETAIN(ING)
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.F.	SQUARE FEET
SHT.	SHEET
SIM	SIMILAR
S.M.F.E.	SURFACE MOUNTED FIRE EXTINGUISHER
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STAGG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENED
STR.	STRUCTURAL
STL.	STEEL
SYM.	SYMMETRICAL
T.	TREAD
T.C.	TOP OF CURB/ TOP OF CONCRETE
T&G	TONGUE AND GROOVE
THR	THRESHOLD
T.I.	TENANT IMPROVEMENT
T.J.	TOOLED JOINT
T.N.	TOE NAILED
T.O.C.	TOP OF CURB
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TRANS.	TRANSVERSE
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.N.O.	UNLESS NOTED OTHERWISE
V.C.T.	VINYL COMPOSITION TILE
VENT	VENTILATOR/ VENTILATION
VERT	VERTICAL
V.R.	VAPOR RETARDER
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W	WEST
WDW	WINDOW
W/	WITH
W.GL.	WIRE GLASS
W.H.	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
W.P.J.	WEAKENED PLANE JOINT
W.R.	WATER RESISTANT

Exhibit B
241222

URBATECT DEVELOPMENT
444 Airport Blvd. Suite 109
Watsonville, CA 95076
O : 831.319.4695
F : 831.319.4751

CLIENT INFORMATION:
WILLIAM & COURTNEY CLOUGH
443 EUREKA CANYON RD
WATSONVILLE, CA 95076

CONSULTANT:

PROJECT TITLE:
DETACHED ACCESSORY DWELLING UNIT
443 EUREKA CANYON RD
WATSONVILLE, CA 95076
APN:107-121-03

PROFESSIONAL SEAL:

REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
L.T.	E.M.

DRAWING TITLE:
COVER SHEET
CVR

Full size print: 24"x36"

GREEN BUILDING NOTES

1. OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION A MANUAL, COMPACT DISC WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1.1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

1.2. OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING

1.2.1. EQUIPMENT AND APPLIANCES INCLUDING WATER-SAVING DEVICES AND OTHER SYSTEMS, HVCA SYSTEMS, WATER-HEAT SYSTEM, AND OTHER MAJOR APPLIANCES AND EQUIPMENT.

1.2.2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.

1.2.3. SPACE CONDITIONING SYSTEM, INCLUDING CONDENSERS AND AIR FILTERS

1.2.4. LANDSCAPE IRRIGATION SYSTEMS.

1.2.5. WATER REUSE SYSTEMS.

1.3. INFORMATION FROM LOCAL UTILITY WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATION.

PUBLIC TRANSPORTATION AND/OR CAR POOL OPTIONS AVAILABLE IN THE AREA.

1.4. EDUCATIONAL, MATERIAL ON THE POSITIVE IMPACT OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

1.5. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

1.6. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

1.7. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

1.8. INFORMATION ABOUT SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

1.9. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS CODE.

2. DURING CONSTRUCTION, ENDS OF DUCTS OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED.

3. THIRD PARTY VERIFICATIONS IS REQUIRED FOR MANDATORY CALGREEN MEASURES

4. SEAL BUILDINGS ENVELOPE JOINTS AND OPENINGS ACCORDING TO CEC.

5. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE BASED.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE PROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
2. THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER INDICATED HERE 24 HOURS CONTACT
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL EMERGENCY WORK CREW AT ALL TIMES. THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIAL ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT DE-SILTING FACILITIES AS NECESSARY FOR THE DURATION OF PROJECT.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT RUNOFF OVER THE TOP SLOPES.
6. AFTER A RAIN STORM:
   a. THE CONTRACTOR SHALL REMOVE ALL SILT, STANDING WATER AND DEBRIS FROM THE EROSION CONTROL FACILITIES.
   b. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREA WHERE STANDING WATER POSES A POTENTIAL HAZARD.
7. IN HIGH WIND AREA THE CONTRACTOR SHALL WATER SPRAY-GRACED AREAS ON A DAILY BASIS TO CONTROL DUST DURING WINDY PERIODS. WHEN NECESSARY THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST OF WIND-BLOWN DEBRIS BY INSTALLING DEBRIS FENCES, ADDITIONAL TRASH ENCLOSURE, CHEMICAL TREATMENT, GEO-MATS, ETC. THE CONTRACTOR SHALL IMPLEMENT LONG TERM WIND EROSION CONTROL MEASURES FOR ANY AREA THAT IS NOT IMPROVED IN A TIMELY MANNER FOLLOWING GRADING.

NOTES

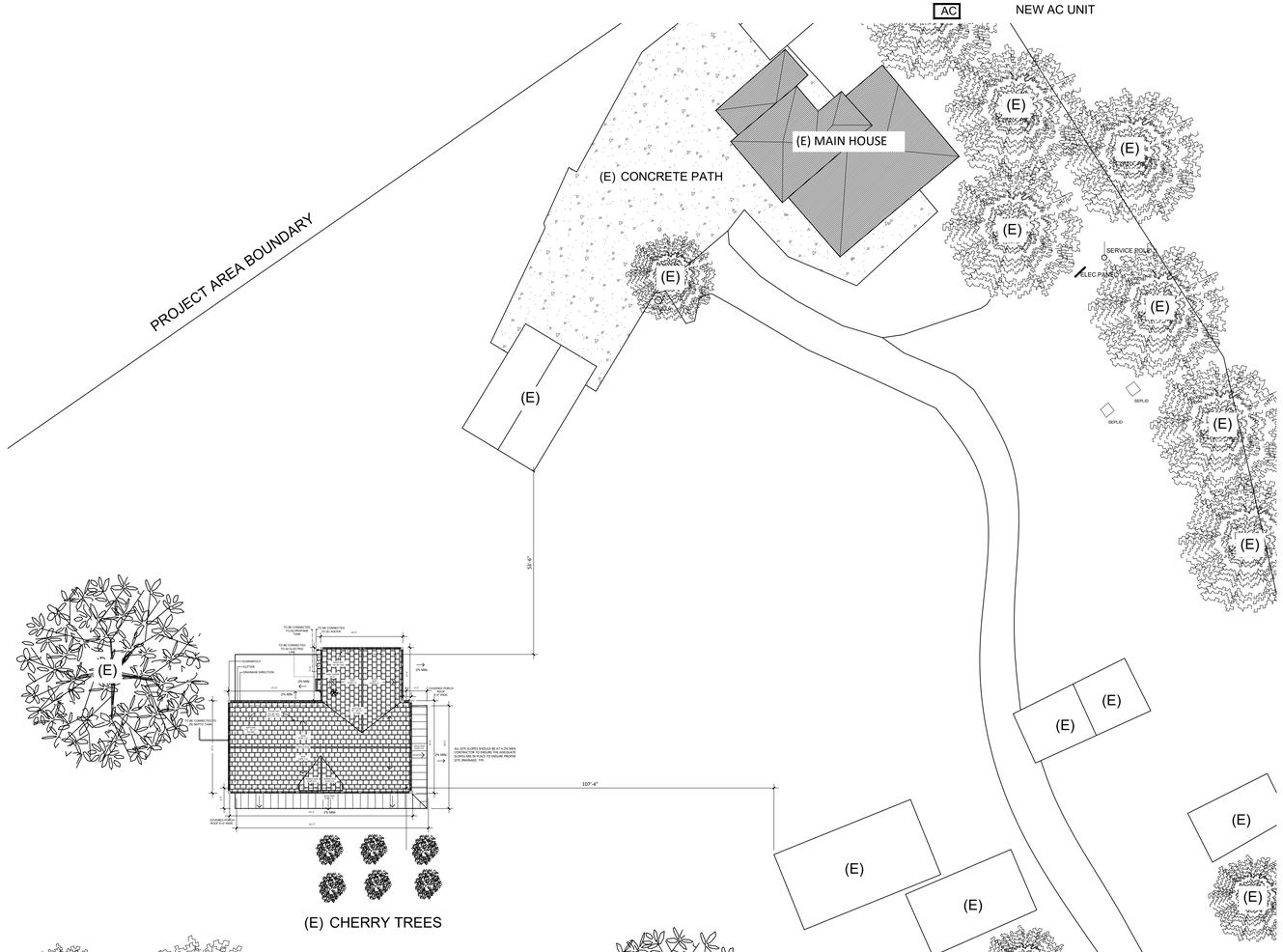
1. THE APPLICANT SHALL INSTALL AN N.F.P.A. 13-D FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS.
RESIDENCE SPRINKLER HEADS SHALL BE USED IN THE DWELLING/GUEST
PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE
PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS GARAGES,
CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER/FURNACE
ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR
OVERHANGS, BALCONIES OR DECK GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIAL ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA." PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

2. BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

3. FIRE DEPARTMENT ACCESS ROADWAY MUST BE
MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

SITE LEGEND

- PROPERTY LINE / BOUNDARY (NET)
- PROJECT AREA BOUNDARY
- CITY SETBACKS
- LATERAL SEWER LINE
- ELECTRICAL LINE
- GAS LINE
- WATER LINE
- NEW ROOF
- NEW BUILDING
- EXISTING BUILDING
- EXISTING CONCRETE
- NEW CONCRETE
- RAIN WATER FLOW
- PLANTS & TREES
- W — NEW WATER METER
- E — NEW ELECTRICAL METER (200 AMPS)
- G — NEW GAS METER
- W/H — NEW WATER HEATER TANKLESS
- AC — NEW AC UNIT



1 PROPOSED SITE PLAN

SCALE: 1/32"=1'-0"

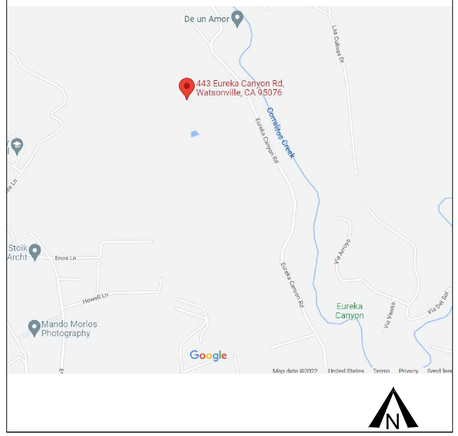
PROPERTY INFO

OWNER:	WILLIAM CLOUGH
PROJECT ADDRESS:	443 EUREKA CANYON RD WATSONVILLE, CA 95076
APN:	107-121-03
LOT AREA:	1,778,249 SQFT
PARCEL AREA (Acres):	40.823 ACRES
BLOCK:	---
PAGE:	---
PROPERTY TYPE:	SINGLE FAMILY RESIDENCE
LEGAL DESCPT.:	--- ---
ZONING:	---
USE:	SINGLE FAMILY RESIDENCE
JURISDICTION:	SANTA CRUZ COUNTY
YEAR BUILT:	1958
CONSTRUCT TYPE:	V-B
FIRE SPRINKLER:	NO

BUILDING DATA

NO. OF STORIES:	(N) 1 STORY
AREAS:	
(N) DETACHED ADU BUILDING AREA:	= 1200 SQ.FT.
(E) MAIN BUILDING AREA:	= 2316 SQ.FT.
(N) TOTAL SQ.FT:	= 3516 SQ.FT.
LOT COVERAGE=	(2316/1778249)x100 = 0.0013 %
FAR=	(2316/1778249) = 0.0013

SITE VICINITY



APN MAP

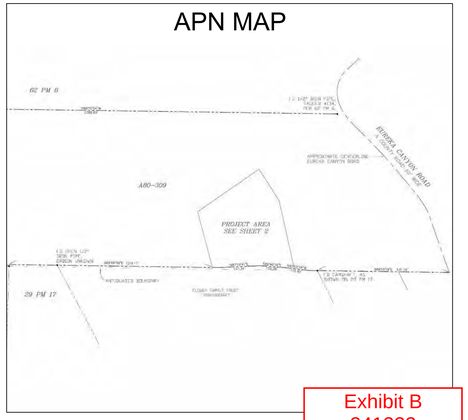


Exhibit B
241222

URBATECT DEVELOPMENT
444 Airport Blvd. Suite 109
Watsonville, CA 95076
O : 831.319.4695
F : 831.319.4751

CLIENT INFORMATION:
WILLIAM & COURTNEY CLOUGH
443 EUREKA CANYON RD
WATSONVILLE, CA 95076

CONSULTANT:

PROJECT TITLE:
DETACHED ACCESSORY DWELLING UNIT
443 EUREKA CANYON RD
WATSONVILLE, CA 95076
APN:107-121-03

PROFESSIONAL SEAL:

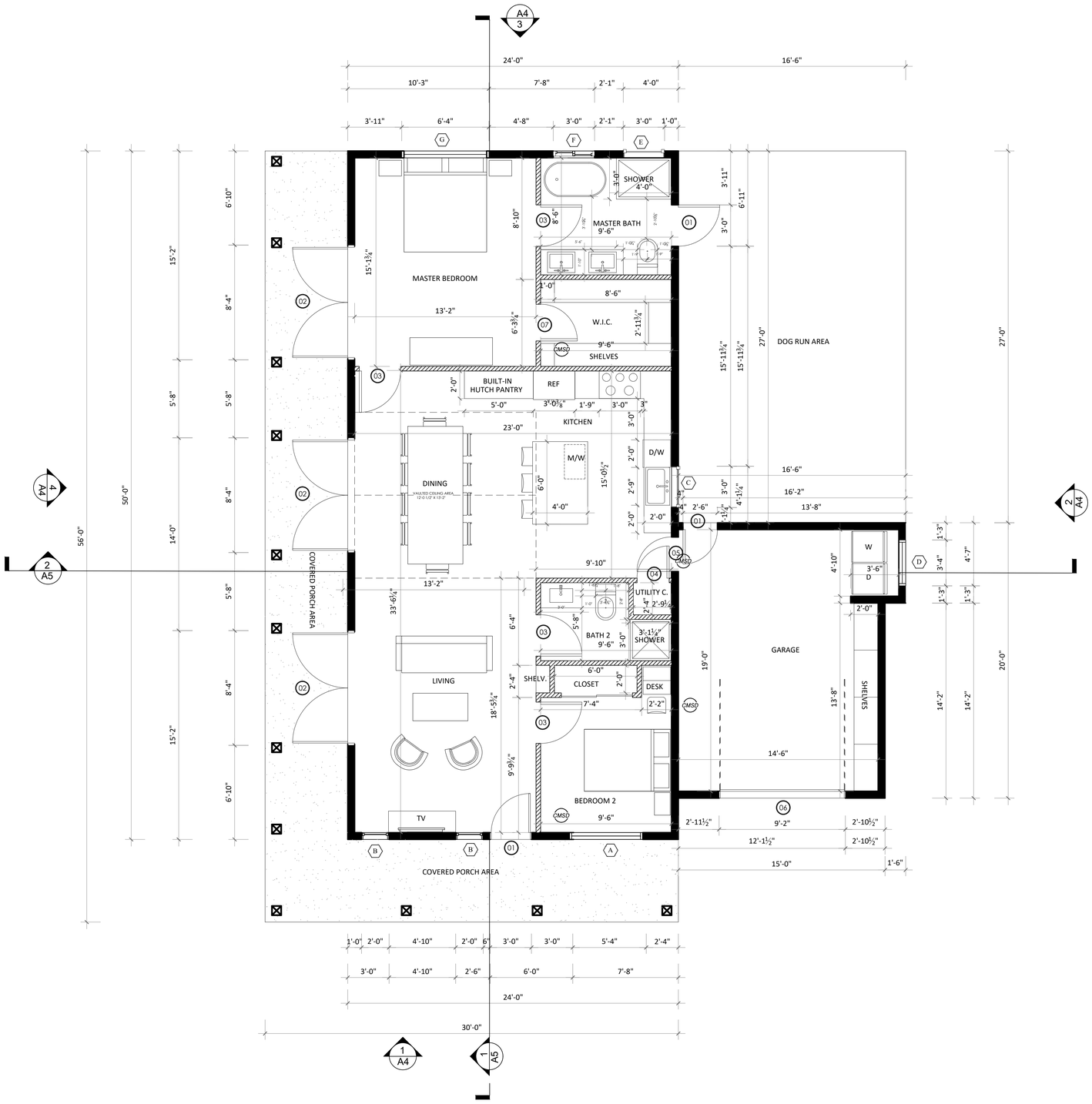
REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
L.T.	E.M.

DRAWING TITLE:
PROPOSED SITE PLAN

A-1

Full size print: 24"x36"



FLOOR PLAN LEGEND

- NEW WALL 2X6
- NEW WALL 2X4
- (#) DOOR IDENTIFICATION TO REFER TO DOOR SCHEDULE
- (#) WINDOW IDENTIFICATION TO REFER TO DOOR SCHEDULE
- (SMSC) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR ALARM COMBO

DOOR SCHEDULE

ID.	QTY	TYPE	DOOR SIZE FINISHED WIDTH	DOOR SIZE FINISHED HEIGHT	THICK	MATERIAL	FINISH	U-FACTOR	HARDWARE	THRESHOLD	NOTES
01	3	SINGLE	36"	84"	0'-1 3/4"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW
02	3	DOUBLE	96"	84"	0'-1 3/4"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW
03	4	SINGLE	36"	80"	0'-1 3/4"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW
04	1	SINGLE	28"	80"	0'-1 3/4"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW
05	1	SINGLE	30"	80"	0'-1 3/4"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW
06	1	SINGLE	108"	84"	0'-1 3/8"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW
07	1	SINGLE	32"	80"	0'-2 3/8"	WOOD	PAINT	.50	STANDARD	ALUM.	NEW

WINDOWS SCHEDULE

ID	QTY	FRAME SIZE FINISHED WIDTH	FRAME SIZE FINISHED HEIGHT	TYPE MATERIAL	TYPE TYPE	TYPE GLAZING	TYPE U-FACTOR	TYPE SHGC	TYPE STC RATING	NOTES
A	1	60"	48"	VINYL	SLIDING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW
B	2	24"	48"	VINYL	FIXED	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW
C	1	36"	48"	VINYL	HUNG	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW
D	1	36"	18"	VINYL	OVERHEAD	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW
E	1	36"	24"	VINYL	HUNG	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW
F	1	36"	48"	VINYL	SLIDING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW
G	1	72"	24"	VINYL	TRANSOM	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW

(N) ADU AREA - 1200 SQFT.

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443 EUREKA CANYON RD
WATSONVILLE, CA 95076

CONSULTANT:

PROJECT TITLE:
DETACHED ACCESSORY DWELLING UNIT
443 EUREKA CANYON RD
WATSONVILLE, CA 95076
APN:107-121-03

PROFESSIONAL SEAL:

REVISIONS:	DATE:

PROJECT NO. : | CLIENT PROJECT:
DRAWN: L.T. | CHECKED: E.M.

DRAWING TITLE:
PROPOSED FLOOR PLAN
A-2

Exhibit B
241222

Full size print: 24"x36"

1 PROPOSED FLOOR PLAN

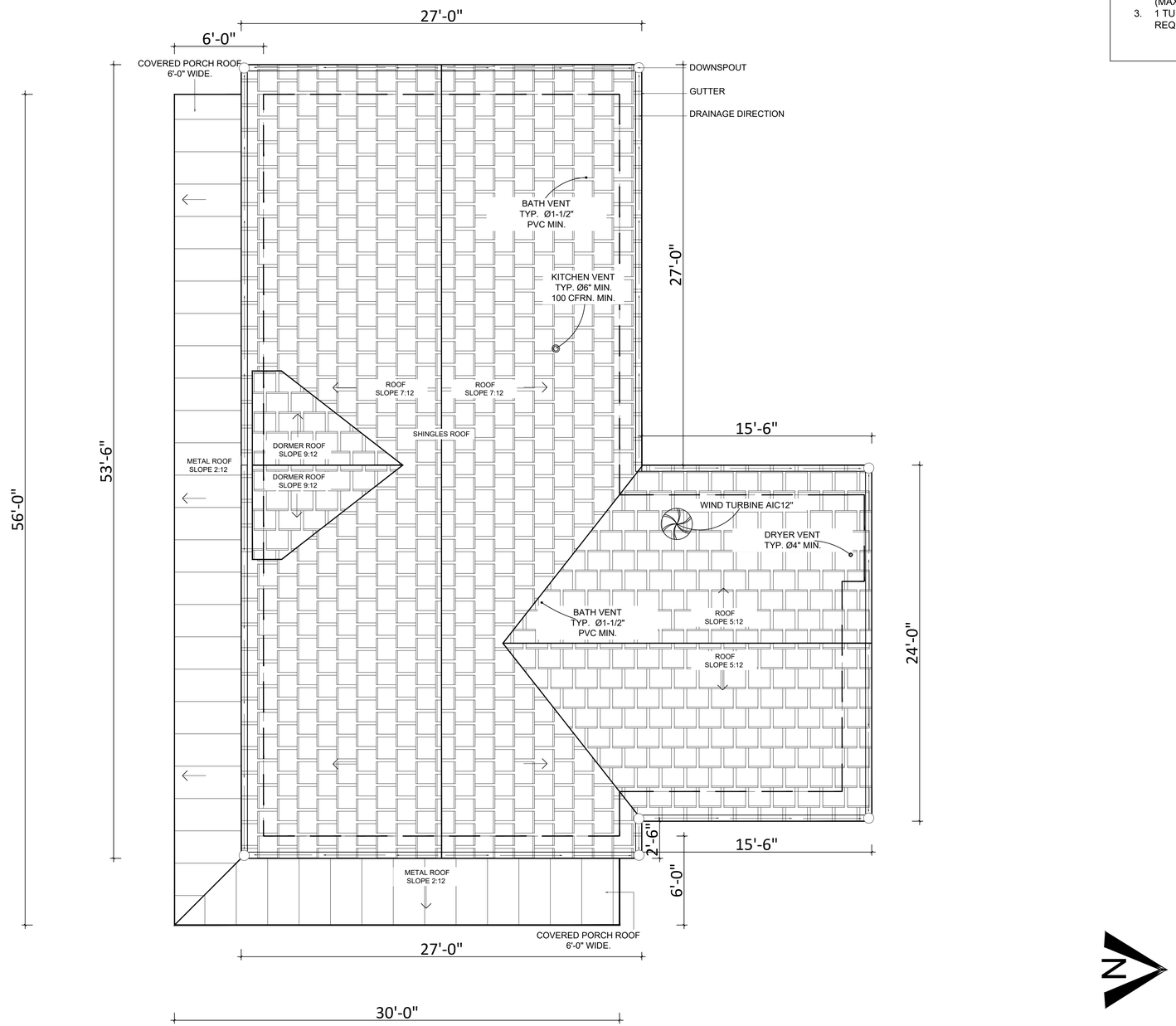
SCALE: 1/4"=1'-0"

ATTIC VENTILATION CALCULATION

1200 SQ. FT ATTIC SPACE

USE 1 MASTER FLOW® 12" INTERNALLY BRACED ALUMINUM WIND TURBINE AIC12

1. AN INTERNALLY BRACED TURBINE ROOF VENTILATOR MADE OF ALUMINUM WITH AN OCTAGONAL ALUMINUM BASE. THE BASE IS 18" IN WIDTH. THE OVERALL HEIGHT OF THE ASSEMBLY IS 19-5/8"
2. SUITABLE FOR ROOF PITCH OF 2:12 (MINIMUM) UP TO 12:12 (MAXIMUM)
3. 1 TURBINE WILL VENT ROUGHLY 500-SQ FT OF ATTIC SPACE REQUIRING MINIMUM INTAKE OF ABOUT 120-SQ IN OF NFA



URBATECT
DEVELOPMENT
444 Airport Blvd. Suite 109
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O : 831.319.4695
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CLIENT INFORMATION:

WILLIAM & COURTNEY CLOUGH
443 EUREKA CANYON RD
WATSONVILLE, CA 95076

CONSULTANT:

PROJECT TITLE:

DETACHED ACCESSORY DWELLING UNIT

443 EUREKA CANYON RD
WATSONVILLE, CA 95076
APN:107-121-03

PROFESSIONAL SEAL:

REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
L.T.	E.M.

DRAWING TITLE:

PROPOSED ROOF PLAN

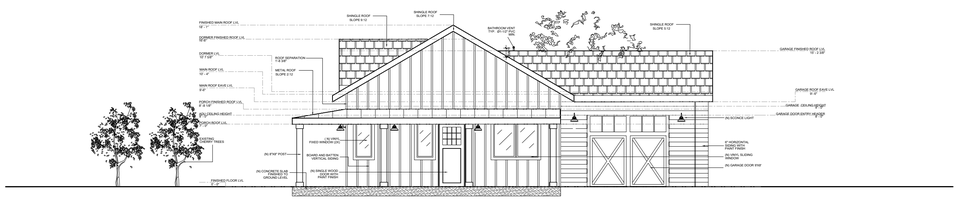
A-3

Exhibit B
241222

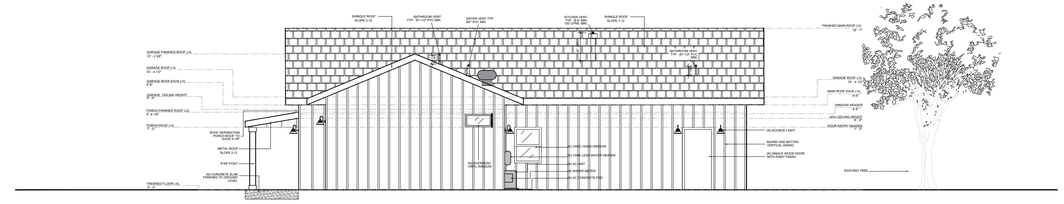
Full size print: 24"x36"

1 PROPOSED ROOF PLAN

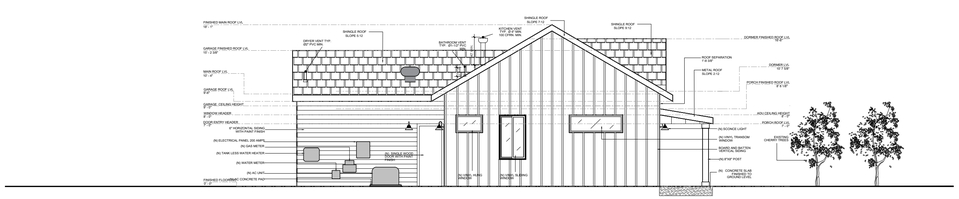
SCALE: 1/4"=1'-0"



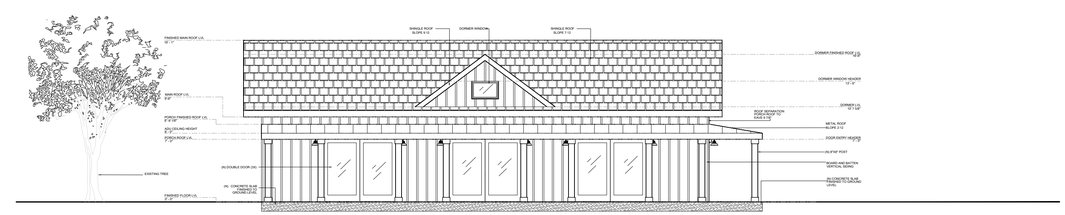
1 PROPOSED EAST ELEVATION-FRONT SCALE: 1/8"=1'-0"



2 PROPOSED NORTH ELEVATION-RIGHT SCALE: 1/8"=1'-0"



3 PROPOSED WEST ELEVATION-REAR SCALE: 1/8"=1'-0"



4 PROPOSED SOUTH ELEVATION-LEFT SCALE: 1/8"=1'-0"

Full size print: 24"x36"

Exhibit B
241222

URBATECT
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F : 831.319.4751

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WILLIAM & COURTNEY CLOUGH
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WATSONVILLE, CA 95076

CONSULTANT:

PROJECT TITLE:

DETACHED ACCESSORY DWELLING UNIT
443 EUREKA CANYON RD
WATSONVILLE, CA 95076
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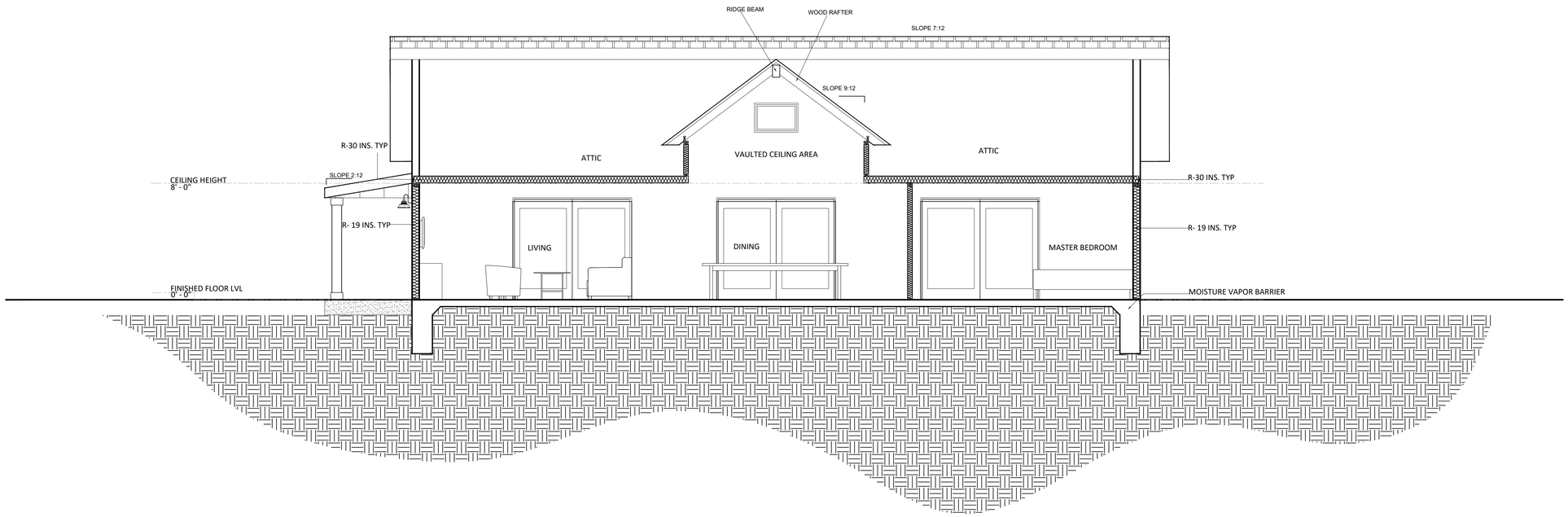
L.T.	E.M.

DRAWING TITLE:

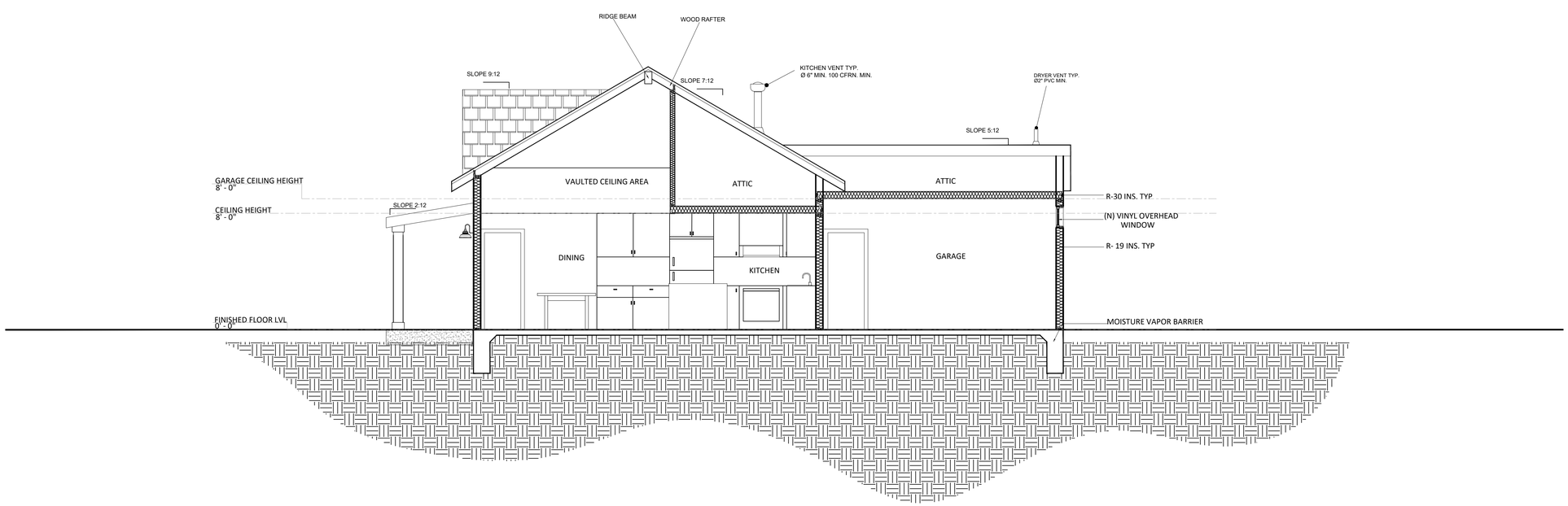
PROPOSED ELEVATIONS

A-4



1 PROPOSED LONG SECTION

SCALE: 1/4"=1'-0"



2 PROPOSED SHORT SECTION

SCALE: 1/4"=1'-0"

Exhibit B
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Full size print: 24"x36"

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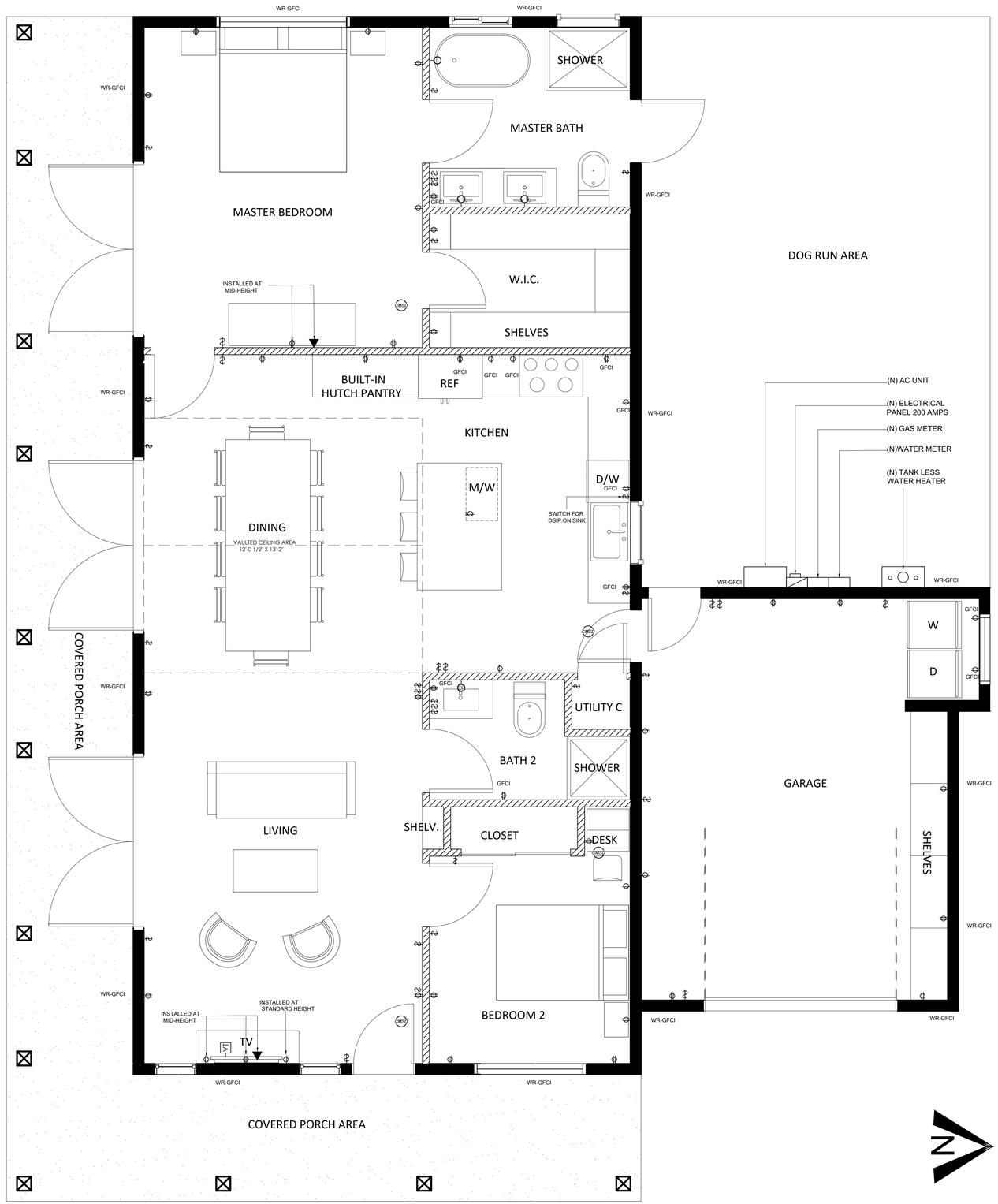
PROPOSED SECTIONS

A-5



POWER

	DUPLEX RECEPTACLE TAMPER-RESISTANT +12" AFF U.N.O. (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX)
GFI	GROUND FAULT INTERRUPTOR
WR-GFCI	WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE OUTDOOR AREA.

SWITCH

	SINGLE POLE SWITCH +42" AFF U.N.O.

NOTES

1. HIGH EFFICACY LUMINARIES MUST BE PIN BASED.
2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 OF 80 PERCENT [CGBC4.506]
3. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. [CRC R307.1 AND CPC 408.6]
4. ALI GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. [CRC R308.4, ITEM 5]
5. KITCHENS. ALI INSTALLED WATTAGE OFLUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY.
6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
7. OTHER ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
8. OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE). SEE 150(K)3 FOR REQUIREMENTS.
9. ALL NEW ELECTRICAL RECEPTACLES SHALL BE ARC-FAULT AND/OR GFCI PROTECTED.

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L.T.	E.M.

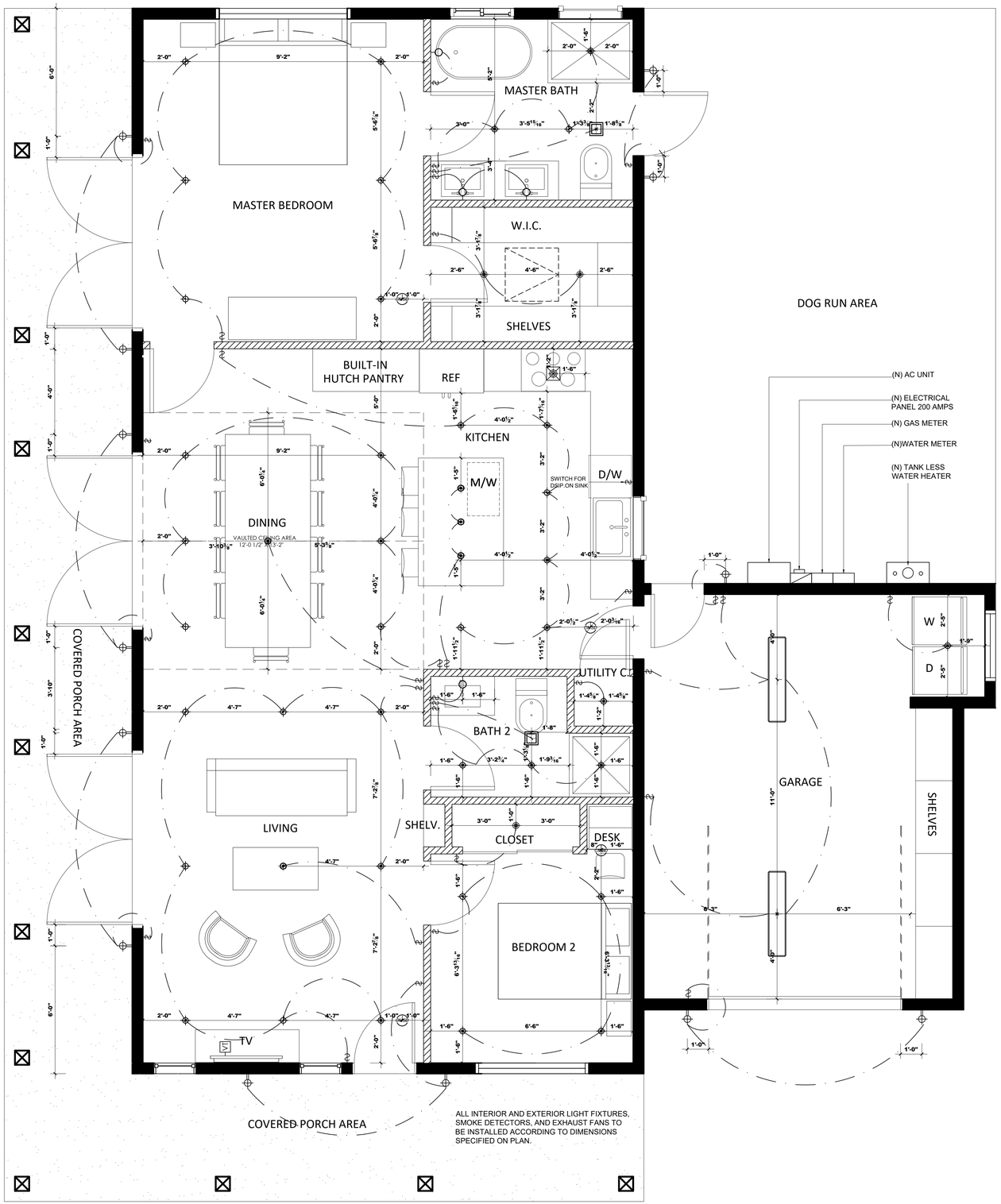
DRAWING TITLE:
ELECTRICAL PLAN
E-1

Exhibit B
241222

Full size print: 24"x36"

1 ELECTRICAL PLAN

SCALE: 3/8"=1'-0"



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GFI	GROUND FAULT INTERRUPTOR
WR-GFCI	WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE OUTDOOR AREA.

SWITCH

	SINGLE POLE SWITCH +42" AFF U.N.O.

LIGHTING LEGEND

- CONDUIT
- 6" CAN, TRIM AND LED LAMP (DIMMABLE SMART LIGHT)
- WALL MOUNTED FIXTURE. (OWNER SUPPLIED) (LOW EFFICACY LIGHTING)
- WALL SCONCES
- MOTION CENSORED LIGHT
- WARDROBE LED LIGHT
- PENDANT LIGHT
- 4FT. INTEGRATED LED LAMP (DIMMABLE)
- TV POINT
- CABLE/DATA OUTLET
- CMSD SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR ALARM COMBO
- EXHAUST FAN SHALL BE PROVIDE HUMIDISTAT HAVE A SENSOR IN BATHROOM AREA. MINIMUM VENTILATION SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION.
- EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFRN.

NOTES

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DRAWING TITLE:
LIGHTING PLAN

E-2

Exhibit B
241222

2 LIGHTING PLAN

SCALE: 3/8"=1'-0"

Full size print: 24"x36"

1 PLUMBING LAYOUT

SCALE: 3/8"=1'-0"

PLUMBING

COLD WATER

HOT WATER

COLD AND HOT WATER VALVES

DRAINAGE

ABS DRAIN LINE

2" DRAIN PIPE

CONNECTION TOILET DRAIN PIPE

ELECTRICAL LINE

GAS LINE

GAS VALVE

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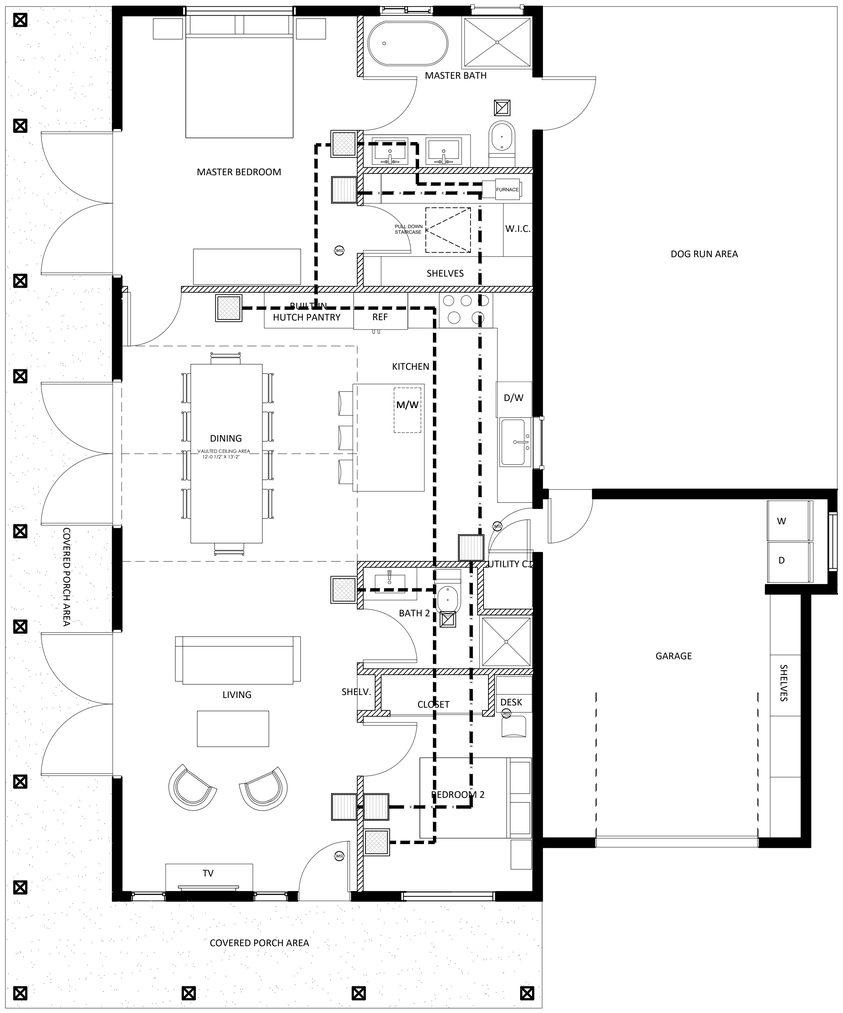
DRAWING TITLE:
PLUMBING LAYOUT

P-1

Exhibit B
241222

Full size print: 24"x36"



MECHANICAL PLAN CHECK NOTES

1. CALIFORNIA MECHANICAL CODE 2019 (CMC 2019).CALIFORNIA PLUMBING CODE 2019 (CPC 2019) AND 2019 TITLE-24 ENERGY STANDARDS ARE THE CURRENT CODES/STANDARDS THAT ARE APPLICABLE TO THIS PROJECT.
2. ALL INSULATION MATERIAL SHALL COMPLY WITH THE UMC SECTION 602.2.2.FLAME SPREAD-RATING OR 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS.
3. HVAC PIPING AND DUCTWORK SYSTEMS SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 110.8,120.3,AND 120.4 OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS,AND 2019 CALIFORNIA MECHANICAL CODE (CMC) CHAPTER 6,TABLE 6-D.FLAME SPREAD-RATING OR 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS.
4. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTIONS 110.1-110.3,110.5 AND 120.1-120.9 OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
5. HVAC SYSTEMS AUTOMATIC CONTROLS SHALL COMPLY WITH THE CONTROL REQUIREMENTS PER SECTIONS 110.2 AND 120.9 OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
6. ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS,FLEXIBLE DUCTS AND DUCT INSULATION SHALL COMPLY WITH UMC SECTION 602.2 AND SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50.
7. AT THE TIME OF PERMIT ISSUANCE,THE PERMITTEE WILL PROVIDE AN APPROVED COPY OF THE CERTIFICATE OF COMPLIANCE (MECH-1) TO THE JURISDICTION FOR FILING.
8. PROVIDE SMOKE DETECTORS ON AIR MOVING SYSTEMS EXCEEDING 2000 CFM AT SUPPLY AIR DUCTS.(2019 CMC 608.0).
9. FIRE AND/OR SMOKE DAMPER ASSEMBLIES,INCLUDING SLEEVES,AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
10. ATTICS OR SIMILAR CONCEALED SPACE MUST BE PARTITIONED BY DRAFT STOPS INTO AREAS NOT EXCEEDING 3000 SQ.FT.IN AREA AND 60 FT.IN LENGTH (EVERY 9000 SQ.FT.AND 100 FT.IN SPRINKLED BUILDINGS).
11. ALL WATER HEATERS/BOILERS SHALL BE STRAPPED OR ANCHORED PER SEC.510.5 OF THE CPC TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.
12. AIR FILTERS SHALL BE A STATE FIRE MARSHALL APPROVED AND LISTED TYPR,PRE-FORMED FILTERS HAVING COMBUSTIBLE FRAMING SHALL BE TESTED AS A COMPLETE ASSEMBLY.AIR FILTERS IN ALL OCCUPANCIES SHALL BE CLASS 1 OR 2 (AS SHOWN IN THE STATE FIRE MARSHALL LISTING).AIR FILTERS SHALL BE ACCESSIBLE FOR CLEANING OR REPLACEMENT.(305.0 CMC)
13. CERTIFICATE OF ACCEPTANCE AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION.CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.
14. PENETRATIONS IN FIRE-RESISTIVE WALLS,PARTITIONS AND FLOORS WHERE PROTECTED OPENINGS ARE REQUIRED SHALL BE FIRE STOPPED USING APPROVED MATERIALS,SECURELY INSTALLED AND CAPABLE OF MAINTAINING THEIR INTEGRITY AND PREVENTING THE MOVEMENT OF HOT FLAMES OR GASES THROUGH THE VOID SPACES BETWEEN PENETRATING MATERIALS AND WALLS,PARTITIONS AND FLOORS WHEN TESTED IN ACCORDANCE WITH ASTM STANDARD E-814 OR UL STANDARD 1479 (UBC SECTIONS 4304(e),4305(a) & 4305 (b). PROVIDE DESIGN DETAILS ON DRAWINGS DEPICTING APPROVED (LISTED) METHODS AND MATERIALS USED TO PROTECT PENETRATIONS IN WALLS,PARTITIONS AND FLOORS.
15. ENVIRONMENTAL AND/OR PRODUCT CONVEYING DUCT SYSTEMS SHALL NOT EXTEND INTO OR THROUGH DUCTS OR PLENUMS.UMC SECTIONS 504.1 & 505.1.
16. ROOF ACCESS LADDER SHALL COMPLY WITH SECTION 304 CMC.
17. DUCTS CONVEYING EXPLOSIVES OR FLAMMABLE VAPORS,FUMES OR DUSTS SHALL EXTEND DIRECTLY TO THE EXTERIOR OF THE BUILDING WITHOUT ENTERING OTHER SPACES AND SHALL NOT EXTEND IN TO OR THROUGH DUCTS AND PLENUMS (SECTION 505.1,CMC 2019).

MECHANICAL LEGEND

- SUPPLY
- RETURN
- SUPPLY DUCT
- RETURN DUCT
- EXHAUST FAN

HVAC GENERAL NOTES

1. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID.CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL,STRUCTURAL AND ELECTRICAL)PRIOR TO BID TO ENSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK.ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.

2.CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS,CAPACITIES,SIZES,VOLTAGES AND ALL OTHER SCHEDULED INFORMATION WITH ALL OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.

3.CONTRACTOR SHALL VERIFY ALL LOCATIONS,SIZES,P.O.C.'s AND AVAILABILITY OF ALL EXISTING ITEMS (I.E.: OUTSIDE AIR,CWS & CWR,EXHAUST ETC.) PRIOR TO INSTALLATION OF ANY MATERIAL OR EQUIPMENT.

4.THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL NECESSARY OFFSETS OF DUCTWORK AND PIPING.THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE,AVOID OBSTRUCTIONS,PRESERVE HEADROOM,AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE, INDUSTRY STANDARDS.THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS THAT WOULD AFFECT THE SYSTEM PERFORMANCE OR WHICH WOULD INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE MADE PRIOR TO THE INSTALLATION OF THE ITEMS CONCERNED.

5.NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING EQUIPMENT LOCATIONS,P.O.C's AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION.IN ALL CASES,ADEQUATE ACCESS (PER MANUFACTURER'S RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.

6.ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.NOTHING SHOWN IN THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OF CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE DONE CONTRARY TO THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE INSTALLATION AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORM TO MANUFACTURER'S INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS.

7.ALL HVAC EQUIPMENT,MATERIAL,AND ALL CONNECTION THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURER'S INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.

8.DUCT SIZES INDICATED ON DRAWINGS ARE INSIDE NET CLEARANCE DIMENSIONS.

9.CONTRACTOR MAY,AT HIS OPTION,REVISE DUCTWORK SIZING AND ROUTING TO ALLOW FOR INSTALLATION IN THE AVAILABLE SPACE.DUCTWORK THAT IS RESIZED MUST MAINTAIN THE SAME CROSS-SECTIONAL AREA.FLEX DUCT IS LIMITED TO A MAXIMUM OF 5' AT EACH REGISTER.

0.ALL NEW SUPPLY ,RETURN,AND EXHAUST (AIR DISTRIBUTION) GRILLES,REGISTERS,AND DIFFUSERS SHALL MATCH (IF APPLICABLE) EXISTING,AND BE APPROVED BY ARCHITECT.THE MAXIMUM NOISE NC LEVEL SHALL BE 35.

1. ALL SUPPLY,RETURN,AND EXHAUST REGISTER CONNECTIONS TO DUCT WORK SHALL BE PROVIDED WITH ACCESSIBLE MANUAL VOLUME DAMPERS.ALTERNATIVELY,ACCESSIBLE MANUAL VOLUME DAMPERS MAY BE PROVIDED IN DUCT WORK FEEDER LINES SERVING INDIVIDUAL REGISTERS.

2.SUBSTITUTION OF HVAC EQUIPMENT WITH EFFICIENCIES LOWER THAT THOSE INDICATED ON THE PLANS MAY REQUIRE RECALCULATION OF TITLE 24 DOCUMENTS.IF THE CONTRACTOR CHOOSES TO UTILIZE SUCH EQUIPMENT, HE ASSUMES FULL RESPONSIBILITY FOR THE RECALCULATION AND JURISDICTIONAL APPROVAL OF TITLE 24 DOCUMENTS.

3.IF THE CONTRACTOR'S USE OF SUBSTITUTE MATERIALS,EQUIPMENT,OR METHODS OF INSTALLATION REQUIRES ANY CHANGES IN OTHER TRADES' WORK FROM THAT SHOWN ON THE DRAWINGS,THE EXTRA COST OF THE OTHER TRADES' WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INITIATING THE SUBSTITUTION.

4.SUBMITTALS: APPROVAL OF SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATIONS.

5.WHERE NONMETALLIC PIPING PENETRATES AREA SEPARATION WALLS,THE PIPE SECTION PASSING THROUGH THE WALLS AND THE FIXTURE CONNECTIONS THERETO SHALL BE METAL ONLY.

6.NO RANGE HOODS,DRYER VENTS,COMBUSTION VENTS,OR HEATING DUCTS ARE PERMITTED IN AREA SEPERATION WALLS.

7. A. CONTRACTOR TO VERIFY LOCATION OF FIRE AND FIRE/SMOKE BARRIER WALLS WITH ARCHITECT PRIOR TO FIRE AND/OR SMOKE DAMPER,DETECTOR AND ACTUATOR INSTALLATION.

B. ALL CEILING FIRE DAMPERS TO BE ONE (1) HOUR U.L AND C.S.F.M. APPROVED.

C. ALL FIRE RATED WALLS SHALL BE PROVIDED WITH U.L.AND C.S.F.M APPROVED SMOKE/FIRE DAMPERS (EQUAL TO WALL RATING),MOTOR,ACTUATOR,AND SMOKE DETECTOR.

D. ALL SMOKE BARRIER WALLS SHALL BE PROVIDED WITH U.L. AND C.S.F.M. APPROVED SMOKE/FIRE DAMPERS (EQUAL TO WALL RATING),MOTOR,ACTUATOR,AND SMOKE DETECTOR.

E. ALL PENETRATIONS OF ONE (1) HOUR CORRIDOR WALLS AND CEILINGS THAT WOULD REQUIRE THE INSTALLATION OF A FIRE DAMPER SHALL BE APPROVED WITH A U.L AND C.S.F.M.APPROVED COMBINATION SMOKE/FIRE DAMPER,(EQUAL TO WALL RATING),MOTOR,ACTUATOR,AND SMOKE DETECTOR.

F. PROVIDE ALL FIRE & SMOKE DAMPERS WITH ACCESS DOORS AS NECESSARY.

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L.T.	E.M.

DRAWING TITLE:
MECHANICAL LAYOUT

M-1

Exhibit B
241222

Full size print: 24"x36"

1 MECHANICAL LAYOUT

SCALE: 1/4"=1'-0"

100 0 100 200 300

SCALE IN FEET : 1" = 100'

N

BASIS OF BEARINGS

FOR THIS SURVEY IS NAD83 (2022) CALIFORNIA COORDINATE SYSTEM ZONE 3, ESTABLISHED USING R.T.K. G.P.S. TECHNIQUES AND THE SMARTNET NORTH AMERICA G.P.S. NETWORK.

VERTICAL DATUM = NAVD88.

LEGEND

- ● FOUND MONUMENT AS SHOWN
- SUBJECT PROPERTY BOUNDARY
- ANTIQUATED PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- CENTERLINE
- 500 CONTOUR MAJOR 5'
- CONTOUR MINOR 1'
- X X X FENCE
- EDGE OF PAVEMENT

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
CONTOUR ITNERVAL EQUALS ONE FOOT.

NOTES

1. SURVEYED AT THE REQUEST OF WILLIAM CLOUGH ON NOVEMBER 29, 2022.
2. BOUNDARIES COMPILED BASED ON FOUND MONUMENTS PER RECORD DATA.
3. CENTERLINE OF EUREKA CANYON ROAD DETERMINED FROM ORTHOIMAGERY (PROVIDED BY SANTA CRUZ GIS SYSTEM, 2020) AND IS APPROXIMATE.
4. CENTERLINE OF ENOS LANE DETERMINED FROM GOOGLE EARTH IMAGERY AND IS APPROXIMATE.
5. ORTHOIMAGERY IS SANTA CRUZ GIS SYSTEM (2020).

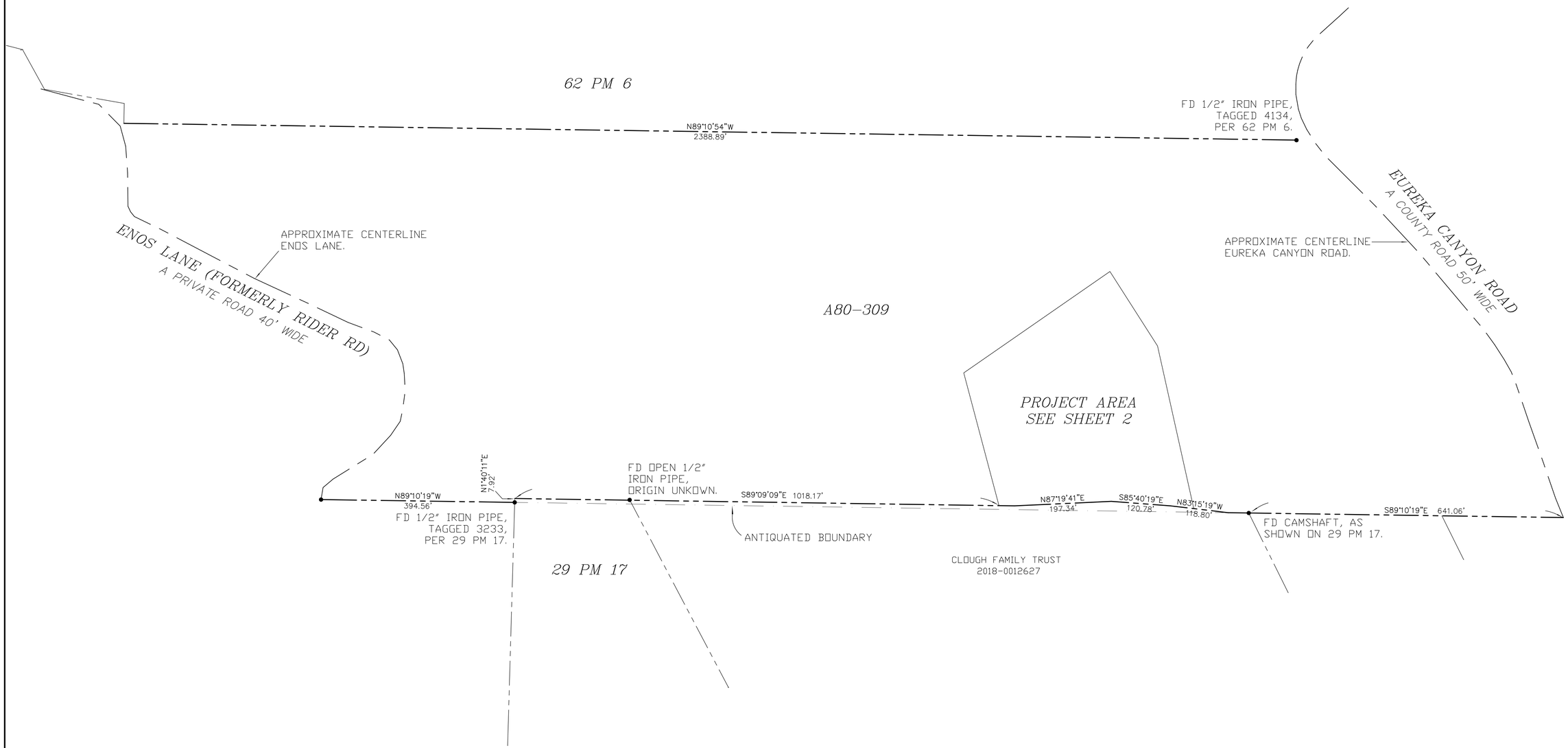


Exhibit B
241222

A.P.N. 107-121-03

PROFESSIONAL LAND SURVEYOR
JEFF S. NTELSEN
No. 6832
12/14/2022
STATE OF CALIFORNIA

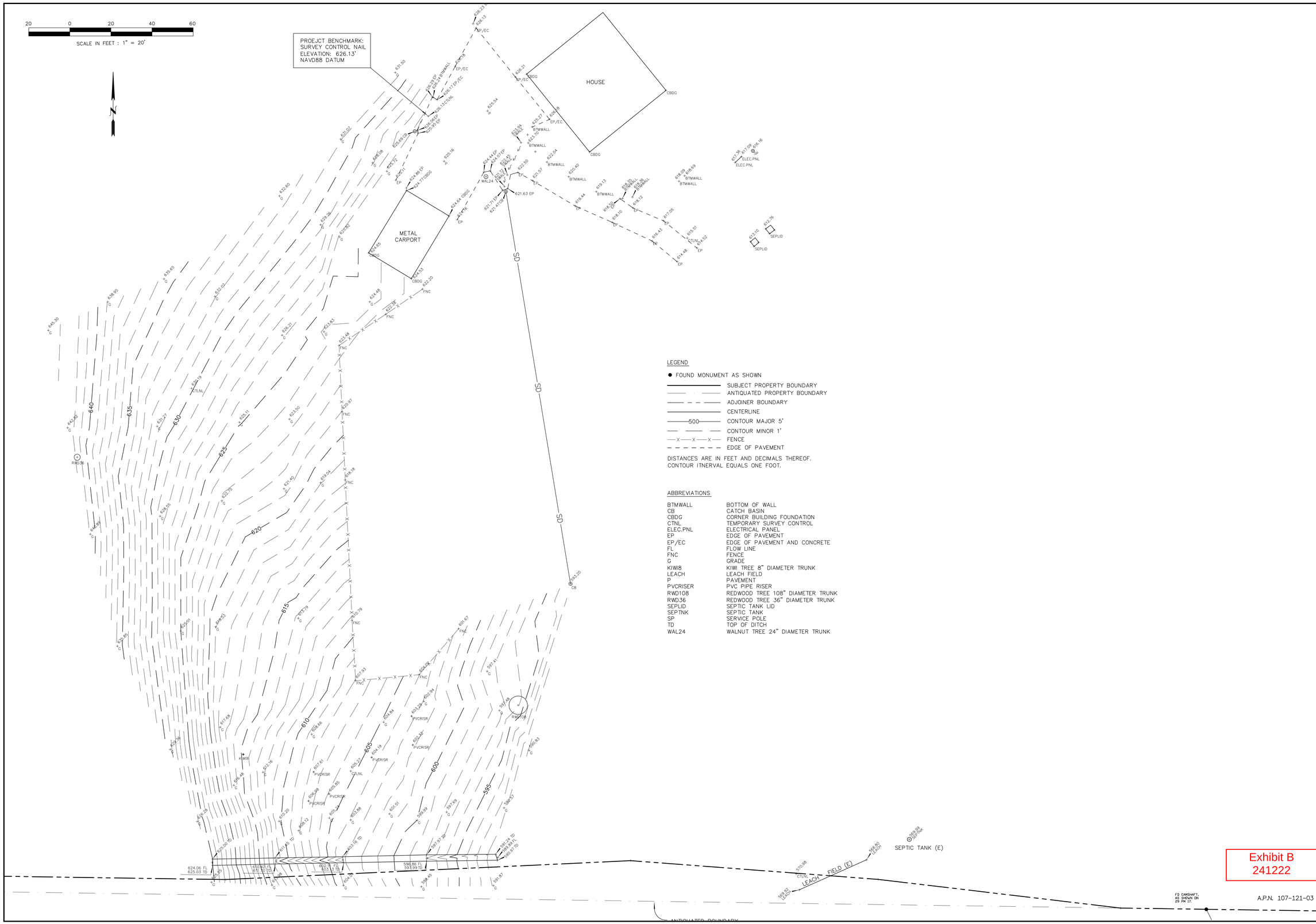
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580

TOPOGRAPHIC SURVEY

LANDS CONVEYED TO
MARK D. CLOUGH AND TAMMERA G. CLOUGH, CO-TRUSTEES OF THE CLOUGH FAMILY TRUST, PER DEED RECORDED APRIL 5, 2018, IN DOCUMENT NO. 2018-0010104, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

443 EUREKA CANYON ROAD, WATSONVILLE
SANTA CRUZ COUNTY CALIFORNIA

SCALE	1" = 100'
DATE:	DEC 12 2022
DRAWN BY:	AB
REVIEWED BY:	JSN
JOB NO.:	22157Z3
SHEET	1
OF	2 SHEETS



LEGEND

- ● FOUND MONUMENT AS SHOWN
- SUBJECT PROPERTY BOUNDARY
- ANTIQUATED PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- CENTERLINE
- 500 CONTOUR MAJOR 5'
- CONTOUR MINOR 1'
- X X X FENCE
- EDGE OF PAVEMENT

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
CONTOUR ITNERVAL EQUALS ONE FOOT.

ABBREVIATIONS

BTMWALL	BOTTOM OF WALL
CB	CATCH BASIN
CBDG	CORNER BUILDING FOUNDATION
CTNL	TEMPORARY SURVEY CONTROL
ELEC.PNL	ELECTRICAL PANEL
EP	EDGE OF PAVEMENT
EP/EC	EDGE OF PAVEMENT AND CONCRETE
FL	FLOW LINE
FNC	FENCE
G	GRADE
KIWI8	KIWI TREE 8" DIAMETER TRUNK
LEACH	LEACH FIELD
P	PAVEMENT
PVCRISER	PVC PIPE RISER
RWD108	REDWOOD TREE 108" DIAMETER TRUNK
RWD36	REDWOOD TREE 36" DIAMETER TRUNK
SEPLID	SEPTIC TANK LID
SEPTNK	SEPTIC TANK
SP	SERVICE POLE
TD	TOP OF DITCH
WAL24	WALNUT TREE 24" DIAMETER TRUNK

Exhibit B
241222

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443 EUREKA CANYON ROAD. WATSONVILLE
SANTA CRUZ COUNTY CALIFORNIA

SCALE	1" = 20'
DATE:	DEC 12 2022
DRAWN BY:	AB
REVIEWED BY:	JSN
JOB NO.:	22157Z3
SHEET	2
OF	2 SHEETS

Operation, Maintenance & Monitoring:

ANNUAL SEPTIC TANK INSPECTION REQUIRED:	ON-SITE WATER TIGHTNESS TESTING
1) Access risers & lids in good condition.	(REQUIRED PRIOR TO SEPTIC TANK USE)
2) Structural Integrity - probe interior walls/baffles, inlet/outlet T-pipes.	1. FILL TANK TO 2" INTO BOTTOM OF RISER
3) Check Tuf-Tite effluent filter and clean if needed.	2. LET TANK SIT FOR 1 HOUR
4) Septic tank liquid level - should be at outlet invert in tank.	3. OBSERVE WATER LEVEL IN RISER BEFORE AND AFTER 1 HR PERIOD
SEPTIC TANK SHALL BE PUMPED OUT WHENEVER SOLIDS or FLOATING MATERIAL EXCEED 30% OF TANK VOLUME OR ENCROACH ON INLET/OUTLET T's.	4. IF LEVEL HAS FALLEN , INSPECT FOR LEAKS
	5. REPAIR ANY LEAKS AND REPEAT TEST
MINIMUM SEPTIC TANK PUMPING FREQUENCY IS 3 TO 5 YEARS.	

NORTH

1 in = 20 ft

LEGEND:

- P1 - P6 = perc test holes
- SP1 = soil profile test pit
- 19% = slope direction & percent

SITE PLAN by Mid Coast Engineers

INFILTRATIVE AREA CALCULATIONS & SPECIFICATIONS

TYPE OF SEPTIC SYSTEM: Conventional Gravity Flow with Infiltration Chambers

DESIGN REQUIREMENT CALCULATIONS:	DRAINFIELD TRENCH SPECIFICATIONS:
Average Percolation Rate : **2 MPI** *(HOLES 2, 3, 5 & 6)*	Drainfield Dimensions: **3 ft W x 2.5 ft D x 47 ft L**
Design Application Rate: **1.20 gal/sq. ft./day**	High Cap Chamber Height: **1.2 ft**
Peak Wastewater Flow: **300 gpd** *(2 BR)*	Slope in Drainfield Area: **< 20%**
Required Infiltrative Area: **250 ft²** (300 gpd/1.2 gpd/ft²)	Horizontal Drainfield Spacing: **5 ft edge to edge**
Infiltrative Area per Linear Ft Trench: **4 sq. ft.**	Trench Bottom to GW: **20 ft** *(pending boring results)*
Trench Length (each side DV*): **63 ft** (250 ft²/4 ft/ft²)	
Reduced length for chambers: **45 ft** (63 - 0.3x63)	
* *DV=Diverter Valve*	*Required Depth from Trench Bottom to GW: 20 ft*

PROJECT SCOPE & RATIONALE:

The scope of this project is to construct a new 2 BR ADU to be served by the new septic system shown here. The existing main house and second house will continue to be served by the existing septic systems dedicated for each dwelling.

A conventional septic system design was selected due to acceptable ground slope less than 20% and a passing average percolation test result of 2.2 MPI at 2 ft and 3 ft depths representing the proposed leachfield trenches infiltrative zone. Testing at 7.5 ft depth resulted in an average perc rate of 43 MPI.

The required separation from leachfield trench bottom to groundwater is 20 ft. A deep boring is being conducted to verify this requirement is met.

This design utilizes infiltration chambers for 30% reduction in drainfield lengths.

The entire drainfields area shall be fenced off during construction to prevent disturbance to the soil.

ALL PVC IS SCHEDULE 40, SOLVENT-WELDED, & 150 PSI RATED

SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: Will & Courtney Clough — P. 1 of 1
LOCATION: 443 Eureka Cyn Rd., Watsonville, CA 95076 APN 107-121-03 **REHS:** Kelvin Scott
CONDUCTED BY: CHRIS DAY, R.E.H.S. **PHONE:** 650-293-1045 **DATE:** 11/14/2022

HOLE #1 DEPTH: 7.5 ft (1/2" on ruler)

TIME START	TIME FINISH	WATER LEVEL START	WATER LEVEL FINISH	Δ MIN	Δ INCH	MPI
11:59	12:29	12 1/2	5 5/8	30	6 7/8	4
12:30	1:00	13	6 3/4	30	6 1/4	5
1:01	1:33	12 1/4	6 7/8	32	5 3/8	6
1:36	2:06	13 1/4	7 7/8	30	5 3/8	6
2:08	2:38	12 1/2	7 3/8	30	5 1/8	6
2:39	3:09	12 3/4	7 5/8	30	5 1/8	6
3:10	3:40	12 3/4	7 5/8	30	5 1/8	6
3:40	4:10	12 3/4	7 3/4	30	5	6

HOLE #2 DEPTH: 3 ft (0" on ruler)

TIME START	TIME FINISH	WATER LEVEL START	WATER LEVEL FINISH	Δ MIN	Δ INCH	MPI
12:00	12:07	12 1/4	3 1/2	7	8 3/4	0.8
12:08	12:17	12 1/4	2 7/8	9	9 3/8	1.0
12:18	12:28	12 1/4	3 1/2	10	8 3/4	1.1
12:29	12:39	12	3 5/8	10	8 3/8	1.2
12:40	12:50	12	3 5/8	10	8 3/8	1.2
12:51	1:01	12	3 5/8	10	8 3/8	1.2
1:02	1:12	12 1/8	3 7/8	10	8 1/4	1.2
1:13	1:23	12	4	10	8	1.3
1:44	1:54	12 1/4	3 7/8	10	8 3/8	1.2

HOLE #3 DEPTH: 2 ft (5" on ruler)

TIME START	TIME FINISH	WATER LEVEL START	WATER LEVEL FINISH	Δ MIN	Δ INCH	MPI
12:03	12:33	16 7/8	9 1/2	30	7 3/8	4
12:34	1:04	17 1/8	10 1/4	30	6 7/8	4
1:05	1:35	17	10 3/8	30	6 5/8	5
1:37	2:13	17	10 1/2	36	6 1/2	6
2:15	2:45	17	10 1/8	30	6 7/8	4
2:46	3:16	17	10 7/8	30	6 1/8	5
3:17	3:47	17 1/4	10 3/4	30	6 1/2	5
3:48	4:18	17	10 3/4	30	6 1/4	5

HOLE #4 DEPTH: 7.5 ft (0" on ruler)

TIME START	TIME FINISH	WATER LEVEL START	WATER LEVEL FINISH	Δ MIN	Δ INCH	MPI
12:05	12:35	12 3/4	12 3/4	30	0	>240
12:35	1:06	12 3/4	12 3/8	31	3/8	83
1:06	1:38	12 3/8	11 3/4	32	5/8	51
1:40	2:10	12 7/8	12 7/8	30	0	>240
2:42	2:48	12 7/8	12 5/8	36	1/4	144
2:49	3:19	15	14 3/4	30	1/4	120
3:19	3:49	14 3/4	14 1/2	30	1/4	120
3:50	4:20	14 1/2	14 1/8	30	3/8	80

HOLE #5 DEPTH: 2 ft (5" on ruler)

TIME START	TIME FINISH	WATER LEVEL START	WATER LEVEL FINISH	Δ MIN	Δ INCH	MPI
12:06	12:36	16 7/8	10 3/4	30	6 1/8	5
12:37	1:07	17	11 1/2	30	5 1/2	5
1:08	1:39	17	11 3/8	31	5 5/8	6
1:41	2:19	17	11	38	6	6
2:19	2:49	17	11 1/4	30	5 3/4	5
2:51	3:21	17	11	30	6	5
3:22	3:52	17	11 1/8	30	5 7/8	5
3:55	4:25	17	11	30	6	5

HOLE #6 DEPTH: 3 ft (0" on ruler)

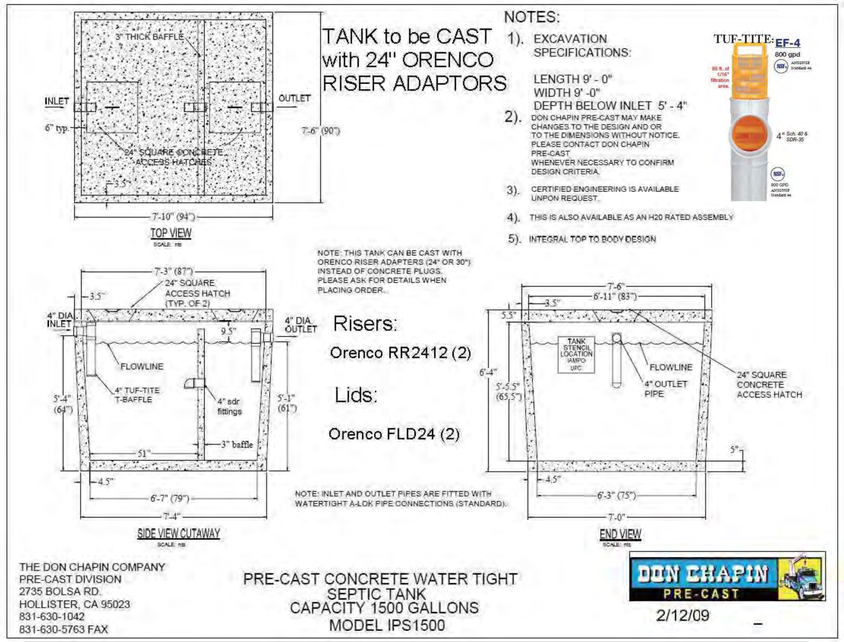
TIME START	TIME FINISH	WATER LEVEL START	WATER LEVEL FINISH	Δ MIN	Δ INCH	MPI
12:11	12:21	12	5	10	7	1
12:22	12:32	12 1/2	6	10	6 1/2	2
12:32	12:42	12 3/8	6 3/8	10	6	2
12:43	12:53	12 1/8	6 1/2	10	5 5/8	2
12:54	1:05	12 1/4	6	11	6 1/4	2
1:09	1:19	12	6 1/4	10	5 3/4	2
1:20	1:30	12 1/2	6 3/4	10	5 3/4	2
1:31	1:42	12 1/8	6 1/8	11	6	2

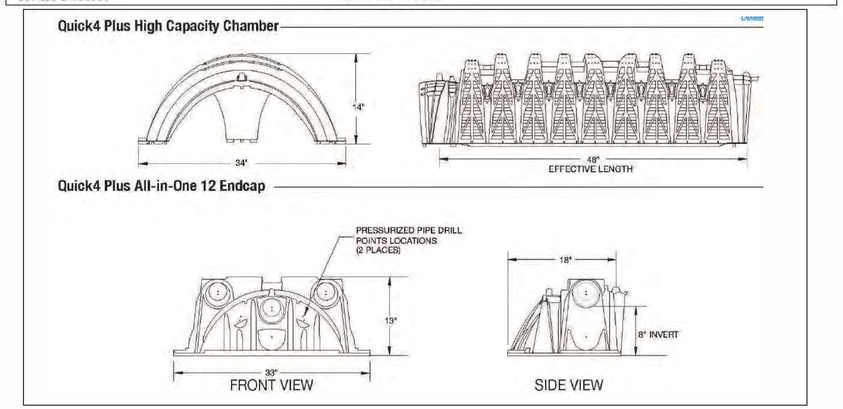
Soil Analysis Test Data

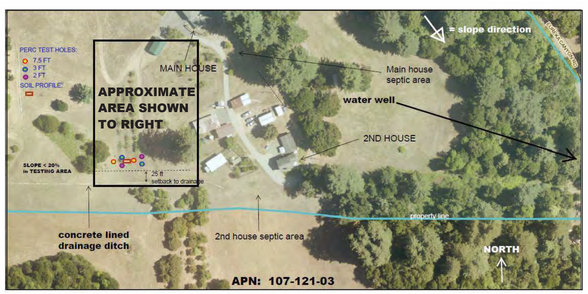
APN 107-121-03	**Test Conducted on 11/10/2022**
443 Eureka Canyon Rd., Watsonville	**By Chris Day, R.E.H.S. Tel. 650-293-1045**
Owner: Mark Clough	**Witnessed by Kelvin Scott, R.E.H.S.**

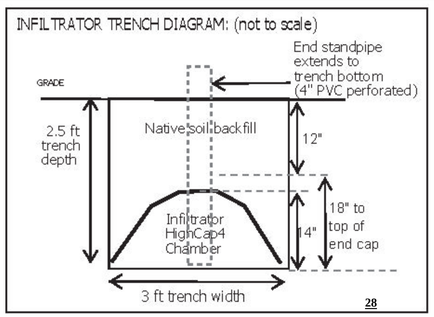
Soil Profile Test Hole #1 Depth: 14 ft

0 to 2.5 ft	Clay Loam Roots Fine & Medium Pores Coarse & Common Weak Subangular Structure Less Than 15% Rock Slightly Moist Condition of Soil Color Black No Mottling	Not Restrictive
2.5 to 7 ft	Loam Sand Roots Coarse & Medium Pores Medium & Medium Weak Subangular Structure Less Than 15% Rock Moist Condition of Soil Color Dark Grey No Mottling	Not Restrictive
7 to 14 ft	Sandy Clay Roots None Pores Coarse & Common Weak Subangular Structure Less Than 15% Rock Moist Condition of Soil Color Dark Tan Light Mottling (sparsely distributed)	Not Restrictive









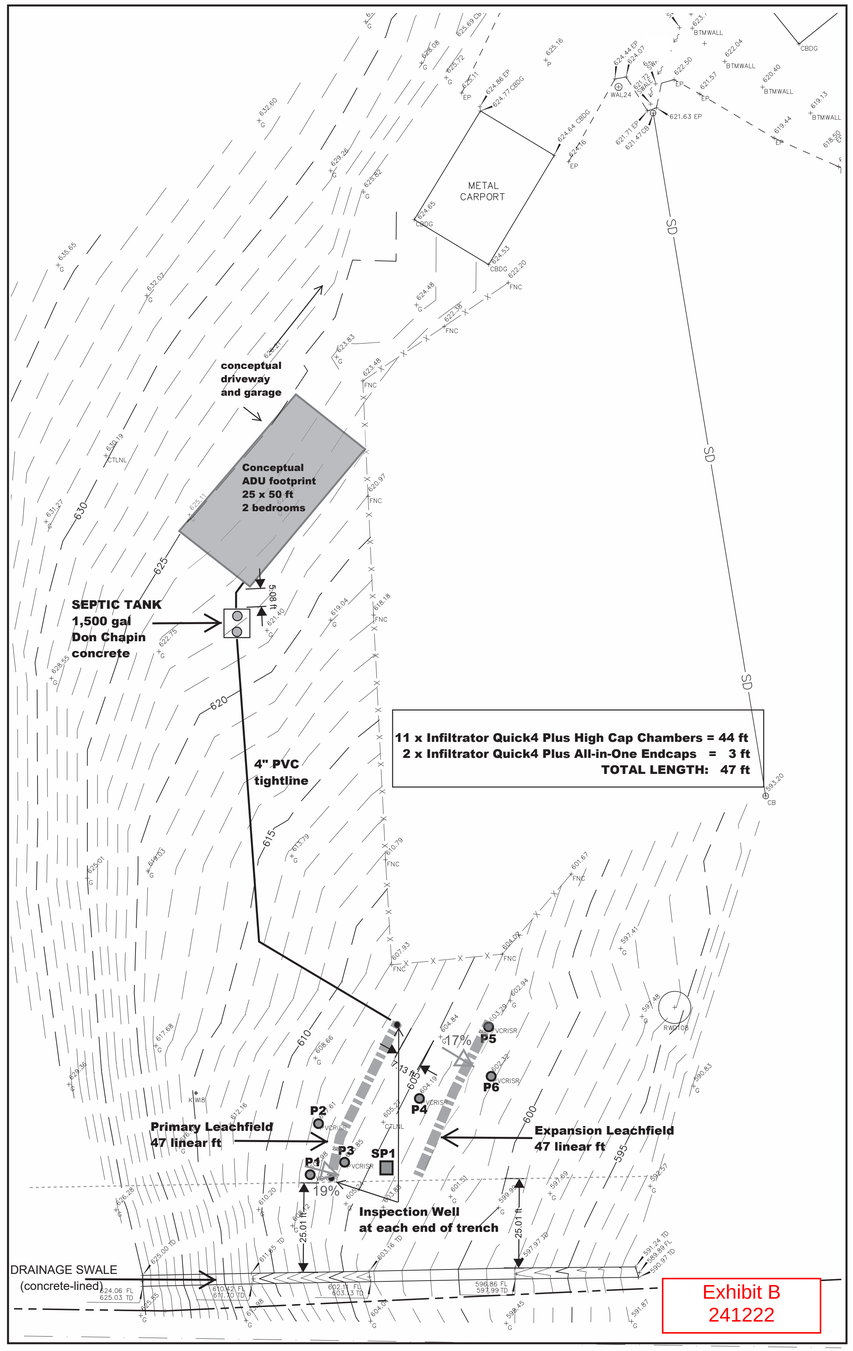


Exhibit B
241222

PLAN BY: Christopher Day, R.E.H.S.
P.O. Box 26, Redwood City, CA 94064
Tel. 650-293-1045
Email: christopherday@aol.com

ORIG 27 DEC 2022
REV 1:
REV 2:

OWNER:
Mark Clough
831-535-9791
WCLOUGH@pveinc.com

443 Eureka Canyon Rd., Watsonville, CA 95076
APN 107-121-03

SITE PLAN

NEW CONVENTIIONAL SEPTIC SYSTEM w/ INFILTRATION CHAMBERS
To Serve (N) 2 BR ADU

OWTS 1

SHEAR WALL SCHEDULE

SYMBOL	MATERIALS	NO. OF SIDES	NAILING: FIELD (F.N.)	NAILING: BOUNDARY (B.N.) & EDGE (E.N.)	A35/LTP4 FRAMING CLIPS	SILL PLATE	SILL PLATE ATTACHMENT U.N.O.: FRAMED FLOOR: SIMPSON 1/4" SDS	SILL PLATE ATTACHMENT U.N.O.: FRAMED FLOOR: 16d NAILS	SILL PLATE ATTACHMENT U.N.O.: CONCRETE FOUNDATION (F1554 BOLTS)	SHEAR CAPACITY (LBS/FT)
1	15/32" STRUCTURAL-I PLYWOOD (PL 32/16") 5-PLY	1	8d @12" O.C.	8d @ 6" O.C.	32" O.C.	2x	16" O.C.	4" O.C.	5/8" A.B. @ 48" O.C.	280
2	15/32" STRUCTURAL-I PLYWOOD (PL 32/16") 5-PLY	1	10d @12" O.C.	10d @ 6" O.C.	16" O.C.	2x	12" O.C.	3" O.C.	5/8" A.B. @ 32" O.C.	340
3	15/32" STRUCTURAL-I PLYWOOD (PL 32/16") 5-PLY	1	10d @12" O.C.	10d @ 4" O.C.	12" O.C.	3x	6" O.C.	2" O.C.	5/8" A.B. @ 24" O.C.	510
4	15/32" STRUCTURAL-I PLYWOOD (PL 32/16") 5-PLY	1	10d @12" O.C.	10d @ 3" O.C.	8" O.C.	3x	6" O.C.	-	5/8" A.B. @ 12" O.C.	665
5	15/32" STRUCTURAL-I PLYWOOD (PL 32/16") 5-PLY	2	10d @12" O.C.	10d @ 4" O.C.	6" O.C.	3x	3" O.C.	-	5/8" A.B. @ 10" O.C.	1020
6	15/32" STRUCTURAL-I PLYWOOD (PL 32/16") 5-PLY	2	10d @12" O.C.	10d @ 2" O.C.	4" O.C.	3x	3" O.C.	-	5/8" A.B. @ 8" O.C.	1740

NOTES:

1. ALL PANEL EDGES SHALL BE BLOCKED.
2. NAILING SHALL BE STAGGERED AT ALL PANEL EDGES, EXCEPT AT SHEAR WALL TYPES 1 & 2.
3. CONNECTION OF DOUBLE 2X STUDS AND BLOCKING IF USED IN LIEU OF 3x STUDS AND BLOCKING AT ADJOINING PANEL EDGES.
4. AT DOUBLE-SIDED SHEAR WALLS, PANEL JOINTS ON EACH SIDE OF WALL SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
5. PROVIDE BOUNDARY NAILING AROUND ALL OPENINGS.
6. ALL ANCHOR BOLTS SHALL HAVE A 3" x 3" x 0.229" PLATE WASHER BETWEEN THE NUT AND SILL PLATE.
7. UPSET THREADS ON SILL BOLTS ARE NOT PERMITTED. ALL SILL BOLTS SHALL HAVE CUT THREADS.
8. REF. WALL ELEVATIONS NOTATION ON PLAN FOR STUD SIZE AND SPACING.
9. SHEAR WALL SHEATHING IS NOT TO BE INTERRUPTED BY INTERSECTING WALLS.

HOLDOWN SCHEDULE

HOLDOWN	A.B.	EMBED. (MIN.)	POST (MIN.)
HDU2-SDS-2.5	SB5/8X24	18"	4x4
HDU4-SDS-2.5	SB5/8X24	18"	4x4
HDU5-SDS-2.5	SB5/8X24	18"	4x4
HDU8-SDS-2.5	SB7/8X24	18"	4x4
HDU11-SDS-2.5	SB1X30	24"	4x6
HDU14-SDS-2.5	SB1X30	24"	6x6

NOTES:

1. PROVIDE SHEARWALL EDGE NAILING TO POST - FULL HEIGHT.
2. HOLDOWNS SHALL BE INSTALLED PER MANUF. INSTRUCTIONS & ICC-ES REPORT.
3. REF. DETAIL SPECIFIED ON PLAN FOR HOLDOWN TO BEAM CONN. DETAIL.
4. 4x POST TO BE USED WHERE HOLDOWN IS REQUIRED IN 2x4 STUDWALL.

NAILING NOTES:

1. NAILS SHALL BE DRIVEN PERPENDICULAR WHERE POSSIBLE INSTEAD OF TOENAILS.
2. PRE-DRILL FOR ALL NAILS 20d OR LARGER.
3. ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
4. ALL NAILING APPLICATION SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE.

DESIGN DATA:

1. DESIGN LOADS:
   - ROOF: DL = 15 psf, LL = 20 psf
   - CEILING: DL = 5 psf, LL = 10 psf
2. DESIGN CODE: AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-16)
   AMERICAN CONCRETE INSTITUTE (ACI 318-14)
   2018 INTERNATIONAL BUILDING CODE (IBC)
   2019 CALIFORNIA BUILDING CODE (CBC)
   2019 CALIFORNIA RESIDENTIAL CODE (CRC)
   2018 NATIONAL DESIGN SPECIFICATION (NDS)
3. SOILS ENGINEERING PARAMETERS: q_a = 2,100 psf (by GeoEngineering Consultants, Inc.)
4. SEISMIC PARAMETERS:
   RISK CAT. = II
   SITE CLASS = D
   SEISMIC DESIGN CAT. = E
   I_e = 1.0
   R = 6.5 (WOOD SHEAR WALLS)
   ρ = 1.0
   V_{EQ} = 12.15 KIPS
   S_S = 2.169
   S_1 = 0.881
   S_{DS} = 1.446
   S_{D1} = 0.998
   C_s (STRENGTH) = 0.223 (FOR SHEAR WALLS)
   METHOD = ELF
5. WIND PARAMETERS:
   DESIGN SPEED (V) = 92 MPH
   RISK CAT. = II
   GC_{Pi} = +0.18, -0.18
   K_z = 0.85
   K_{zt} = 1.00
   K_d = 0.85
   V_{asd} = 71 MPH
   EXPOSURE = B (N-S & E-W DIRECTION)
   ENCLOSURE = PARTIALLY OPEN
   I_w = 1.00
   DESIGN WIND PRESSURE = 16 PSF (C&C)

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2019 CRC & 2019 CBC & ALL LOCAL AMENDMENTS.
2. DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
3. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
4. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
5. DO NOT SCALE THESE DRAWINGS.
6. STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
8. DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE.
9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILTY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND UNDERPINNINGS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.
10. ALL DISTURBED SOIL SHALL BE COMPACTED TO 90% RELATIVE DENSITY.

CONCRETE AND REBAR:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14.
2. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST PER ASTM-615, GRADE 60.
4. CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOWS:
   - 3" CONCRETE IF POURED DIRECTLY AGAINST EARTH.
   - 2" CONCRETE IF EXPOSED TO EARTH BUT POURED IN FORMS.
   - 1 1/2" FOR BEAM, COLUMN, AND EXTERIOR SURFACES.
   - 3/4" FOR INTERIOR SLAB, JOIST AND WALL.
5. EPOXY USED SHALL BE SIMP. SET-3G (ICC-ES ESR-4057), W/ SPECIAL INSPECTION, (UNLESS NOTED OTHERWISE).

LUMBER:

1. ALL WOOD BEAMS SHALL BE DOUGLAS FIR LARCH NO.1 (UNLESS NOTED OTHERWISE).
2. ALL WOOD JOISTS & RAFTERS SHALL BE DOUGLAS FIR LARCH NO.2 (UNLESS NOTED OTHERWISE).
3. ALL LUMBER TO BE GRADE STAMPED S-DRY & THE MOISTURE CONTENT (MC) BE LESS THAN OR EQUAL TO 19 PERCENT.
4. ALL PLYWOOD SHEATHING SHALL BE APPROVED STRUCTURAL 1, CDX EXTERIOR GRADE, APA OR APPROVED EQUAL.
5. BOLTS BEARING ON WOOD SHALL HAVE 3" SQ. x 0.229" PLATE WASHERS.
6. ALL NAILING SHALL BE COMMON NAIL.
7. ALL STUD WALLS SHALL BE 2x @ 16"O.C. (U.N.O)
8. PROVIDE DOUBLE JOIST BELOW WALLS.
9. PROVIDE 2X6 STUDS @ 16" O.C. FOR ALL PLUMBING WALLS.
10. ALL PLYWOOD CONNECTED TO THE FLOOR JOIST SHALL BE GLUED AND NAILED.
11. ALL LUMBER EXPOSED TO WEATHER SHALL BE DOUGLAS FIR PRESSURE TREATED OR ALL HEART REDWOOD.
12. PARALLAM PSL, LVL, AND TJI BEAMS BY TRUSS JOIST MACMILLAN, INSTALLED PER ICC-ES-ESR-1387.
13. CONECTORS USED ABOVE GRADE SHALL BE TYPE 304 OR 306 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED ZINC OR HOT TUMBLED COATED GALVANIZED STEEL NAILS. CRC R3173.
14. CONNECTIONS FOR MATERIALS IN CONTACT WITH PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD ARE HOT-DIPPED ZINC COATED GAVALNIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER COATING TYPES SHALL BE PER MANUFACTURE RECOMMENDATIONS OR AS A MINIMUM CAN BE MECHANICALLY DEPOSITED ZINC-COATED GALVANIZED STEEL. CRC R3173.
15. ALL EXT. WALLS SHALL HAVE 15/ 32" PLYWOOD W/ 10d @ 6" : 12" TYP. UNO.
16. ALL ANCHOR BOLTS ARE PROVIDED WITH 3" X 3" X 0.229" STEEL PLATE WASHERS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO BE EXCEED 1 3/4". PROVIDE A STANDARD OUT WASHER IS PLACED BETWEEN THE PLATER WASHER AND THE NUT, CRC 602.1 1.1

PLYWOOD NOTES:

1. ALL STRUCTURAL PLYWOOD SHALL BE MANUFACTURED WITH EXTERIOR GLUE AND CONFORM TO PS-1-19. EACH SHEET SHALL BE IDENTIFIED WITH AN A.P.A. GRADE TRADE MARK. SEE DRAWINGS FOR GRADE AND THICKNESS.
2. EACH SHEET OF PLYWOOD SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND SHALL EXTEND TO 3 BEARINGS MINIMUM WITH FACE GRAIN PERPENDICULAR TO JOISTS.
3. ALL UNSUPPORTED PLYWOOD EDGES SHALL BE BLOCKED OR CLEARED.
4. THE BUILDING DEPARTMENT SHALL BE NOTIFIED FOR ROOF & FLOOR DIAPHRAGM NAILING INSPECTION.
5. PROVIDE DOUBLE JOISTS OR DOUBLE BLOCK AROUND ALL OPENINGS IN ROOF. NO OPENINGS WILL BE PERMITTED IN ROOF OR FLOOR OTHER THAN THOSE SHOWN WITHOUT THE ENGINEER'S APPROVAL.
6. ROOF DIAPHRAGM SHALL BE 15/32" SHEATHING, 24/16 SPAN RATING,WITH 10d COMMON NAILS AT 6" O.C. BOUNDARIES AND EDGES, 12" O.C. FIELD,UNO.
7. FLOOR DIAPHRAGM SHALL BE 3/4" T&G SHEATHING, 24/16 SPAN RATING, WITH 10d COMMON NAILS AT 6"O.C. BOUNDARIES AND EDGES, 12" O.C. FIELD. GLUE PLYWOOD TO ALL FLOOR JOIST.
8. ALL HORIZONTAL DIAPHRAGMS SHALL BE APA RATED SHEATHING, STRUCTURAL-I.
9. UNLESS OTHERWISE NOTED ON PLANS, AT ALL SHEAR WALL LINES, DOUBLE TOP PLATE SHALL HAVE MINIMUM SPLICE OF 48" AND NAILED WITH 2 ROWS OF (4) 16d AT 3" O.C AT EACH SIDE OF SPLICE.

SOIL NOTES:

1. THE RESPONSIBLE LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVE ALL AND EXCAVATIONS PRIOR TO PLACEMENT OF FORMS, REINFORCING STEEL OR CONCRETE. IN CASES INVOLVING CERTIFIED ENGINEERING FILL A GEOTECHNICAL ENGINEER SHALL PROVIDE THE INSPECTION AND APPROVAL.
2. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A GEOTECHNICAL REPORT, AND RESUBMITTAL OF PLANS TO CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, IS REQUIRED.

SPECIAL INSPECTION NOTES:

1. INSPECTION SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE. REQUIREMENTS FOR MASONRY, FOUNDATION, FIELD WELDING AND FRAMING WORK.
2. MATERIAL TESTING RESULTS AND/OR CERTIFICATIONS SHALL BE PROVIDED TO ARCHITECT FOR CONCRETE, STRUCTURAL STEEL AND FABRICATED FRAMING MEMBERS.
3. SPECIAL INSPECTION PER CBC STANDARD IS REQUIRED FOR THE FOLLOWING ITEMS:
   - POST-INSTALLED BOLTS IN CONCRETE
   - EPOXY ADHESIVES IN CONCRETE
4. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO START OF WORK.

URBATECT DEVELOPMENT
444 Airport Blvd. Suite 207
Watsonville, CA 95076
O : 831.319.4695
F : 831.319.4751

CONSULTANT:

CLIENT:

PROJECT TITLE:
PROPOSED SINGLE STORY-HOUSE
443 EUREKA CANYON RD, WATSONVILLE, CA 95076

PROFESSIONAL SEAL:

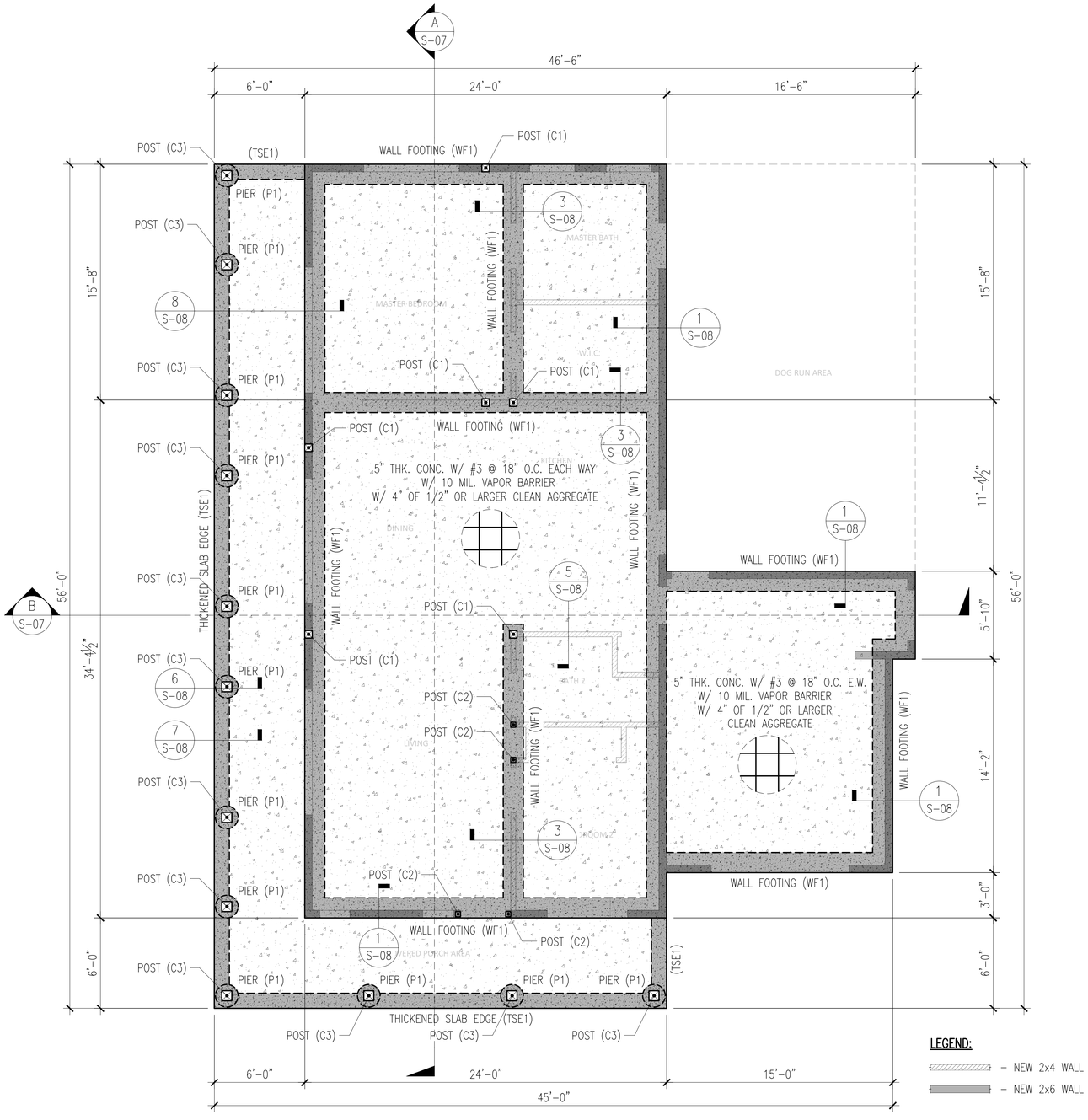
REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
MN	

DRAWING TITLE:
GENERAL NOTES

S-01

Exhibit B
241222



WALL FOOTING SCHEDULE

MARK	SIZE
WF1	16" WD., 24" DP. CONC. W/ #4 TOP & BOTT.

PIER SCHEDULE

MARK	SIZE
P1	18" DIA., 6' DP. CONC. W/ (6) - #6 VERT. W/ #3 CLOSED TIES @ 8" O.C.

POST SCHEDULE

MARK	SIZE
C1	6x6 DF #1
C2	4x4 DF #1
C3	8x8 DF #2

WALL SCHEDULE

MARK	SIZE
EXTERIOR	2x6 STUDS @ 16" O.C.
INTERIOR	2x4 STUDS @ 16" O.C.

LEGEND:

- NEW 2x4 WALL
- NEW 2x6 WALL

PROPOSED
FOUNDATION PLAN
SCALE 1/4" - 1'-0"

N

Exhibit B
241222

URBATECT
DEVELOPMENT
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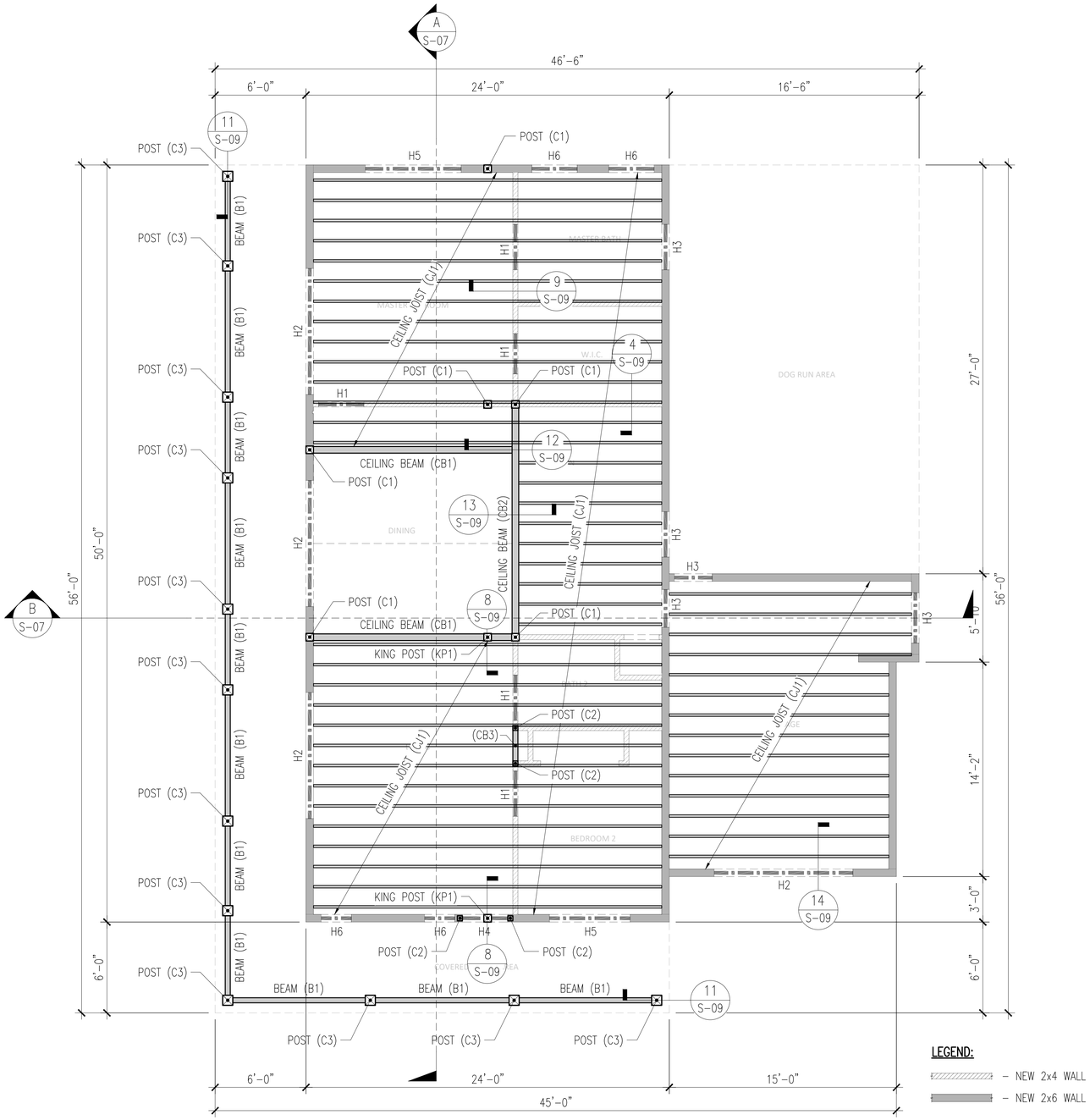
PROFESSIONAL SEAL:

REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
MN	

DRAWING TITLE:
FOUNDATION PLAN

S-03



POST SCHEDULE

MARK	SIZE
C1	6x6 DF #1
C2	4x4 DF #1
C3	8x8 DF #2

CEILING JOIST SCHEDULE

MARK	SIZE
CJ1	2x8 DF #2 @ 16" O.C.

CEILING BEAM SCHEDULE

MARK	SIZE
CB1	5.25" x 9.25" PSL 2.2E
CB2	5.25" x 9.25" PSL 2.2E
CB3	4x4 DF #2

HEADER SCHEDULE

MARK	SIZE
H1	4x4 DF #2
H2	4x8 DF #2
H3	4x4 DF #2
H4	4x8 DF #2
H5	4x8 DF #2
H6	4x4 DF #2

KING POST SCHEDULE

MARK	SIZE
KP1	6x6 DF #2

WALL SCHEDULE

MARK	SIZE
EXTERIOR	2x6 STUDS @ 16" O.C.
INTERIOR	2x4 STUDS @ 16" O.C.

LEGEND:

- NEW 2x4 WALL
- NEW 2x6 WALL

PROPOSED
GROUND FLOOR PLAN SHOWING BEAMS ABOVE

SCALE 1/4" - 1'-0"

N

Exhibit B
241222

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CONSULTANT:

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PROPOSED SINGLE STORY-HOUSE
443 EUREKA CANYON RD, WATSONVILLE, CA 95076

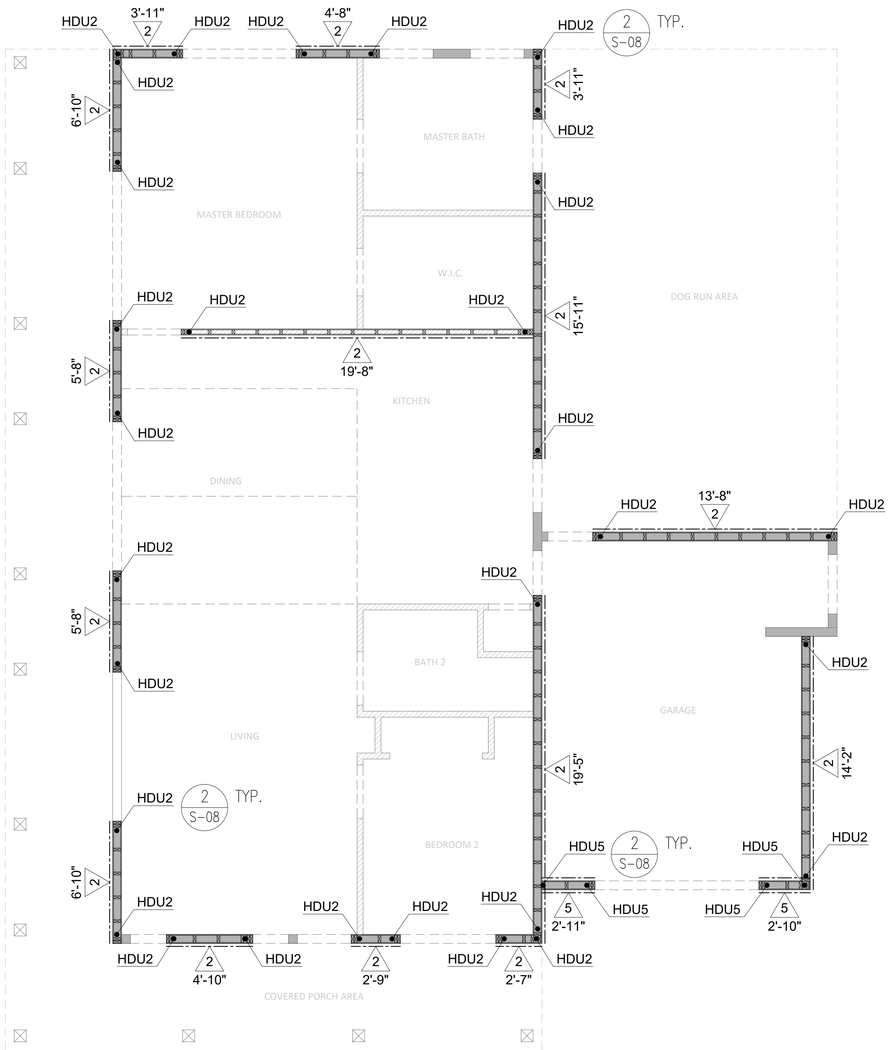
PROFESSIONAL SEAL:

REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
MN	

DRAWING TITLE:
GROUND FLOOR
SHOWING BEAMS ABOVE

S-04



PROPOSED
GROUND FLOOR SHEARWALL PLAN

SCALE 1/4" - 1'-0"

N

Exhibit B
241222

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DEVELOPMENT
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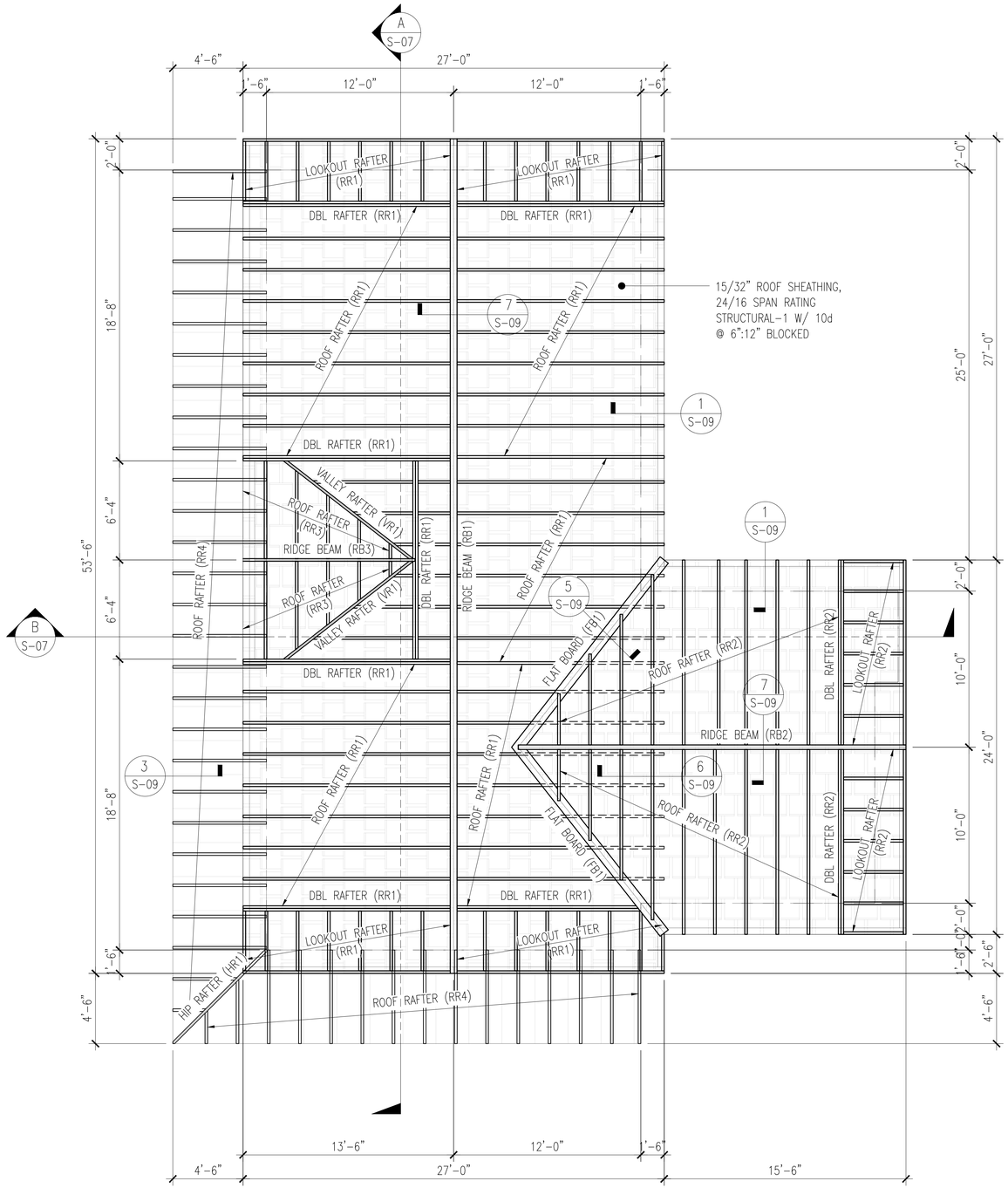
PROFESSIONAL SEAL:

REVISIONS:	DATE:

PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
MN	

DRAWING TITLE:
GROUND FLOOR
SHOWING BEAMS ABOVE

S-05



PROPOSED
ROOF FRAMING PLAN

SCALE 1/4" - 1'-0"

N

ROOF RAFTER SCHEDULE	
MARK	SIZE
RR1	2x8 DF #2 @ 24" O.C.
RR2	2x6 DF #2 @ 24" O.C.
RR3	2x6 DF #2 @ 24" O.C.
RR4	2x6 DF #2 @ 24" O.C.

RIDGE BEAM SCHEDULE	
MARK	SIZE
RB1	5.25" x 9.25" PSL 2.2E
RB2	3.50" x 9.25" PSL 2.2E
RB3	2x8 DF #2

VALLEY RAFTER SCHEDULE	
MARK	SIZE
VR1	2x8 DF #2

FLAT BOARD SCHEDULE	
MARK	SIZE
FB1	2x8 DF #2

ROOF BEAM SCHEDULE	
MARK	SIZE
B1	4x8 DF #2

HIP RAFTER SCHEDULE	
MARK	SIZE
HR1	2x8 DF #2

Exhibit B
241222

URBATECT
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CONSULTANT:

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443 EUREKA CANYON RD, WATSONVILLE, CA 95076

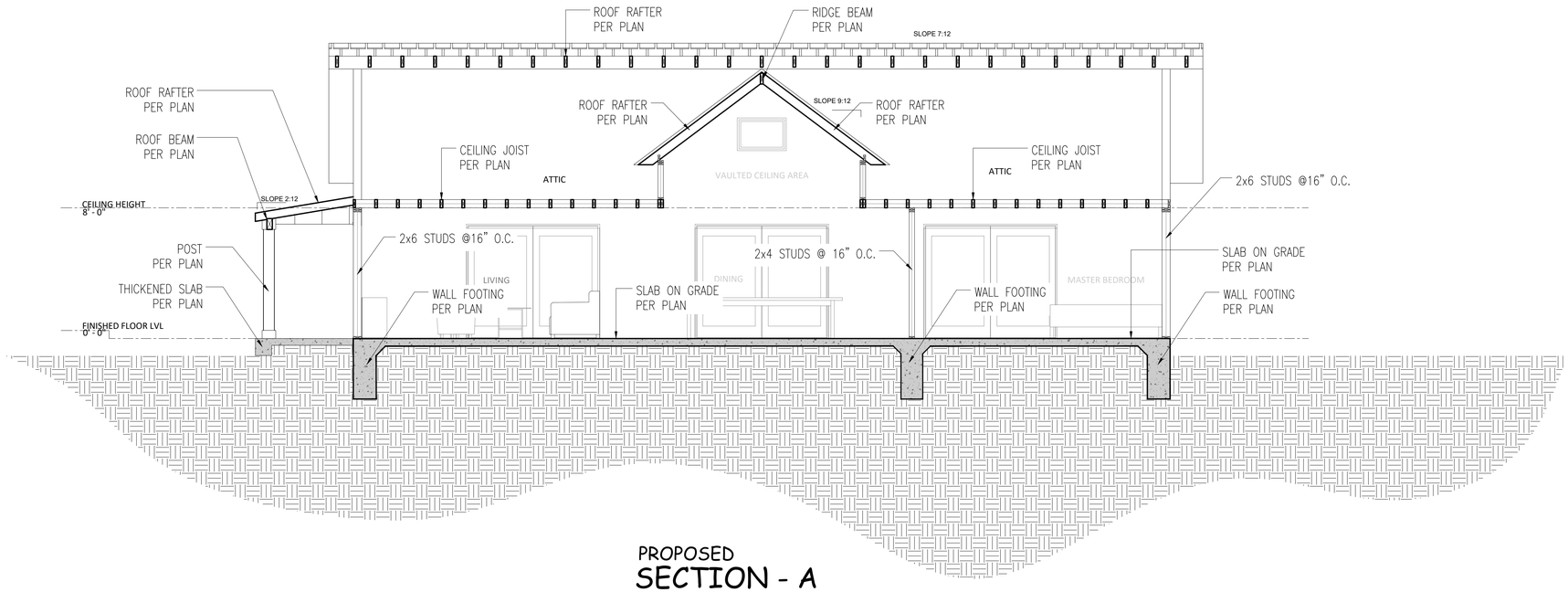
PROFESSIONAL SEAL:

REVISIONS:	DATE:

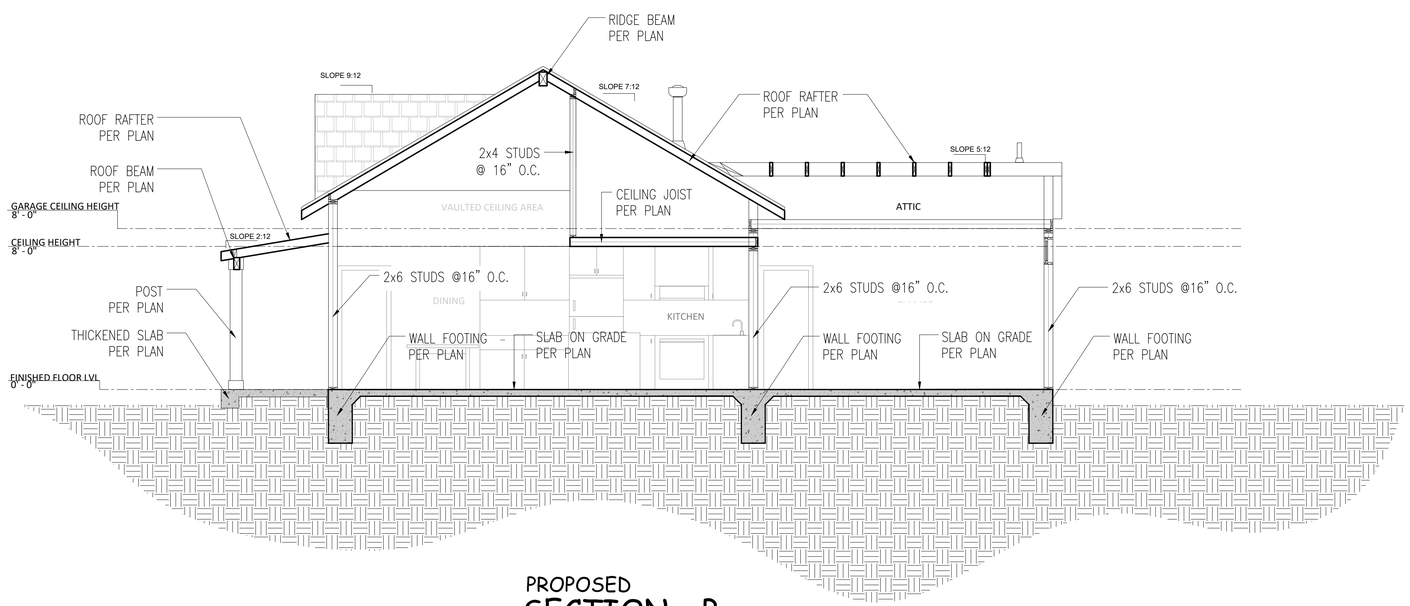
PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
MN	

DRAWING TITLE:
ROOF FRAMING PLAN

S-06



PROPOSED
SECTION - A
SCALE 1/4" - 1'-0"



PROPOSED
SECTION - B
SCALE 1/4" - 1'-0"

Exhibit B
241222

URBATECT
DEVELOPMENT
444 Airport Blvd. Suite 207
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CONSULTANT:

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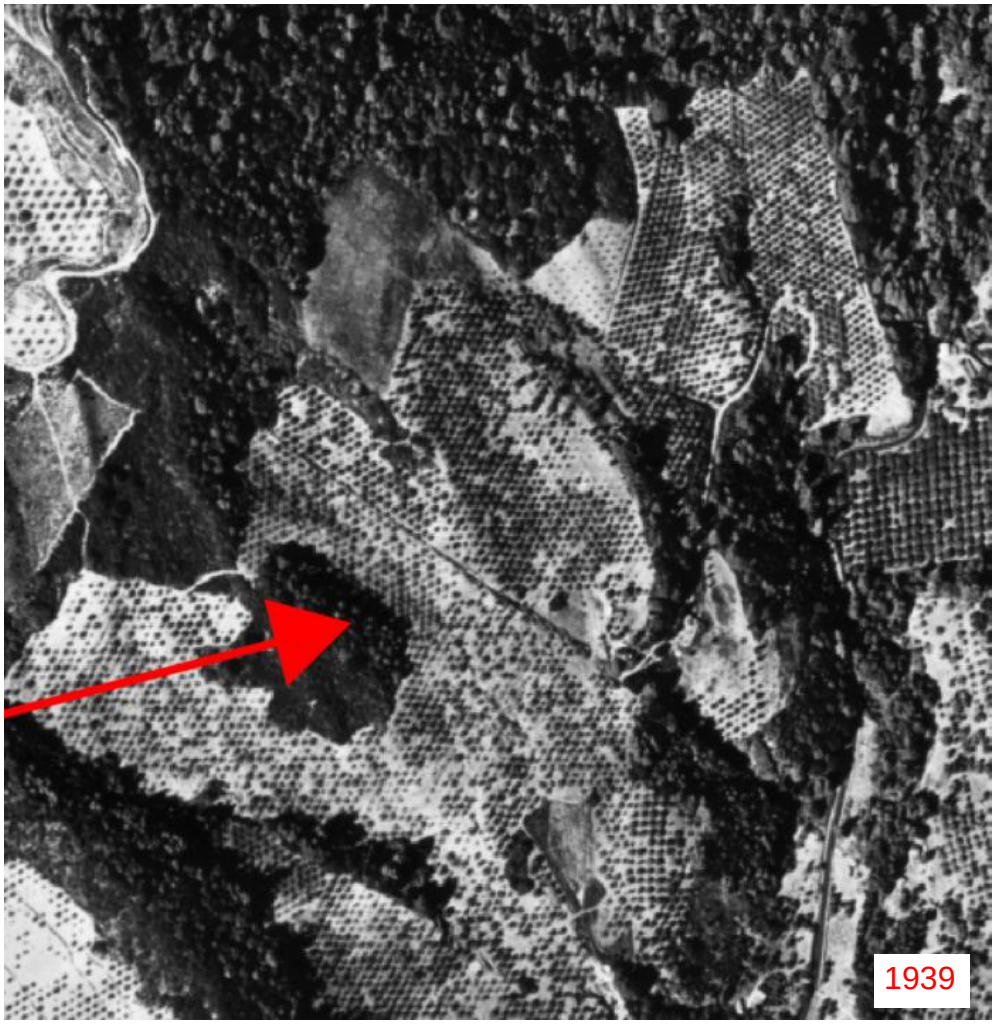
443 EUREKA CANYON RD, WATSONVILLE, CA 95076

PROFESSIONAL SEAL:

REVISIONS:	DATE:
PROJECT NO. :	CLIENT PROJECT:
DRAWN:	CHECKED:
MN	

DRAWING TITLE:
SECTIONS

S–07



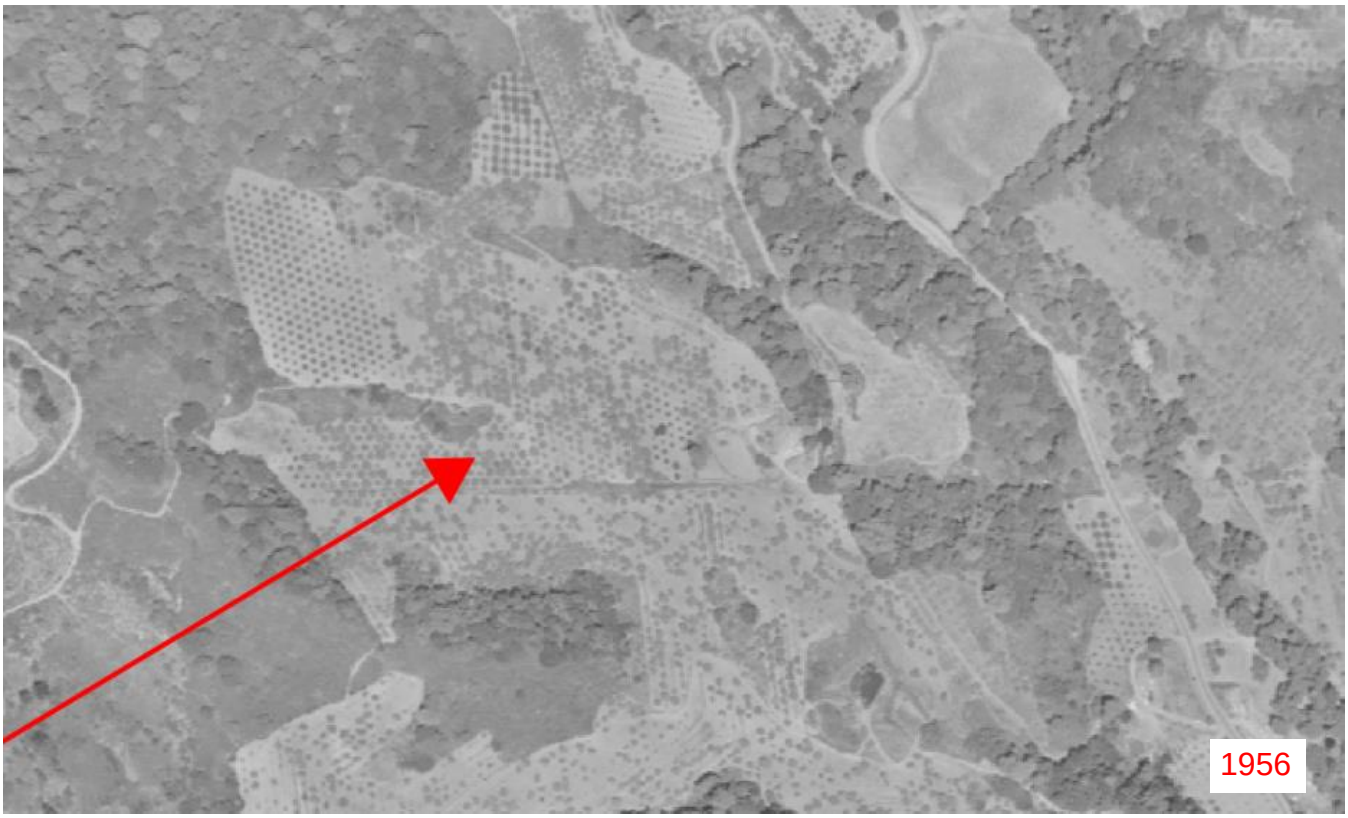


Exhibit C
241222

Exhibit C
241222

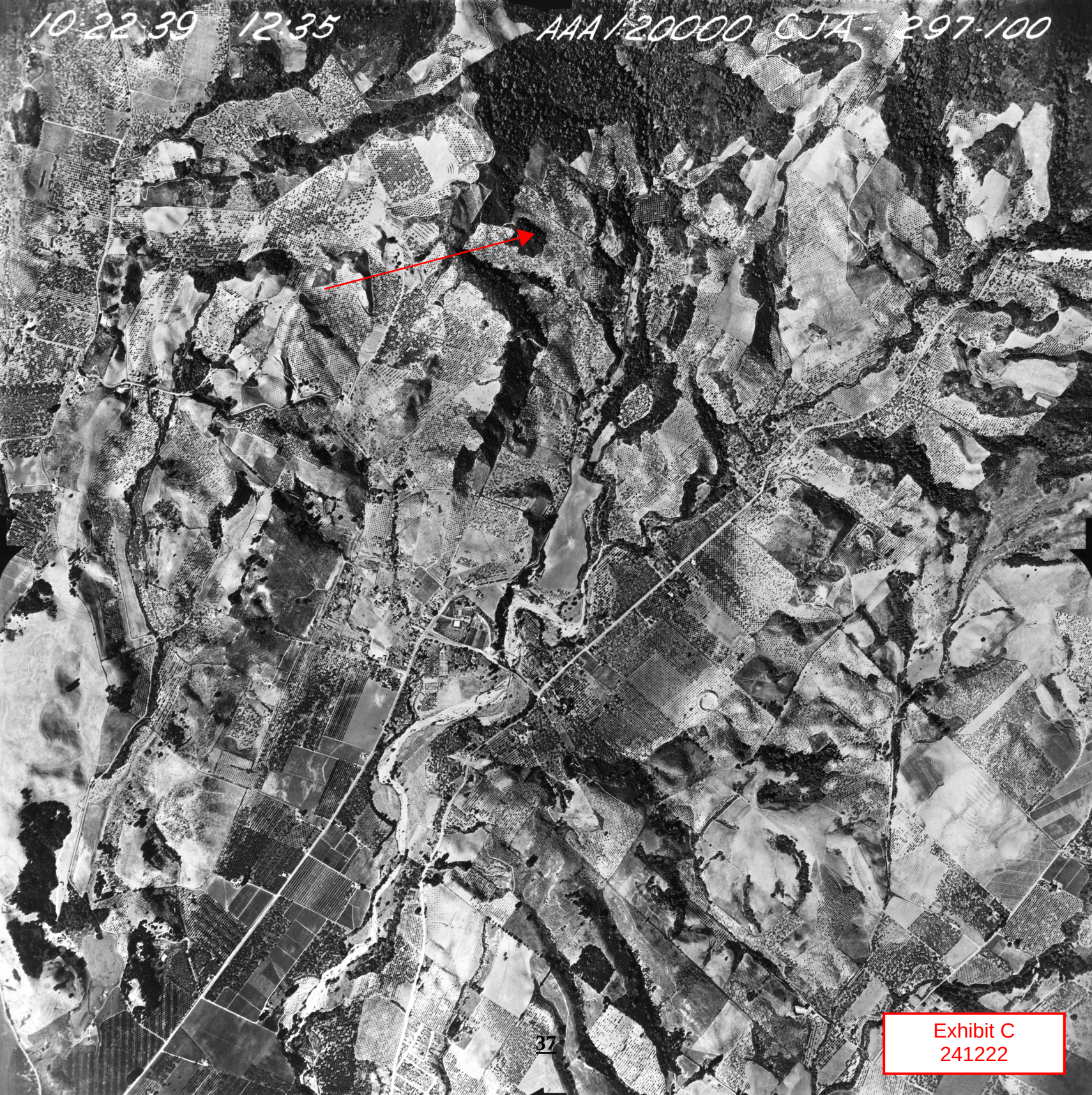


Exhibit C
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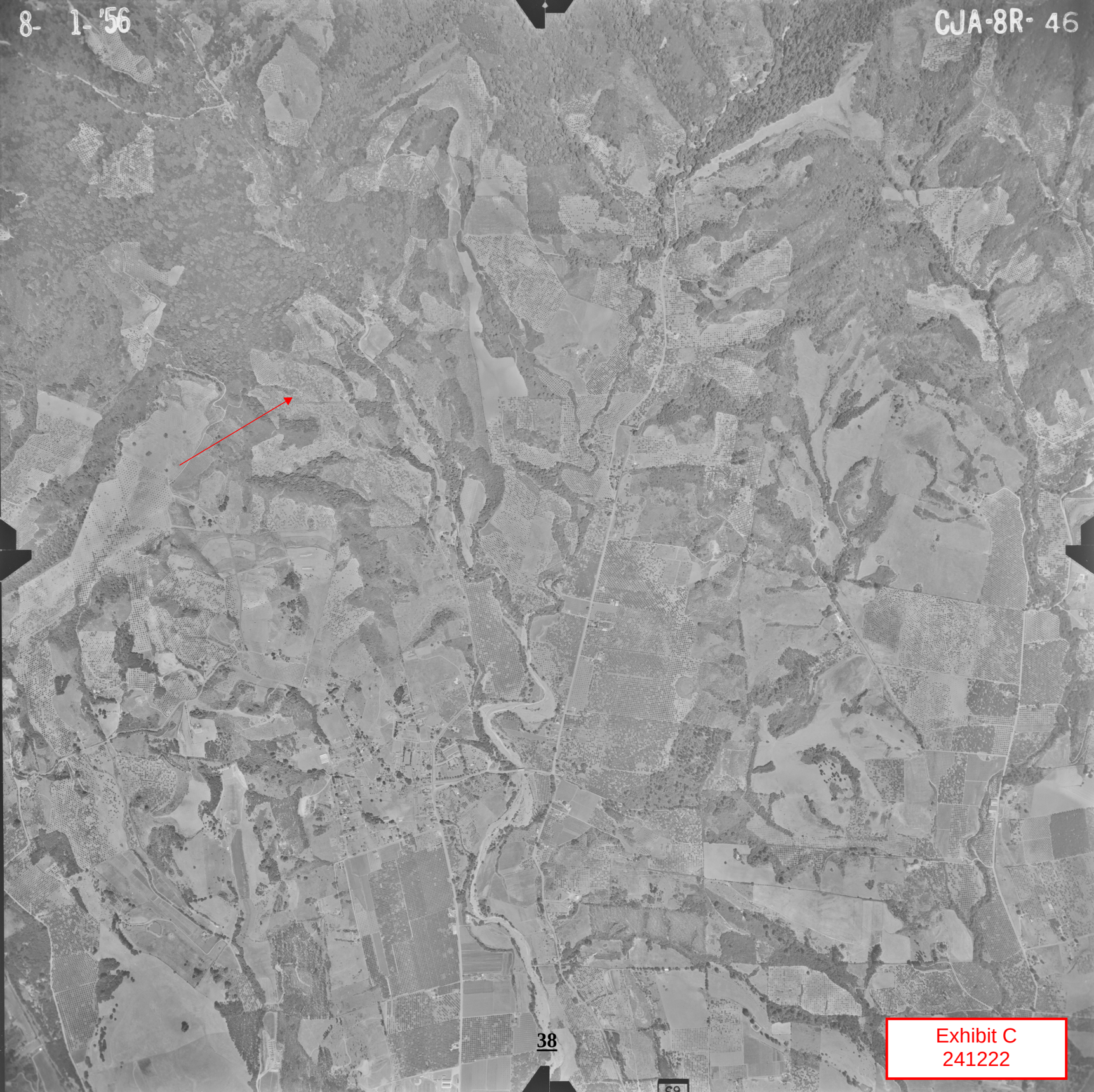

Exhibit C
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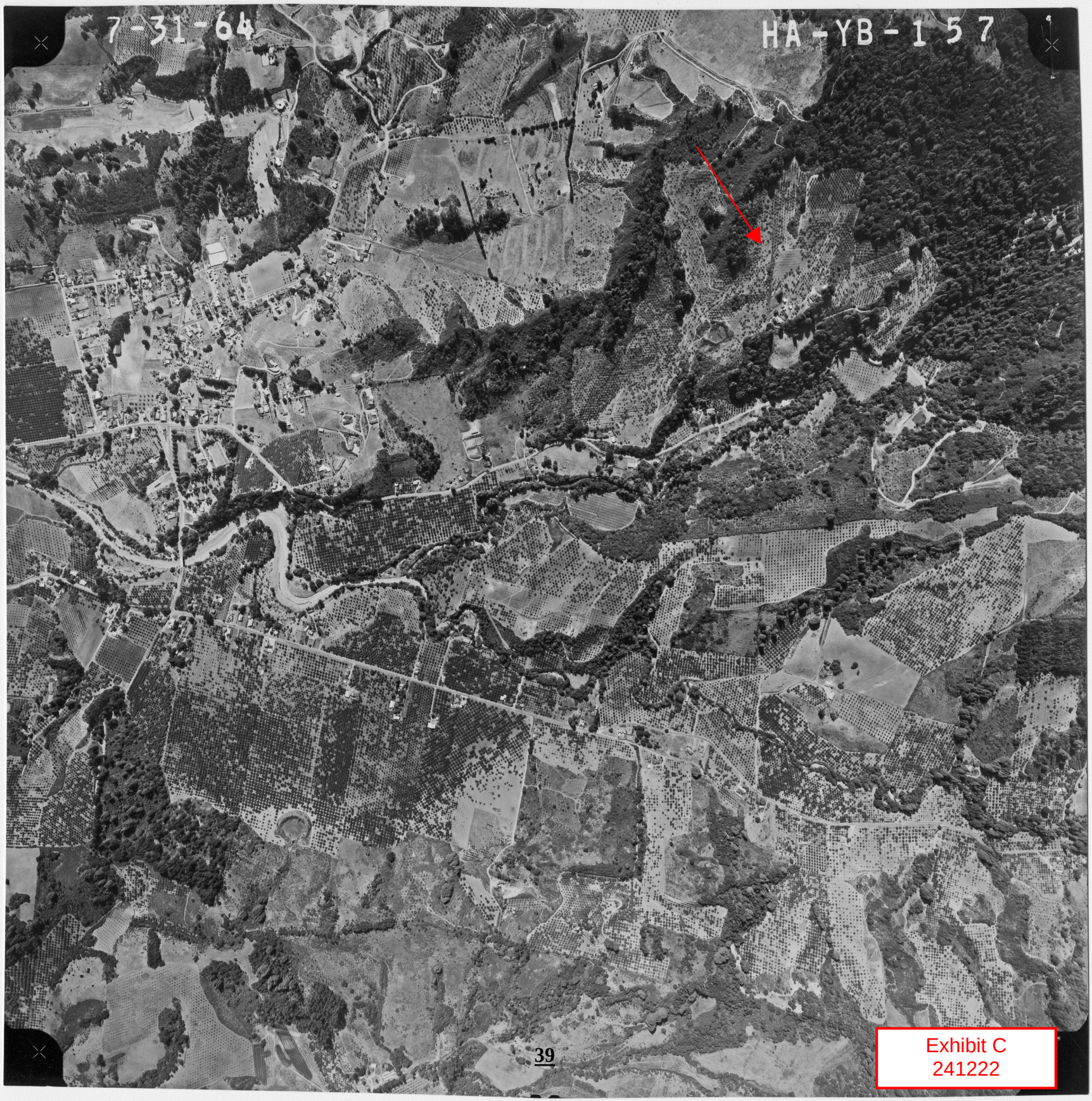

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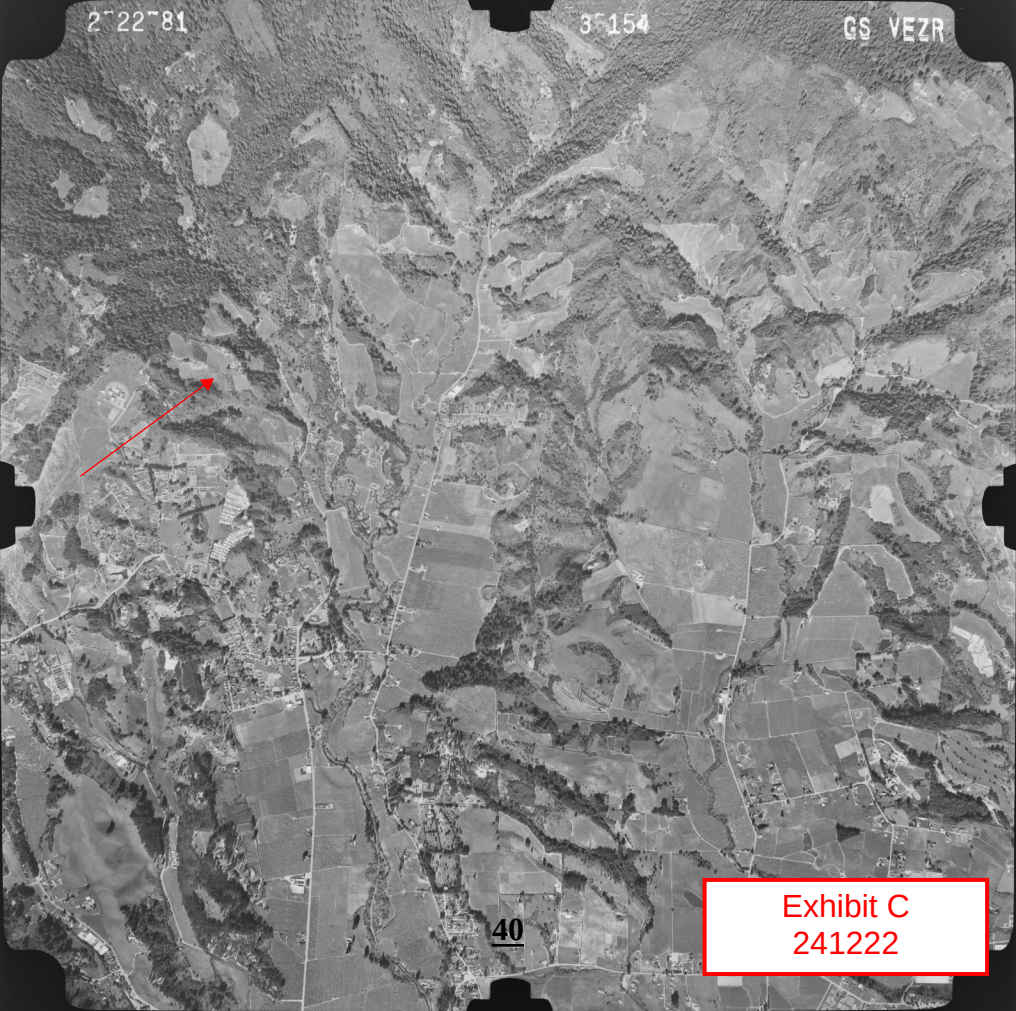


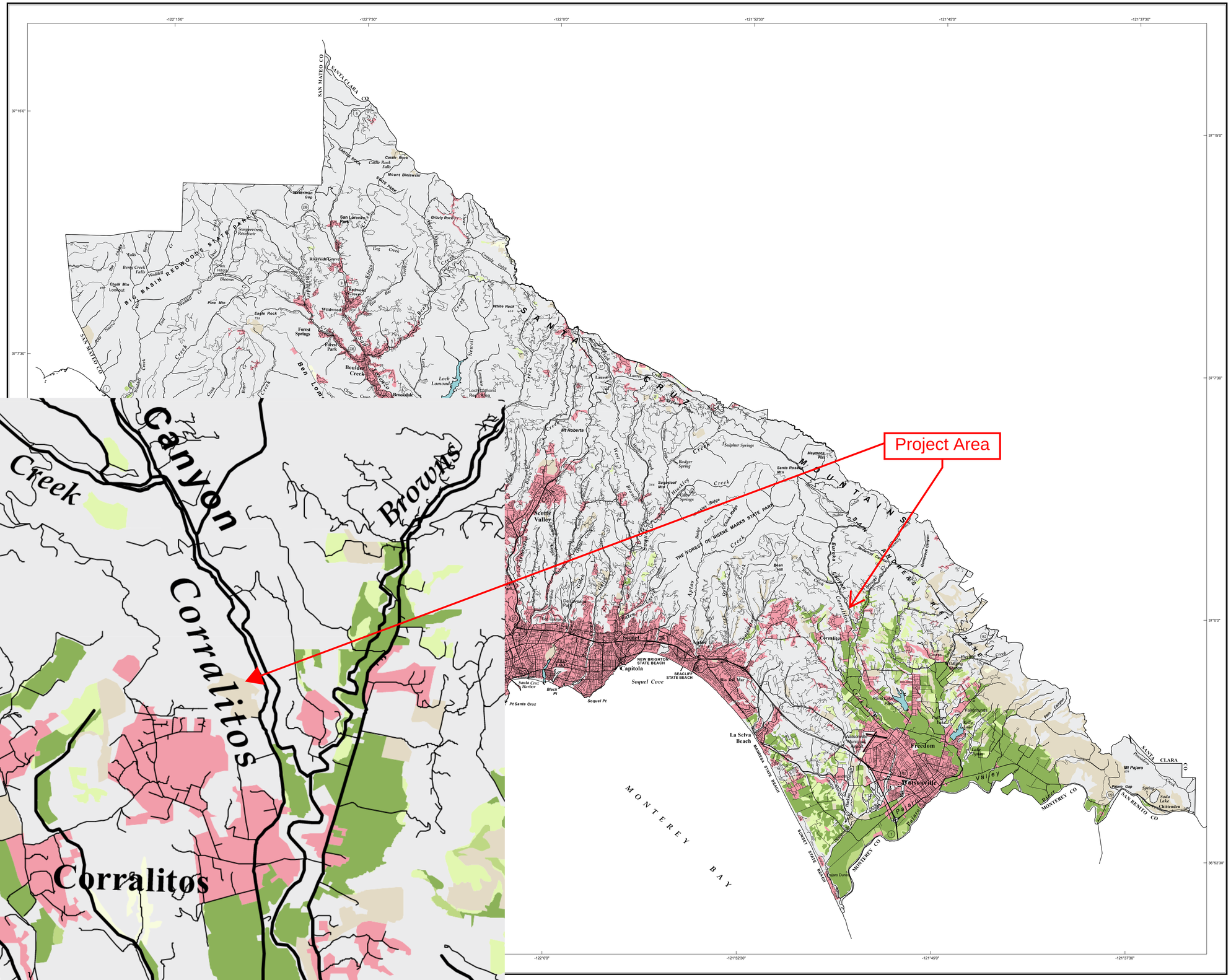
Exhibit C
241222

Exhibit C
241222

STATE OF CALIFORNIA
Gavin Newsom, *Governor*
THE NATURAL RESOURCES AGENCY
Wade Crowfoot, *Secretary*
DEPARTMENT OF CONSERVATION
David Shabazian, *Director*

SANTA CRUZ COUNTY IMPORTANT FARMLAND 2020

CALIFORNIA DEPARTMENT OF CONSERVATION
DIVISION OF LAND RESOURCE PROTECTION
FARMLAND MAPPING AND MONITORING PROGRAM



PRIME FARMLAND

PRIME FARMLAND HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL FEATURES ABLE TO SUSTAIN LONG-TERM AGRICULTURAL PRODUCTION. THIS LAND HAS THE SOIL QUALITY, GROWING SEASON, AND MOISTURE SUPPLY NEEDED TO PRODUCE SUSTAINED HIGH YIELDS. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.

FARMLAND OF STATEWIDE IMPORTANCE

FARMLAND OF STATEWIDE IMPORTANCE IS SIMILAR TO PRIME FARMLAND BUT WITH MINOR SHORTCOMINGS, SUCH AS GREATER SLOPES OR LESS ABILITY TO STORE SOIL MOISTURE. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.

UNIQUE FARMLAND

UNIQUE FARMLAND CONSISTS OF LESSER QUALITY SOILS USED FOR THE PRODUCTION OF THE STATE'S LEADING AGRICULTURAL CROPS. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED ORCHARDS OR VINEYARDS AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA. LAND MUST HAVE BEEN CROPPED AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.

FARMLAND OF LOCAL IMPORTANCE

SOILS USED FOR CHRISTMAS TREE FARMS AND NURSERIES, AND THAT DO NOT MEET THE DEFINITION FOR PRIME, STATEWIDE, OR UNIQUE.

GRAZING LAND

GRAZING LAND IS LAND ON WHICH THE EXISTING VEGETATION IS SUITED TO THE GRAZING OF LIVESTOCK.

URBAN AND BUILT-UP LAND

URBAN AND BUILT-UP LAND IS OCCUPIED BY STRUCTURES WITH A BUILDING DENSITY OF AT LEAST 1 UNIT TO 1.5 ACRES, OR APPROXIMATELY 6 STRUCTURES TO A 10-ACRE PARCEL. COMMON EXAMPLES INCLUDE RESIDENTIAL, INDUSTRIAL, COMMERCIAL, INSTITUTIONAL FACILITIES, CEMETERIES, AIRPORTS, GOLF COURSES, SANITARY LANDFILLS, SEWAGE TREATMENT, AND WATER CONTROL STRUCTURES.

OTHER LAND

OTHER LAND IS LAND NOT INCLUDED IN ANY OTHER MAPPING CATEGORY. COMMON EXAMPLES INCLUDE LOW DENSITY RURAL DEVELOPMENTS, BRUSH, TIMBER, WETLAND, AND RIPARIAN AREAS NOT SUITABLE FOR LIVESTOCK GRAZING, CONFINED LIVESTOCK, POULTRY, OR AQUACULTURE FACILITIES, STRIP MINES, BORROW PITS, AND WATER BODIES SMALLER THAN 40 ACRES. VACANT AND NONAGRICULTURAL LAND SURROUNDED ON ALL SIDES BY URBAN DEVELOPMENT AND GREATER THAN 40 ACRES IS MAPPED AS OTHER LAND.

WATER

PERENNIAL WATER BODIES WITH AN EXTENT OF AT LEAST 40 ACRES.

SCALE: 1:100,000
1 inch represents approximately 1.6 miles

1 0 1 2 3 4 5 6 7 8 9 10 Kilometers

1 0 1 2 3 4 5 Miles

10 40 160 1 mile

The minimum land use mapping unit is 10 acres, except Water, which is mapped to a minimum of 40 acres.

1 square mile = 640 acres.

Total County Area - 285,502 acres
Mapped Area - 285,502 acres

Important Farmland Maps are compiled by the Farmland Mapping and Monitoring Program (FMMP) pursuant to Section 65570 of the California Government Code. To create the maps, FMMP combines current land use information with U.S. Department of Agriculture-Natural Resources Conservation Service (NRCS) soil survey data. Soil units qualifying for Prime Farmland and Farmland of Statewide Importance are determined by the NRCS. Changes to soil profiles subsequent to publication of NRCS Gridded Soil Survey Geographic (gSSURGO) Database for California, September 25, 2018 are not reflected on this map. This map was developed using NRCS gridded digital soil data (gSSURGO) and may contain individual soil units less than one acre.

Land use status is determined using current and historic aerial imagery, supplemental GIS data, and field verification. Imagery sources may include public domain datasets, web-based information, and commercially purchased data, depending on data availability. Supplemental data on land management status is obtained from federal, state, and local governments. Map reviewers at the local level contribute valuable information with their comments and suggestions.

County boundaries for the 2020 Important Farmland Series are from the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) 2018 version of California Counties GIS data.

Cultural base information for the Important Farmland Maps was derived from public domain data sets, based upon design of the U.S. Geological Survey, with updates generated by digitizing over current imagery.

This map should be used within the limits of its purpose - as a current inventory of agricultural land resources. This map does not necessarily reflect general plan or zoning designations, city limit lines, changing economic or market conditions, or other factors which may be taken into consideration when land use policies are determined. This map is not designed for parcel-specific planning purposes due to its scale and the ten-acre minimum land use mapping unit. Classification of important farmland and urban areas on this map is based on best available data. The information has been delineated as accurately as possible at 1:24,000-scale, but no claim to meet 1:24,000 National Map Accuracy Standards is made due to variations in the quality of source data.

The Department of Conservation makes no warranties as to the suitability of this product for any particular purpose.

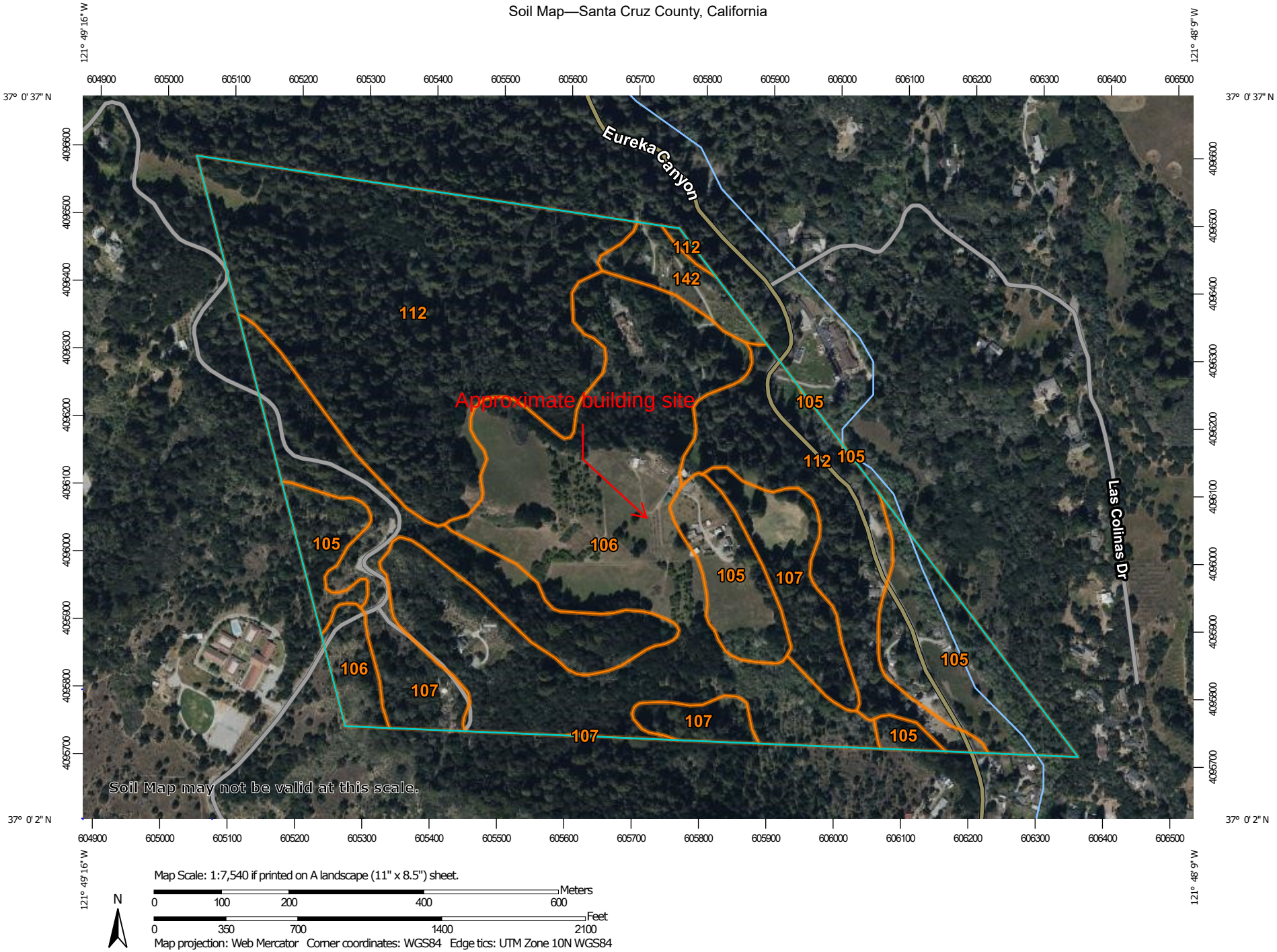
Additional data is available at www.conservation.ca.gov/dlrp/fmmp, including detail on the program, statistics, and GIS data for download. Contact the:

Farmland Mapping and Monitoring Program
715 P Street, MS 1904
Sacramento, CA 95814
Phone: (916) 324-0850
e-mail: fmmp@conservation.ca.gov

Map published April 2023.

Exhibit D
241222

Soil Map—Santa Cruz County, California



Map Scale: 1:7,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Cruz County, California
Survey Area Data: Version 17, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 11, 2022—May 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	21.8	12.5%
106	Baywood loamy sand, 15 to 30 percent slopes	54.5	31.3%
107	Baywood loamy sand, 30 to 50 percent slopes	28.5	16.4%
112	Ben Lomond sandy loam, 50 to 75 percent slopes	65.7	37.7%
142	Lompico-Felton complex, 5 to 30 percent slopes	3.7	2.1%
Totals for Area of Interest		**174.3**	**100.0%**

California Department of Conservation

FARMLAND MAPPING AND MONITORING PROGRAM

SOIL CANDIDATE LISTING

FOR

PRIME FARMLAND AND FARMLAND OF STATEWIDE IMPORTANCE

SANTA CRUZ COUNTY

U.S. Department of Agriculture, Natural Resources Conservation Service,

soil surveys for Santa Cruz County include:

Soil Survey of Santa Cruz County, California, August 1980

Soil Survey of Eastern Santa Clara Area, California, September 1974

Soil Survey of Monterey County, California, April 1978

Beginning in 2002, SSURGO digital soil information has been incorporated into the Santa Cruz County Important Farmland Map. Prior versions of the map have not been modified.

The SSURGO data includes Santa Cruz County (published 09/12/2018), Eastern Santa Clara Area (published 09/12/2018) and Monterey County (published 09/17/2018). The digital surveys contain additional soil units beyond those published in the original paper surveys. Soils on the Prime Farmland and Farmland of Statewide Importance lists that only occur in the SSURGO data are appended in italics at the end of each list.

For more information on the NRCS SSURGO data, please visit the NRCS Soil Geography webpage: http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/geo/

08/03/1995, updated 12/09/2020

THESE SOIL MAPPING UNITS MEET THE CRITERIA FOR PRIME FARMLAND AS OUTLINED IN THE U.S. DEPARTMENT OF AGRICULTURE'S LAND INVENTORY AND MONITORING (LIM) PROJECT FOR THE *SANTA CRUZ COUNTY, EASTERN SANTA CLARA AREA*, AND *MONTEREY COUNTY*, SOIL SURVEYS.

SANTA CRUZ COUNTY

SYMBOL	NAME
104	Baywood loamy sand, 0 to 2 percent slopes
105	Baywood loamy sand, 2 to 15 percent slopes
108*	Baywood variant loamy sand
110	Ben Lomond sandy loam, 5 to 15 percent slopes
119*	Clear Lake clay, drained, 0 to 1 percent slopes
120	Conejo loam, 0 to 2 percent slopes, cool
121	Conejo loam, 2 to 9 percent slopes
122	Conejo clay loam, 0 to 2 percent slopes, cool
123	Cropley silty clay, 2 to 9 percent slopes
124	Danville loam, 0 to 2 percent slopes
125	Danville loam, 2 to 9 percent slopes
129	Elder sandy loam, 0 to 2 percent slopes
130	Elder sandy loam, 2 to 9 percent slopes
132	Elkhorn sandy loam, 0 to 2 percent slopes
133	Elkhorn sandy loam, 2 to 9 percent slopes
138	Felton sandy loam, 5 to 9 percent slopes
155	Mocho silt loam, 0 to 2 percent slopes
161	Pinto loam, 0 to 2 percent slopes
162	Pinto loam, 2 to 9 percent slopes
166	San Emigdio variant sandy loam, 0 to 2 percent slopes
170	Soquel loam, 0 to 2 percent slopes

*Prime farmland if drained. (Soils 108 and 119)

EASTERN SANTA CLARA AREA

SYMBOL	NAME
ArA	Arbuckle gravelly loam, 0 to 2 percent slopes
Ca*	Campbell silty clay loam
Cc#	Campbell silty clay loam, clay substratum
Cg#	Clear Lake clay, 0 to 2 percent slopes, occasionally flooded
Ch*	Clear Lake clay, drained, 0 to 2 percent slopes
CrA	Cropley clay, 0 to 2 percent slopes
CrC	Cropley clay, 2 to 9 percent slopes
EsA	Esparto loam, 0 to 2 percent slopes
EsC	Esparto loam, 2 to 9 percent slopes
GaA	Garretson loam, gravel substratum, 0 to 2 percent slopes
GbB	Garretson gravelly loam, 0 to 5 percent slopes
KeA	Keefers clay loam, 0 to 2 percent slopes
KeC2	Keefers clay loam, 2 to 9 percent slopes, eroded
LrA	Los Robles clay loam, 0 to 2 percent slopes
LrC	Los Robles clay loam, 2 to 9 percent slopes
Pa	Pacheco fine sandy loam
Pb*	Pacheco silt loam, drained
Pd	Pacheco clay loam
Pe*	Pacheco clay loam, gravelly substratum
PoA	Pleasanton loam, 0 to 2 percent slopes
PoC	Pleasanton loam, 2 to 9 percent slopes
PpA	Pleasanton gravelly loam, 0 to 2 percent slopes
PpC	Pleasanton gravelly loam, 2 to 9 percent slopes
RaA	Rincon clay loam, 0 to 2 percent slopes
RaC2	Rincon clay loam, 2 to 9 percent slopes, eroded
Su*	Sunnyvale silty clay
Sv*	Sunnyvale silty clay, drained
YaA	Yolo loam, 0 to 7 percent slopes
YaB	Yolo loam, 0 to 8 percent slopes
YeA	Yolo silty clay loam, 0 to 2 percent slopes, rarely flooded
YeC	Yolo silty clay loam, 1 to 9 percent slopes
ZaA	Zamora loam, 0 to 2 percent slopes
ZaC	Zamora loam, 2 to 9 percent slopes
ZbA	Zamora clay loam, 0 to 2 percent slopes
ZbC	Zamora clay loam, 2 to 9 percent slopes
171scl	*Elder fine sandy loam, 0 to 2 percent slopes, rarely flooded*
315scl	*Cropley clay, 0 to 2 percent slopes*
MhAsb	*Metz sandy loam, wet variant, 0 to 2 percent slopes*
PtBsb	*Pleasanton loam, 2 to 5 percent slopes*
PvC2sb	*Pleasanton gravelly loam, 5 to 9 percent slopes, eroded*
RsAsb	*Rincon silty clay loam, 0 to 2 percent slopes*
SnAsb	*Sorrento silt loam, 0 to 2 percent slopes*

* Prime Farmland if drained. (Soils Ca, Ch, Pb, Pe, Su, and Sv)

Prime Farmland if either protected from flooding or not frequently flooded during the growing season. (Soils Cc and Cg)

Note: Soil Cd (Campbell silty clay) was removed from the Prime Farmland list per NRCS letter of 7/21/03.

MONTEREY COUNTY

SYMBOL	NAME
AgC	Arbuckle gravelly loam, 2 to 9 percent slopes
AsA	Arroyo Seco gravelly sandy loam, 0 to 2 percent slopes
AsB	Arroyo Seco gravelly sandy loam, 2 to 5 percent slopes
AsC	Arroyo Seco gravelly sandy loam, 5 to 9 percent slopes
AvA	Arroyo Seco gravelly loam, 0 to 2 percent slopes
AvB	Arroyo Seco gravelly loam, 2 to 5 percent slopes
CbA	Chualar loam, 0 to 2 percent slopes
CbB	Chualar loam, 2 to 5 percent slopes
CbC	Chualar loam, 5 to 9 percent slopes
Cf	Clear Lake clay, 0 to 1 percent slopes, frequently flooded
Cg	Clear Lake clay, sandy substratum, drained, 0 to 1 percent slopes
CnA	Cropley silty clay, 0 to 2 percent slopes
CnC	Cropley silty clay, 2 to 9 percent slopes
DaA	Danville sandy clay loam, 0 to 2 percent slopes
DaC	Danville sandy clay loam, 2 to 9 percent slopes
DeA	Docas silty clay loam, 0 to 2 percent slopes
EaA	Elder sandy loam, 0 to 2 percent slopes
EbC	Elder very fine sandy loam, 2 to 9 percent slopes
EcA	Elder loam, gravelly substratum, 0 to 2 percent slopes
EdB	Elkhorn fine sandy loam, 2 to 5 percent slopes
GbC	Garey sandy loam, 2 to 9 percent slopes
GkB	Gorgonio sandy loam, 0 to 5 percent slopes
GmB	Greenfield fine sandy loam, 2 to 5 percent slopes
GmC	Greenfield fine sandy loam, 5 to 9 percent slopes
HbB	Hanford gravelly sandy loam, 0 to 5 percent slopes
LdA	Lockwood loam, 0 to 2 percent slopes
LdC	Lockwood loam, 2 to 9 percent slopes
LeA	Lockwood channery loam, 0 to 2 percent slopes
LgA	Lockwood shaly loam, 0 to 2 percent slopes, wet
Me	Metz loamy sand
Mf	Metz fine sandy loam
MnA	Mocho silt loam, 0 to 2 percent slopes
MoA	Mocho silty clay loam, 0 to 2 percent slopes
MoC	Mocho silty clay loam, 2 to 9 percent slopes
Pa	Pacheco clay loam
Pb	Pacheco silty clay loam, occasionally flooded
PdC	Pfeiffer fine sandy loam, 2 to 9 percent slopes
Pf	Pico fine sandy loam
RaA	Rincon clay loam, 0 to 2 percent slopes
RaC	Rincon clay loam, 2 to 9 percent slopes
SaA	Salinas loam, 0 to 2 percent slopes
SbA	Salinas clay loam, 0 to 2 percent slopes
SbC	Salinas clay loam, 2 to 9 percent slopes

SYMBOL	NAME
SrA	Sorrento clay loam, 0 to 2 percent slopes
SrC	Sorrento clay loam, 2 to 9 percent slopes
112	*Rimtrail sandy loam, 0 to 5 percent slopes*
HfC	*Hanford loam, 2 to 9 percent slopes*
YoA	*Yolo loam, 0 to 20 percent slopes, occasionally flooded*

Note: Soil 112 (previously Rimtrail loam, 0 to 5 percent slopes) was changed to Rimtrail *sandy* loam, 0 to 5 percent slopes on 4/14/2009 by NRCS.

THESE SOIL MAPPING UNITS MEET THE CRITERIA FOR FARMLAND OF STATEWIDE IMPORTANCE AS OUTLINED IN THE U.S. DEPARTMENT OF AGRICULTURE'S LAND INVENTORY AND MONITORING (LIM) PROJECT FOR THE *SANTA CRUZ COUNTY, EASTERN SANTA CLARA AREA*, AND *MONTEREY COUNTY*, SOIL SURVEYS.

SANTA CRUZ COUNTY

SYMBOL	NAME
126	Diablo clay, 5 to 25 percent slopes
139	Fluvaquentic Haploxerolls - Aquic Xerofluvents complex, 0 to 15 percent slopes
171	Soquel loam, 2 to 9 percent slopes
176	Watsonville loam, 0 to 2 percent slopes
177	Watsonville loam, 2 to 15 percent slopes
178	Watsonville loam, thick surface, 0 to 2 percent slopes
179	Watsonville loam, thick surface, 2 to 15 percent slopes

Note: Some areas of Soil 139 are intermittently flooded during periods of prolonged, high intensity storms.

EASTERN SANTA CLARA AREA

SYMBOL	NAME
AkC	Arbuckle loam, deep, 5 to 9 percent slopes
AuD2	Azule clay loam, 9 to 15 percent slopes, eroded
Ce	Campbell silty clay, muck substratum
Ck	Clear Lake clay, saline, drained, 0 to 1 percent slopes
DaD	Diablo clay, 9 to 15 percent slopes
HfC	Hillgate silt loam, 2 to 9 percent slopes
McB	Maxwell clay, 0 to 5 percent slopes
SdA	San Ysidro loam, 0 to 2 percent slopes
SdB2	San Ysidro loam, 2 to 5 percent slopes, eroded
SfA	San Ysidro loam, acid variant, 0 to 2 percent slopes
SfC	San Ysidro loam, acid variant, 2 to 9 percent slopes
Wa	Willows clay, 0 percent slopes
ZeC3	Zamora and Cropley soils, 2 to 9 percent slopes, severely eroded

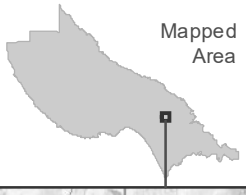
MONTEREY COUNTY

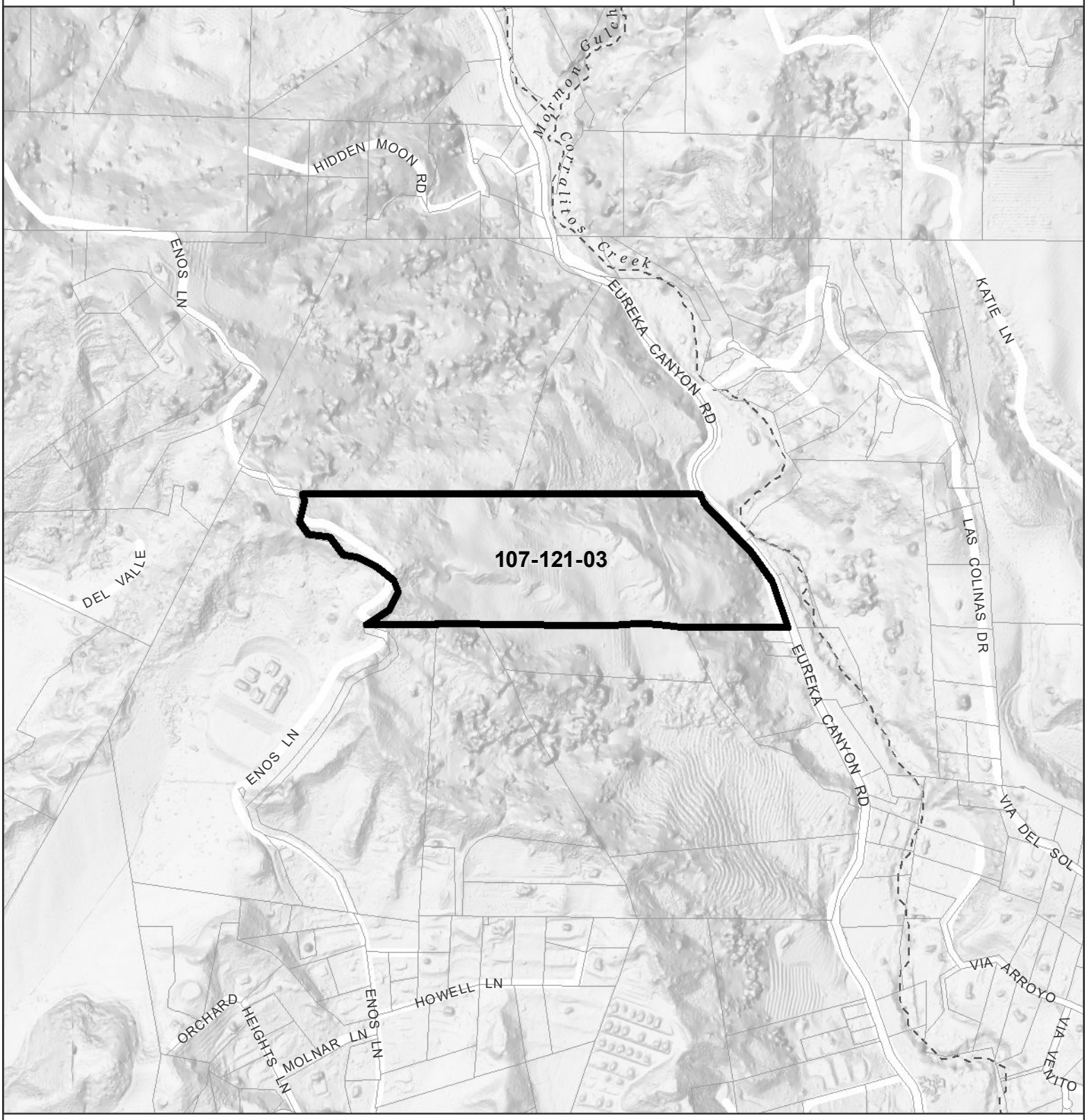
SYMBOL	NAME
AaC	Alo silty clay, 2 to 9 percent slopes
AaD	Alo silty clay, 9 to 15 percent slopes
AeA	Antioch very fine sandy loam, 0 to 2 percent slopes
AeC	Antioch very fine sandy loam, 2 to 9 percent slopes
AkD	Arnold loamy sand, 9 to 20 percent slopes
AyD	Ayar silty clay, 5 to 15 percent slopes
CaD	Chamise channery loam, 9 to 15 percent slopes
DbD	Diablo clay, 5 to 25 percent slopes
DcC	Dibble loam, 2 to 9 percent slopes
DeC	Docas silty clay loam, 2 to 9 percent slopes
EdC	Elkhorn fine sandy loam, 5 to 9 percent slopes
EeD	Elkhorn fine sandy loam, thin surface variant, 5 to 15 percent slopes
LaD	Linne silty clay loam, 5 to 15 percent slopes
LeC	Lockwood channery loam, 2 to 9 percent slopes
Mg	Metz complex
OaD	Oceano loamy sand, 2 to 15 percent slopes
PcC	Parkfield clay, 2 to 9 percent slopes
PdD	Pfeiffer fine sandy loam, 9 to 15 percent slopes
PnA	Placentia sandy loam, 0 to 2 percent slopes
PnC	Placentia sandy loam, 2 to 9 percent slopes
ShC	Santa Ynez fine sandy loam, 2 to 9 percent slopes
SoD	Sheridan coarse sandy loam, 5 to 15 percent slopes
TaC	Tangair fine sand, 2 to 9 percent slopes
TbB	Tujunga fine sand, 0 to 5 percent slopes
CuC	*Corralitos loamy sand, 2 to 9 percent slopes*

Note: Soils GhC (Gloria sandy loam, 2 to 9 percent slopes) and GhD (Gloria sandy loam, 9 to 15 percent slopes) have been removed from the Farmland of Statewide Importance list per NRCS letter of 5/02/91.

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map





Parcel: 10712103

Study Parcel

Assessor Parcel Boundary

Exhibit F
241222

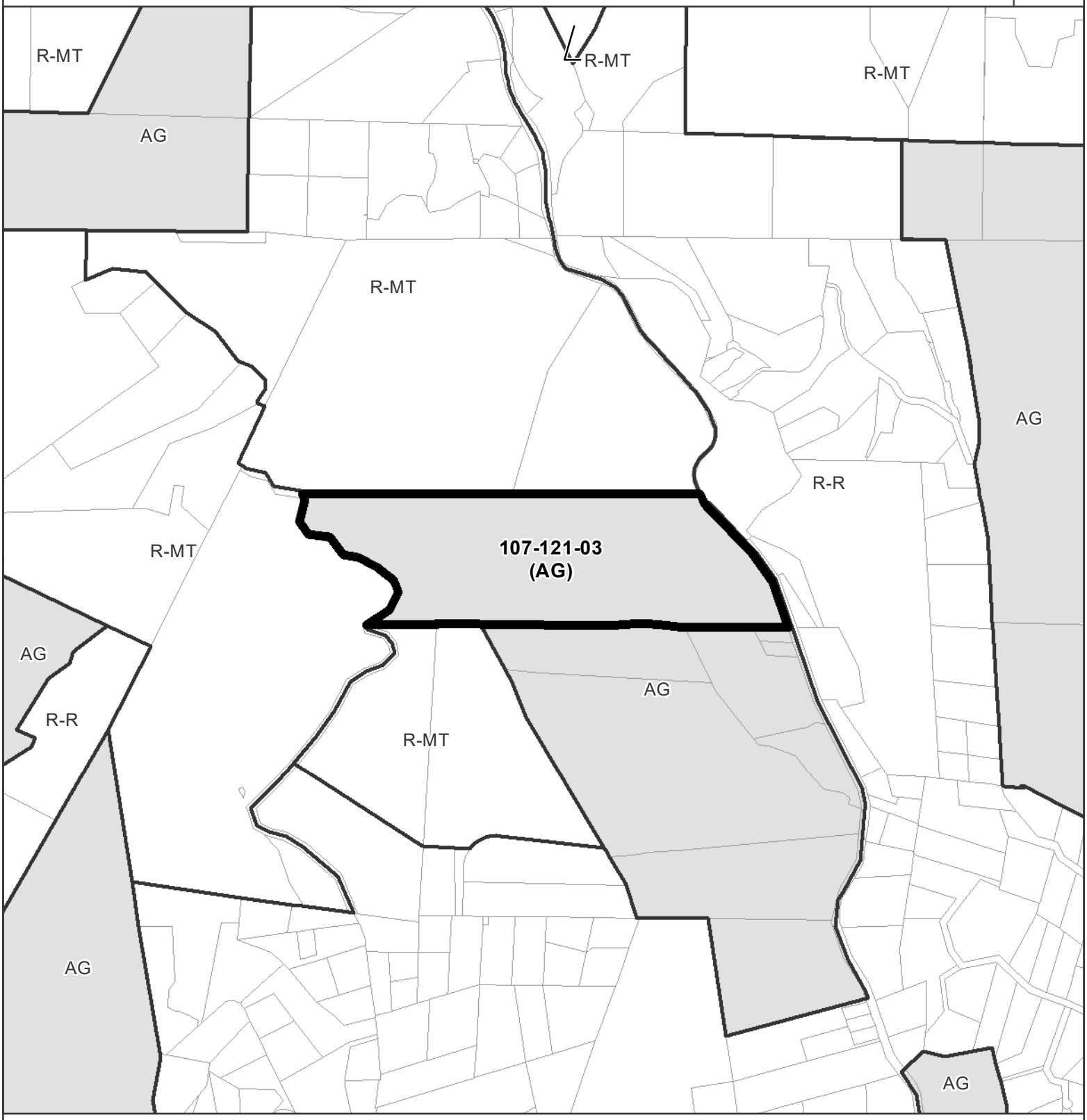
N

0 280 560
Feet

Map printed: 18 Jul. 2024

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



AG *Agricultural*

R-R *Residential Rural*

N

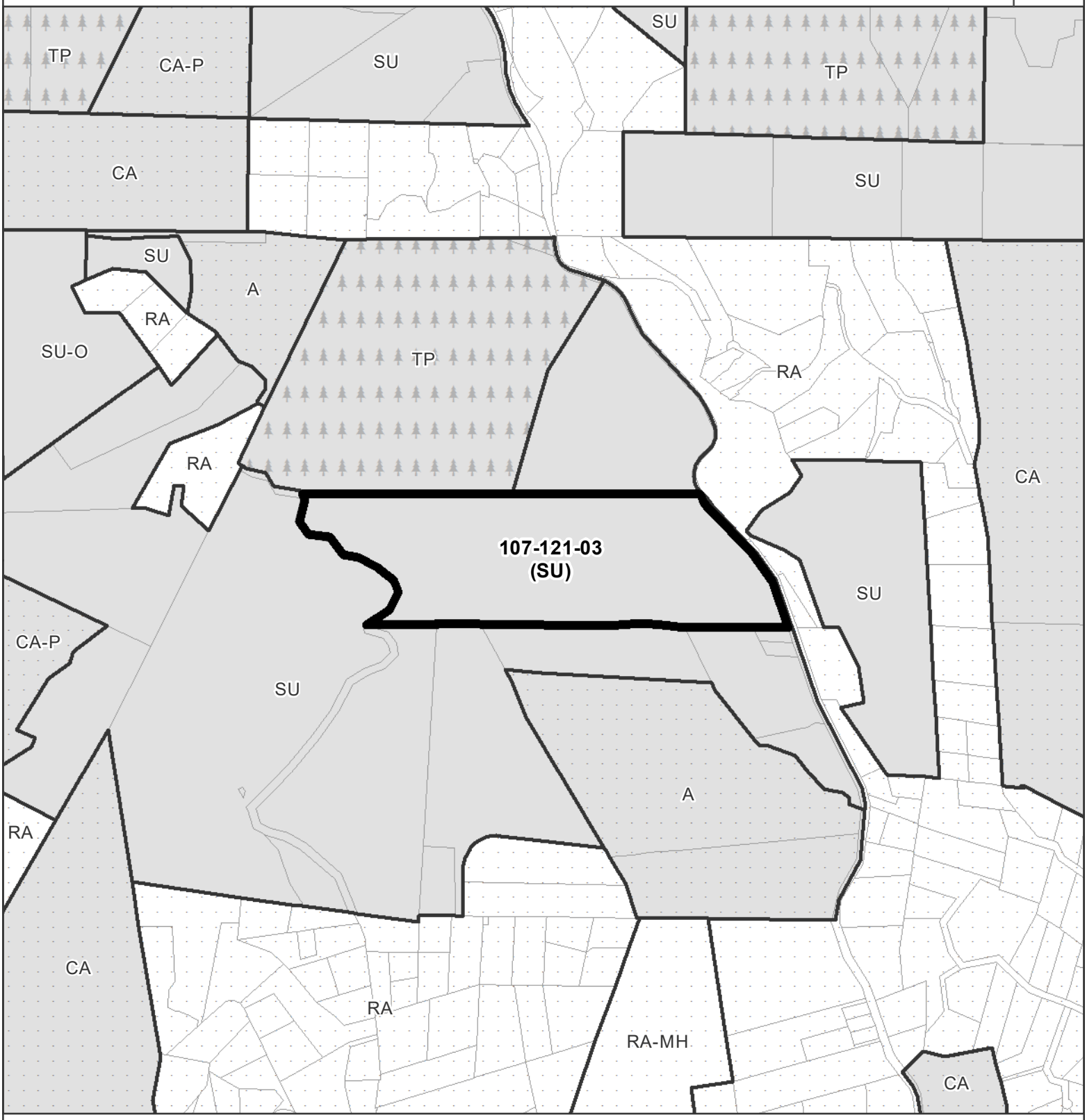
0 280 560

Feet

Exhibit F
241222

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



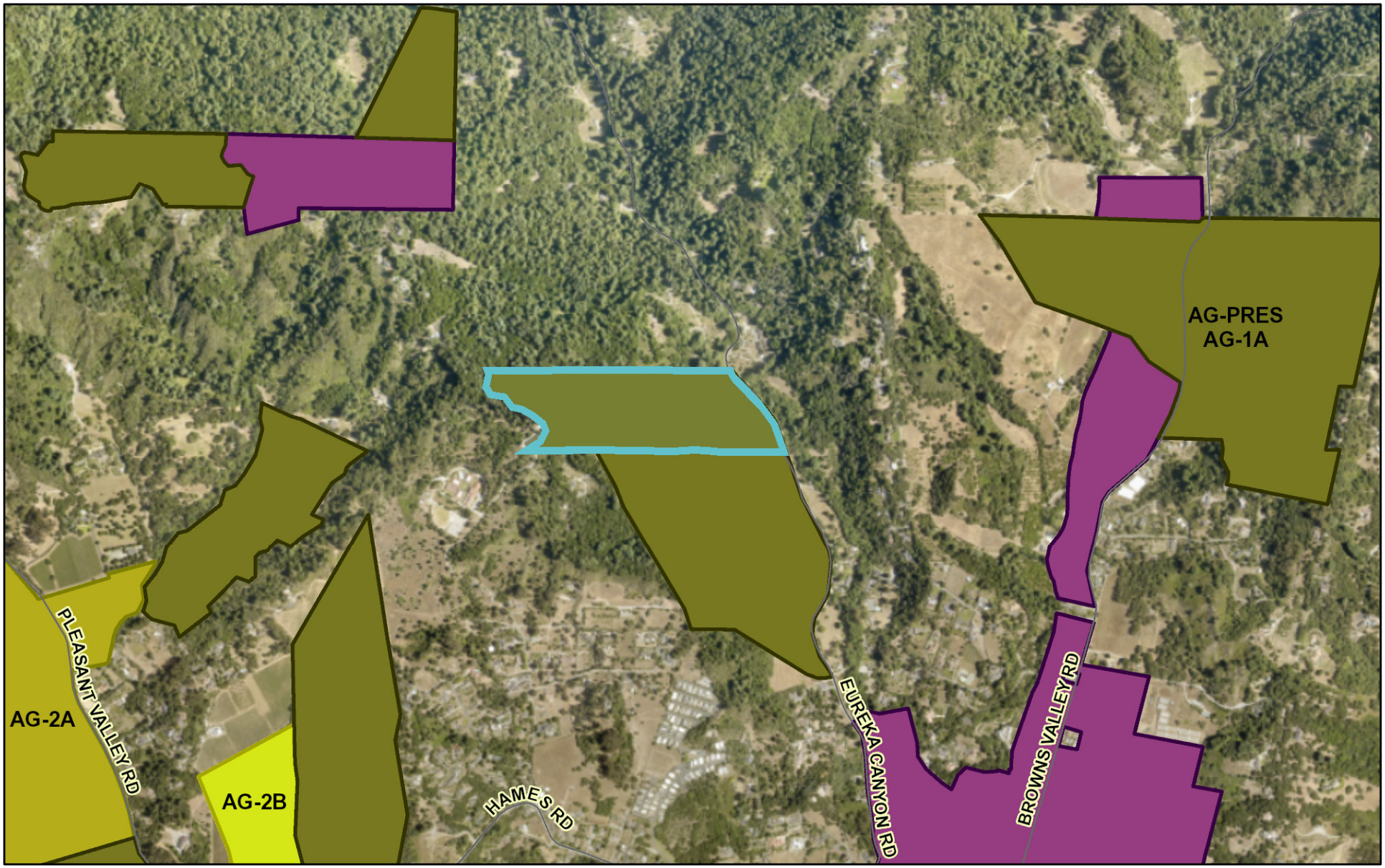
A *Agriculture*
CA *Commercial Agriculture*
RA *Residential Agricultural*
SU *Special Use*
TP *Timber Production*

N

0 280 560
Feet

Exhibit F
241222

Agricultural Resource Areas



July 18, 2024

1:16,200

0 0.125 0.25 0.5 mi

0 0.2 0.4 0.8 km

County of Santa Cruz

State Highways

State Highways

Major Roads

Major Roads

Ag Resource Area

AG-1A
AG-1B
AG-2A
AG-2B
AG-2C
AG-2D
AG-3
AG-PRES

Exhibit F
241222

Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(D)(1) and D(3)

(1)(a) Significant topographic differences exist between the agricultural and nonagricultural uses that eliminates or minimizes the need for a 200-foot agricultural buffer setback; or

(1)(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

(1)(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 although the property is mapped as an Agricultural Resource, commercial agriculture has not occurred on the property in nearly 40 years. Therefore, because the proposal would not cause conflict with agricultural development, the prescribed 200-foot buffer is not required. The proposed 186-feet from the southern property is sufficient separation to protect future commercial agricultural pursuits on the adjacent property.

(1)(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.

(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 although the development would occur on Type 1 Agricultural Land, the proposed location is sited within an area already utilized for non-agricultural development and not presently utilized for commercial agriculture. The existing development patterns and historical use of the property indicate that commercial agriculture is unlikely to be pursued on the subject parcel. Therefore, the proposed development would not conflict with production or potential production.

Parcel Information

Services Information

Urban/Rural Services Line:	__ Inside _X_ Outside
Water Supply:	Private Well
Sewage Disposal:	Septic
Fire District:	County Fire
Drainage District:	Flood Control Zone 7

Parcel Information

Parcel Size:	40.8 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Private driveway, via Eureka Canyon Rd.
Planning Area:	Eureka Canyon
Land Use Designation:	AG (Agriculture)
Zone District:	SU (Special Use)
Coastal Zone:	__ Inside _X_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/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/no physical evidence on site

EXHIBIT H