



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **251400**

Applicant: Agustin Vizcarra

Owner: Edgar Bedolla

APN: 048-242-08

Address: 100 Nugent Avenue, Watsonville CA
95076

Date: June 18, 2026

Agenda Item #: 7

Time: 1:30 p.m.

Project Description: Proposal to reduce the required 200-foot agricultural buffer setback to 15 feet, to allow construction of a new 730 square-foot detached Accessory Dwelling Unit.

Location: The property is located on the northern side of Nugent Avenue (100 Nugent Avenue), approximately 180 feet west of the intersection of Nugent Avenue and Highway 152 in Watsonville.

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251400, based on the attached findings and conditions.

Analysis and Discussion

The proposed project involves the construction of a detached Accessory Dwelling Unit (ADU) of approximately 730 square feet on a 6,500 square-foot parcel. The site is currently developed with an existing single-family dwelling which was constructed in 1950. The parcel is located on the northern side of Nugent Avenue (100 Nugent Avenue), approximately 180 feet west of the intersection of Nugent Avenue and Highway 152 in Watsonville.

The subject property is characterized as a residential neighborhood adjacent to Commercial Agricultural land to the west and south. Santa Cruz County Code 16.50.095(B)(2) requires that all development for habitable uses that are within 200 feet of the property line of any parcel containing agricultural resources shall provide and maintain a 200-foot buffer setback from the commercial agricultural land.

The applicant is requesting a reduction of this setback to allow construction of an Accessory Dwelling Unit. The proposed reduction would decrease the required 200-foot setback to 19 feet. A reduced agricultural buffer can be supported because the entire parcel is within the agricultural buffer setback area, and enforcing the 200-foot setback would prevent any additional development

given its proximity to adjacent Commercial Agriculture zoned property.

The parcel is enclosed by an existing 7-foot-tall wood fence along its perimeter. The applicant proposes to plant native Manzanita and Coyote bush to aid in buffering the residential use from nearby agricultural activities.

The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to 15 feet to the Accessory Dwelling Unit from the adjacent CA zoned property known as APN 048-242-01, proposed under Application 251400, based on the attached findings and recommended conditions.

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

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

Report Prepared By: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: Michael.Lam@santacruzcountyca.gov

Report Reviewed By: Sheila McDaniel
Principal Planner
Development Review

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 251400

Assessor Parcel Number: 048-242-08

Project Location: 100 Nugent Avenue, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Reduction to allow construction of an Accessory Dwelling Unit.

Person or Agency Proposing Project: Agustin Vizcarra

Contact Phone Number: (408) 569-9173

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. **Categorical Exemption**

Specify type: Class 5 – Minor Alterations in Land Use Limitations (Section 15305)

F. Reasons why the project is exempt:

Agricultural Buffer Setback variance that does not result in the creation of a new parcel.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Michael Lam, Project Planner

Date: _____

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

This finding can be made, in that the parcel contains a seven-foot-tall fence along the perimeter which acts as a physical barrier between agricultural and non-agricultural uses. Adjacent parcels to the north and west are developed with single-family dwellings and accessory structures, which aid in providing a physical barrier between the adjacent Commercial Agriculture zoned lane (APN 048-242-01). The adjacent residential parcels also contain permanent substantial vegetation, as they share parcel boundaries with commercial agricultural land. The applicant proposes to install permanent vegetation along the existing seven-foot-tall fence consisting of Manzanita and Coyote bush.

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

This finding can be made, in that the entire parcel is located within the 200-foot agricultural buffer setback. The imposition of a 200-foot agricultural buffer setback would preclude any development at this site without a reduction in the setback distance. The property contains a seven-foot-tall solid wood fence along the perimeter, which acts as a physical barrier between the agricultural and non-agricultural uses. In addition, the applicant proposes to plant permanent vegetation along the fence consisting of Manzanita and Coyote bush.

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

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

This finding can be made in that the nonagricultural development is sited in a manner that will not have impacts to adjacent agricultural land. The subject parcel and adjacent parcels are developed with single-family dwellings and accessory structures at a density consistent with the Residential Agricultural (RA) zone district in which they are located in. The proposed ADU will remove as little agricultural land as possible, as it is below the maximum size permitted under State Law and County Code.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from 200 feet to 15 feet for the construction of a 730 square-foot Accessory Dwelling Unit, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. A development setback of a minimum of 15 feet from the Accessory Dwelling Unit to the adjacent Commercial Agriculture zoned parcel APN 048-242-01.
 3. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Santa Cruz County Planning staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by Santa Cruz County Planning, and submit proof of recordation to Santa Cruz County Planning. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact Santa Cruz County Planning's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
- V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.

- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

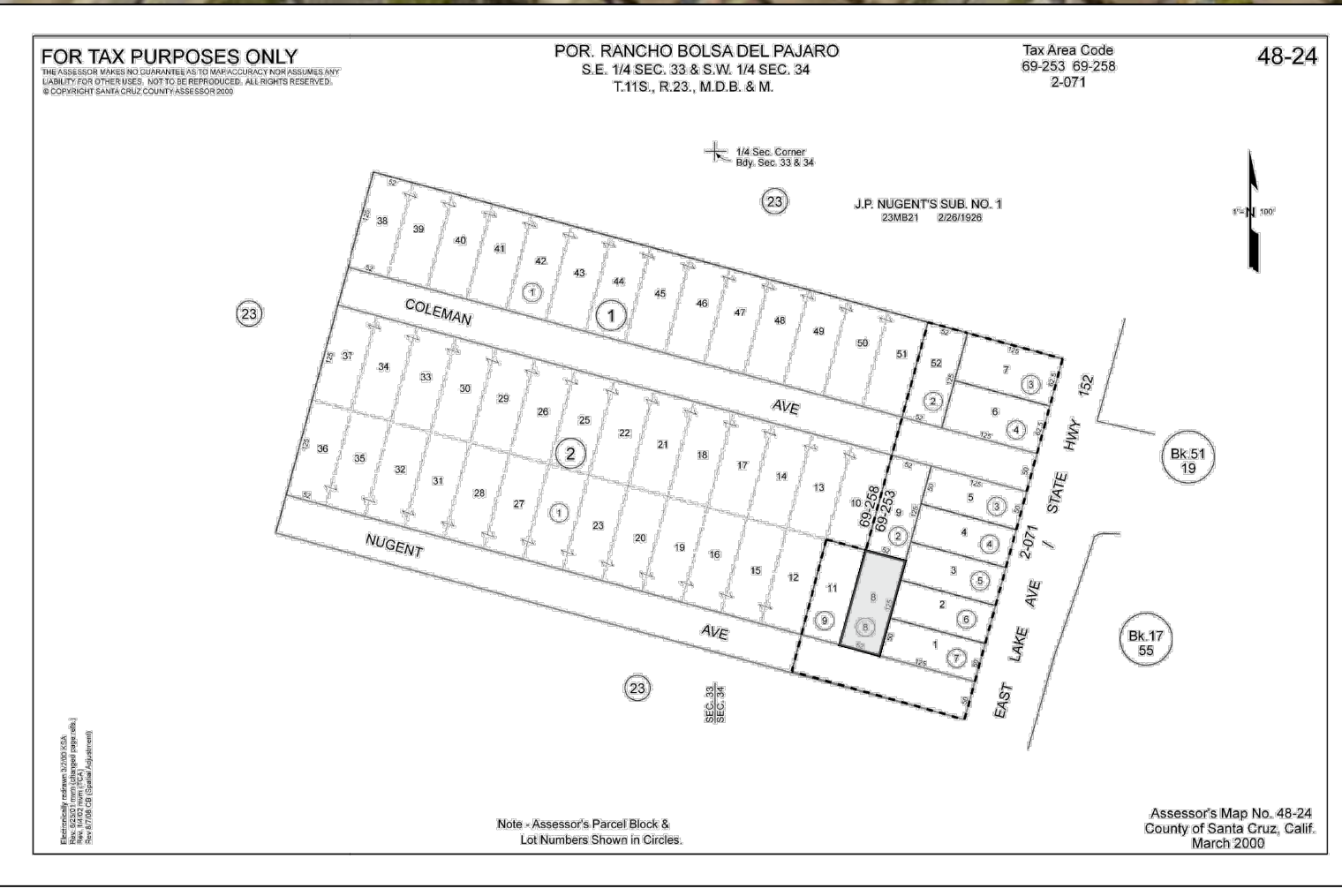
Approval Date: _____

Effective Date: _____

Expiration Date: _____

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

ABBREVIATIONS			
@ At	ELEV: Elevation	MAN: Manual	U: Unit Heater
* And	EMER: Emergency	MATL: Material	UH: Unit Heater
^ Foot, Feet	EW: Each Way	MAX: Maximum	UNO: Unless Noted Otherwise
inch	F: Finish	MB: Mail Box	
# Number	FAR: Floor Area Ratio	MET: Metal	UR: Urinal
A:	FF: Finished Floor	MFD: Manufactured	UT: Utility
AB: Anchor Bolt ADU: Above	FFE: Finished Floor Elevation	MN: Minimum	V: Vapour Barrier
ACC: Air Conditioning ACC: Access	FFL: Finished Floor Line	MRD: Metal Roof Deck	VENT: Ventilate
ADD: Addition	N:	ND: Number	VERT: Vertical
B:	FJ: Floor Joist	NTS: Not To Scale	VIN: Vinyl
BLK: Blocking	FIN: Finish	OC: On Center	VIF: Vary in Field
BM: Beam	FLR: Floor	P:	VOL: Volume
BTF: Bottom	FND: Foundation	P: Pitch	VP: Vent Pipe
BR: Bedroom	FT: Foot, Feet	PLYWD: Plywood	W:
C:	FTG: Footing	PT: Plate	W: Washer
CDM: Cement	GAU: Gypsum Board	P.T: Pressure Treated	WC: Water Closet
CF: Cubic Feet	GL: Glass	Q:	WD: Wood
CL: Closet	GND: Ground	Q.P: Gypsum	WH: Water Heater
CM: Cement	CONC: Concrete	H:	WIN: Window
COM: Common	CONN: Connection	HT: Heavy Duty	WM: Water Meter
COMP: Composition	CONST: Construction	HTD: Header	WP: Waterproof, Weatherproof
CONT: Continuous D:	DBL: Double	HGR: Hanger	X: Extra Heavy
DEM: Demolition	DET: Detail	HR: Roof Rafter	XSTR: Extra Strong
DET: Detail	DF: Double Fir	RM: Room	XHVY: Extra Heavy
DE: Deck Joist	DM: Dimension	RKV: Remove	Y: Year
DS: Downspout	E:	SAN: Sanitary	YR: Year
E:	EXIST: Existing	SCR: Screen	YSTR: Extra Strong
EA: Each	ELEC: Electrical	SF: Square Foot	YSTR: Extra Strong
		SQ: Square	YSTR: Extra Strong
		STC: Storage	YSTR: Extra Strong
		SY: Square Yard	YSTR: Extra Strong
		T: Top	YSTR: Extra Strong
		TC: Top of Curb	YSTR: Extra Strong
		TP: Top Plate	YSTR: Extra Strong
		TYP: Typical	YSTR: Extra Strong
		UW: Light Weight	YSTR: Extra Strong



PROJECT DATA			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
NO. OF COVERED PARKING SPACES	1	0	1
NO. OF UNCOVERED PARKING SPACES	2	0	2
HOME LIVING AREA	992 SQ.FT	0 SQ.FT	992 SQ.FT
GARAGE AREA	280 SQ.FT	0 SQ.FT	280 SQ.FT
NEW ADU	0 SQ.FT	730 SQ.FT	730 SQ.FT
BUILDING COVERAGE (SQ.FT)	1,272 SQ.FT	730 SQ.FT	2,002 SQ.FT
BUILDING COVERAGE (%)	19.65%	0	30.87%

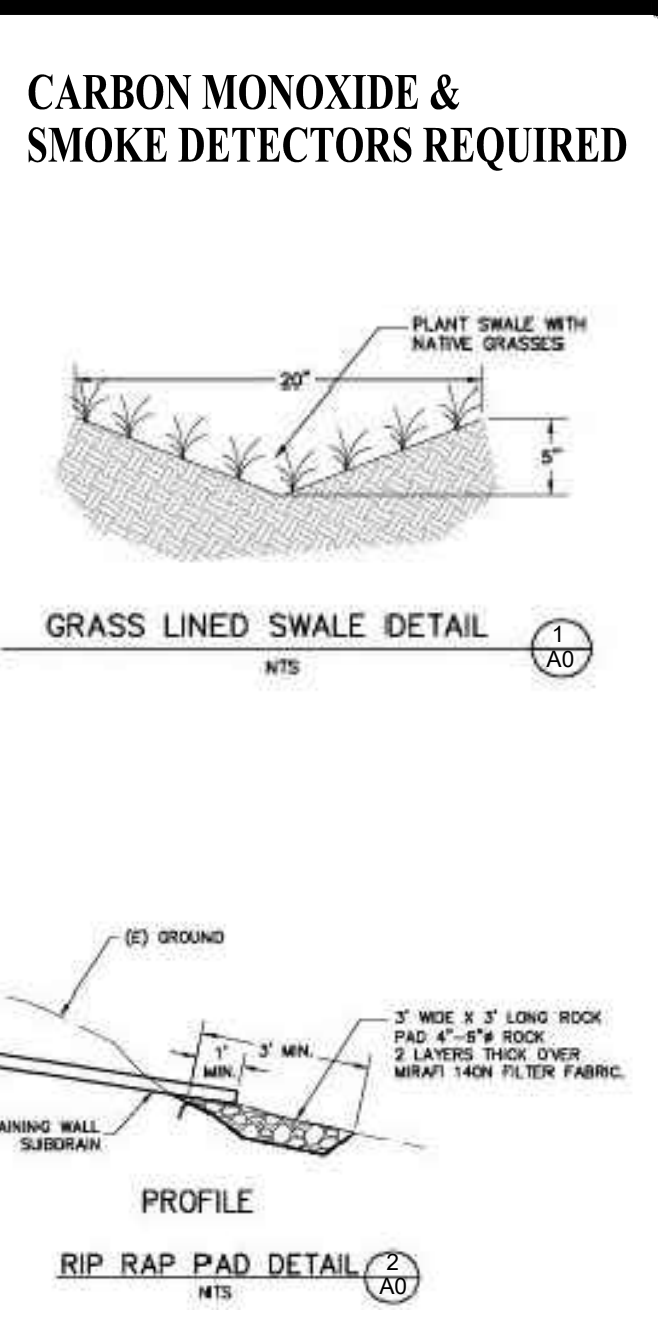
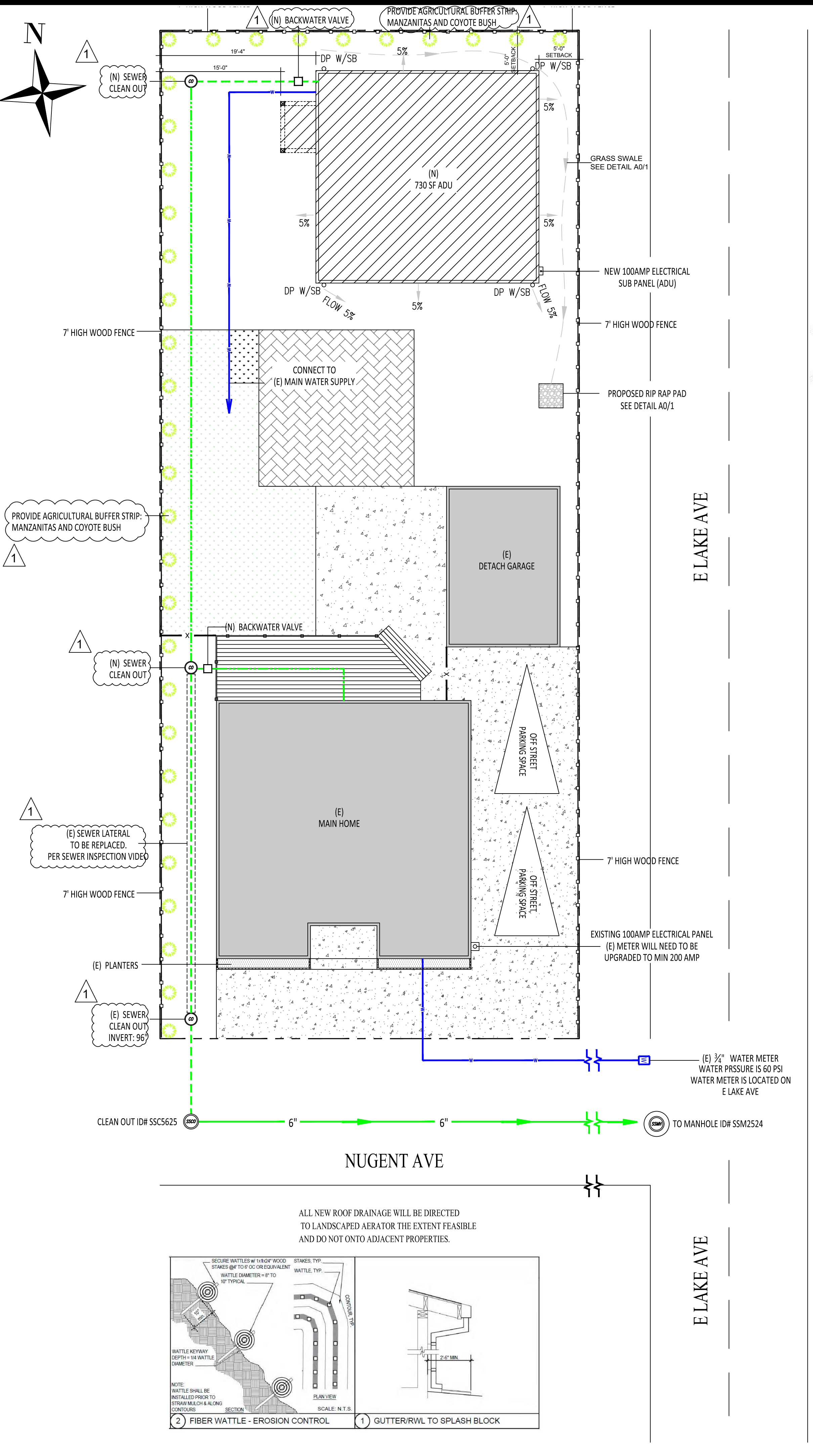
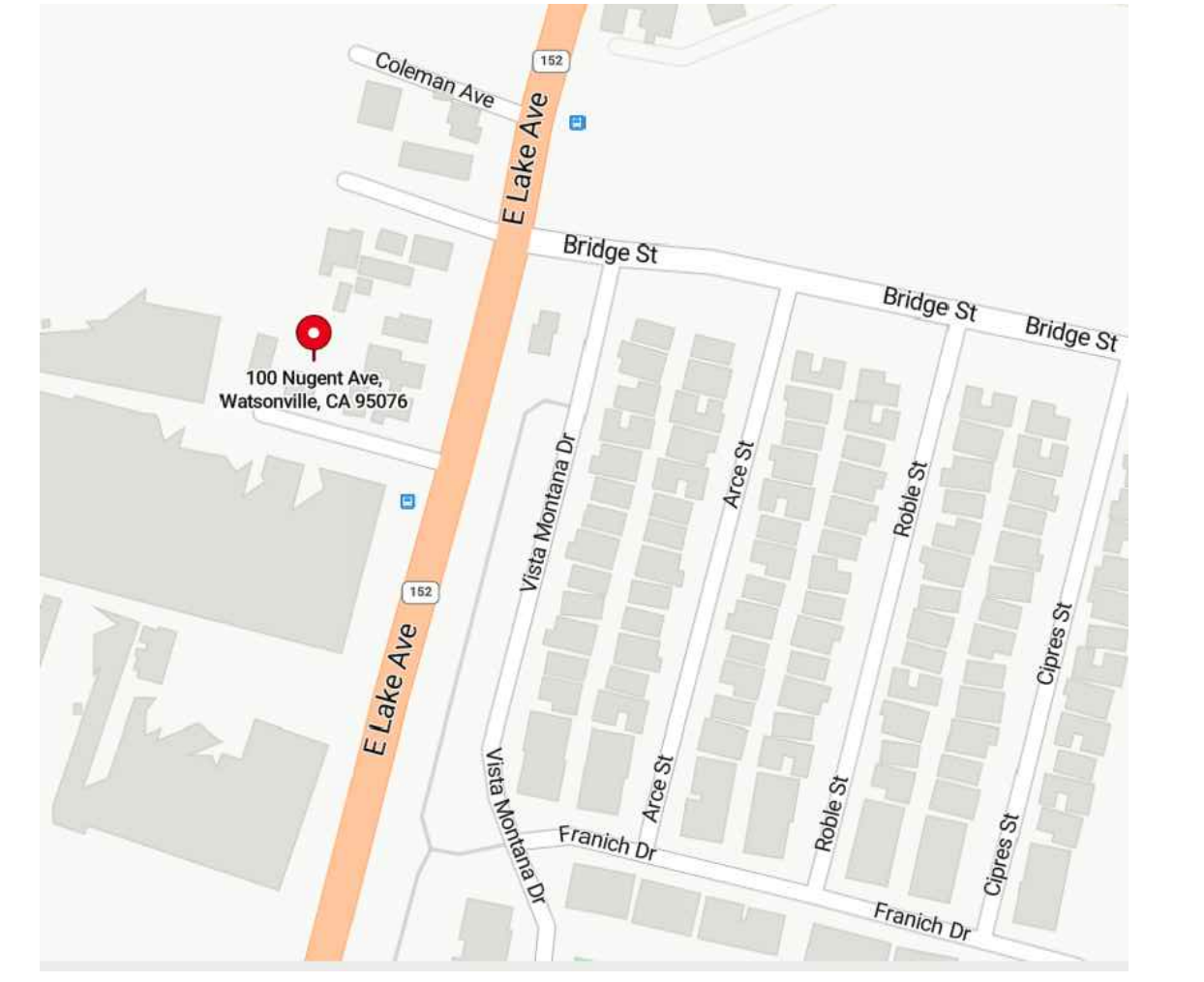
SITE INFORMATION		PROJECT TEAM:	
APN NUMBER:	204824208	OWNER:	EDGAR BEDOYA
USE:	SFR	ADDRESS:	100 NUGENT AVE
OCCUPANCY GROUP:	R3	CITY:	WATSONVILLE
CONSTRUCTION TYPE:	V-B	STATE:	CA
SPRINKLERS (MAIN HOME):	NO	ZIP CODE:	95079
LOT SIZE:	6,490	DESIGNER:	AGUSTIN VIZCARRA
FLOOD ZONE:	AH	ADDRESS:	154 SANTA ANA RD
		PHONE:	806-580-9473
		STRUCTURAL:	ROHIT VENKATA
		NAME/TITLE:	CIVIL ENGINEER
		EMAIL:	ROHIT@RVRANDG.COM
		ENERGY CONSULTANT:	TITLE 24 CONSULTANTS
		NAME/TITLE:	EDGAR LOPEZ
		ADDRESS:	11999 AUTUM SAGE AVE
		PHONE:	925-488-1752
		EMAIL:	EDGAR@TITLE24CONSULTANTS.NET

CODE REFERENCE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA GREEN BUILDING CODE	
2022 CALIFORNIA ENERGY CODE	
2022 CALIFORNIA EXISTING BUILDING CODE	
AND ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.	

SCOPE OF WORK	
NEW 730 SF ADU, 2 BEDROOMS 1 BATH.	
DEFERRED SUBMITTALS	
PLUMBING SYSTEM (OR)	
FIRE SPRINKLER SYSTEM DESIGN	

DRAWING INDEX			
A0- SITE PLAN	A7- MECHANICAL PLAN 3	S-0- GENERAL NOTES	
A0.1- TOPOGRAPHIC SURVEY	A8- CROSS SECTIONS	S-1- ROOF FRAMING & FOUNDATION PLAN	
A1- EXISTING FLOOR PLAN	A9- DETAILS & NOTES	SD-0- TYPICAL DETAILS	
A2- PROPOSED FLOOR PLAN	A10- TRUSS DESIGN	SD-0- STRUCTURAL DETAILS	
A2.1- WINDOW AND DOOR SCHEDULE	C-1- CALGREEN		
A3- PROPOSED ELEVATION PLAN	C-2- CALGREEN		
A4- ELECTRICAL PLAN	CB1- BLUEPRINT FOR A CLEAN BAY		
A5- MECHANICAL PLAN 1	T24-1- TITLE 24		
A6- MECHANICAL PLAN 2	T24-2- MANDATORY MEASURES		

GENERAL SPECIFICATIONS	
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS OF THE SITE AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS OR CALCULATIONS.	
2. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR THE DESIGNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.	
3. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY LINES AND CONNECTIONS INCLUDING SEWER, WATER, GAS, AND ELECTRIC SERVICES BEFORE AND DURING HIS WORK.	
4. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.	
5. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, FOOTINGS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.	
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXPECTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.	
7. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL PROPERTY IS PROTECTED DURING THIS OPERATION. ANY DAMAGES OR CHANGED CONDITIONS SHALL BE REPAIRED AND RESTORED TO A CONDITION EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF THE WORK. CONTRACTOR SHALL RESTORE ANY DAMAGE AT HIS OWN EXPENSE.	
8. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGN ENGINEER. THE DESIGNER, THE CONTRACTOR IS RESPONSIBLE UCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS.	



LEGEND	
[Hatched Pattern]	PROPOSED JADU
[Dotted Pattern]	GRASS
[Stippled Pattern]	STONE/ROCK
[Cross-hatched Pattern]	CONCRETE
[Solid Line]	PROPERTY LINE
[Dashed Line]	FENCE
[Wavy Line]	PROPOSED SWALE

LEGEND	
[Green Line]	6" SEWER MAIN
[Dashed Green Line]	EXISTING 4" SEWER LATERAL

AD DRAFTING

ADDrafting2.0@GMAIL.COM

Agustin Vizcarrá

AGUSTIN VIZCARRA
DESIGNER

NEW ADU PROJECT

100 NUGENT AVE
WATSONVILLE, CA 95039

SUBMITTAL

BUILDING REVISION#1
DATE: 5/30/2025

SITE PLAN

1/8" = 1'-0"

SHEET NUMBER

A0

TOPOGRAPHICAL LAND SURVEY

BEING A SURVEY OF LOT 8
 MAP OF J. P. NUGENT'S SUBDIVISION, VOL 23, PG 21
 COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

APN: 048-242-08 JULY 24, 2024

CONSISTING OF ONE SHEET

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING AT THE REQUEST OF AGUSTIN VIZCARRA IN APRIL 2025..



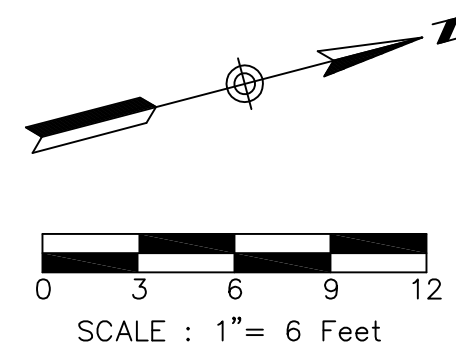
T. Hall

NOTES

1. SITE: 100 NUGENT AVENUE, WATSONVILLE, CA 95076
2. APN: 048-242-08
3. TOTAL ACRES: 6,500 SF, 0.149 ACS
4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS MAP, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
5. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
6. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
7. BSBL TO BE DETERMINED/VERIFIED BY THE CITY.

LEGEND

---	PROPERTY LINE
—	CABLE TELEVISION
—	CONCRETE
—	ELECTRIC METER
—	FINISHED FLOOR
—	GAS METER
—	GROUND
—	GRAVEL
—	SQUARE FEET
—	TELEPHONE
—	WATER METER
—	CONTOUR LINE
—	CATV
—	CC
—	EM
—	FF
—	GM
—	GND
—	GVR
—	SF
—	TEL
—	WM
—	67



BASIS OF BEARINGS:

THE NORTH LINE OF NUGENT AVENUE TAKEN AS NORTH 75°15'00" WEST AND AS SHOWN ON THAT CERTAIN MAP OF J. P. NUGENT'S SUBDIVISION NO. 1 FILED FOR RECORD IN VOLUME 23 OF MAPS, PAGE 21 ON FEBRUARY 26, 1926, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

◆ SURVEY CONTROL:

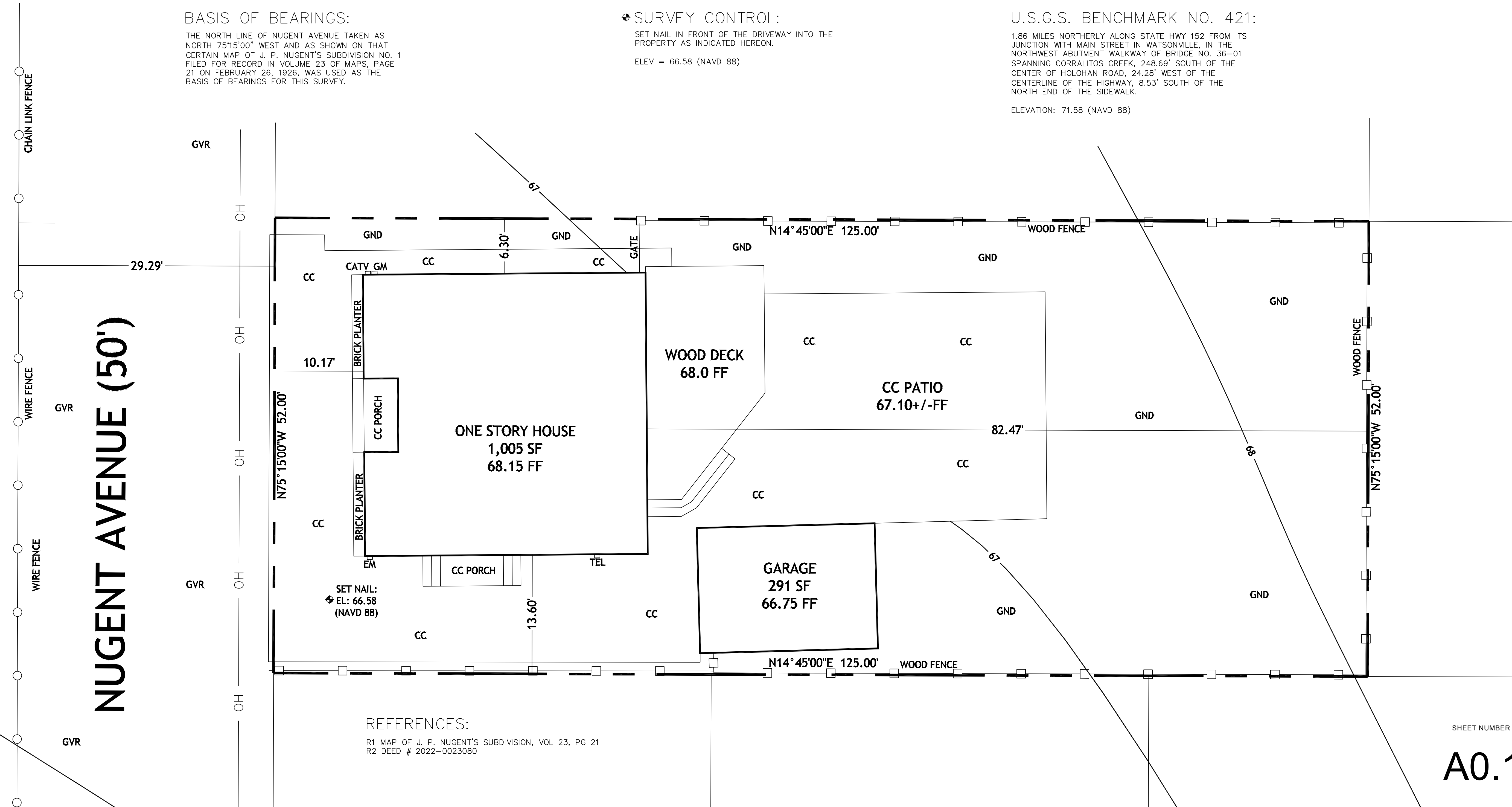
SET NAIL IN FRONT OF THE DRIVEWAY INTO THE PROPERTY AS INDICATED HEREON.

ELEV = 66.58 (NAVD 88)

U.S.G.S. BENCHMARK NO. 421:

1.86 MILES NORTHERLY ALONG STATE HWY 152 FROM ITS JUNCTION WITH MAIN STREET IN WATSONVILLE, IN THE NORTHWEST ABUTMENT WALKWAY OF BRIDGE NO. 36-01 SPANNING CORRALITOS CREEK, 248.69' SOUTH OF THE CENTER OF HOLOHAN ROAD, 24.28' WEST OF THE CENTERLINE OF THE HIGHWAY, 8.53' SOUTH OF THE NORTH END OF THE SIDEWALK.

ELEVATION: 71.58 (NAVD 88)

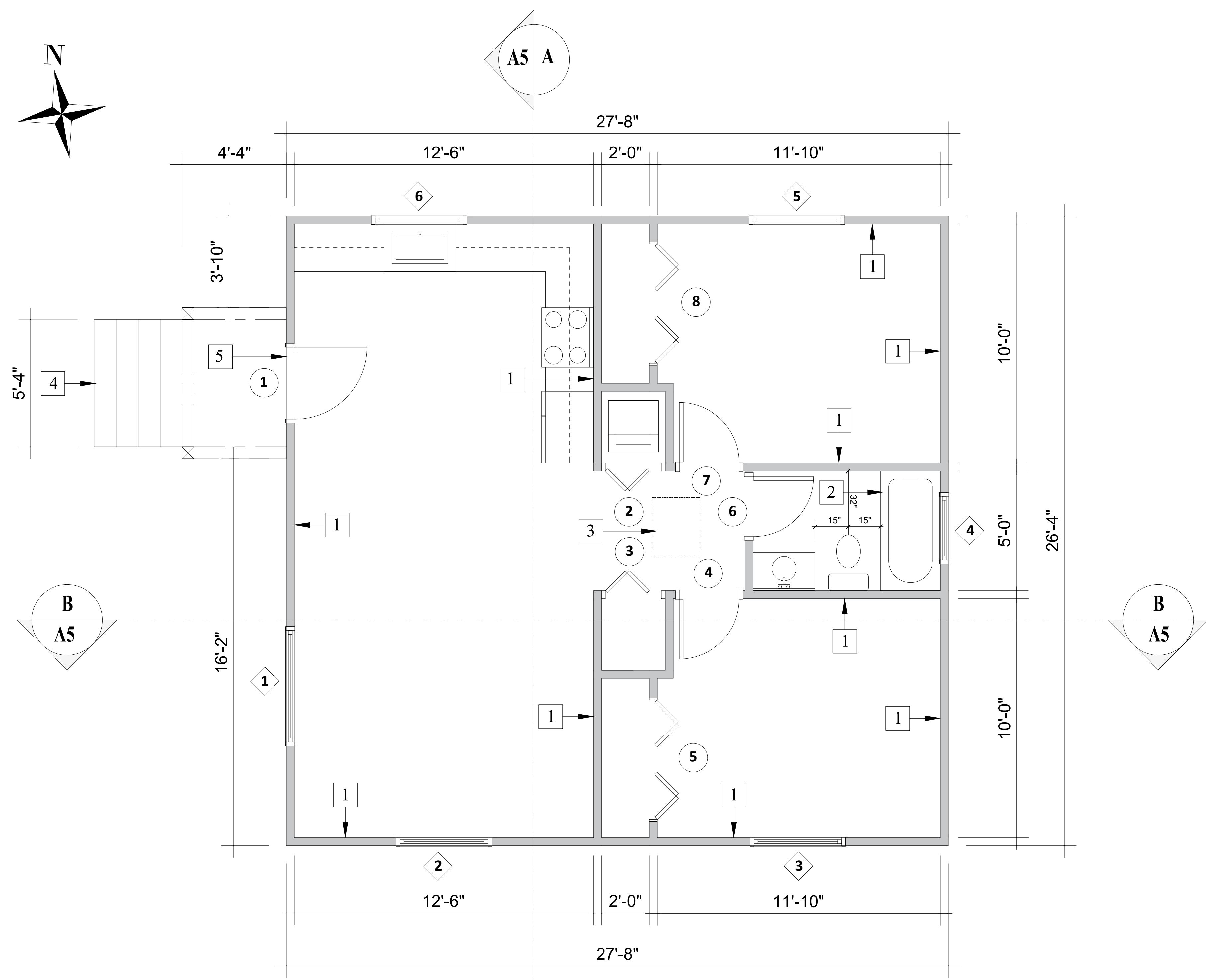
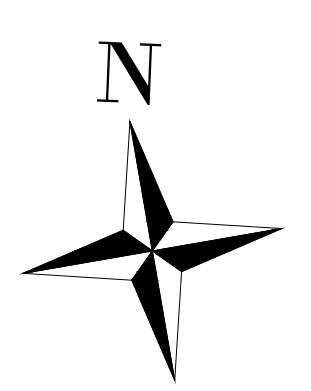


REFERENCES:

R1 MAP OF J. P. NUGENT'S SUBDIVISION, VOL 23, PG 21
 R2 DEED # 2022-0023080

SHEET NUMBER

A0.1



ADU VENTILATION CALCULATION FOR CRAWL SPACE
 TOTAL SQUARE FOOTAGE OF CRAWL SPACE AREA
 730 SQ.FT
 VENT DIMENSION= (6"x14")=84 S.IN.=0.58 S.F
 FORMULA= 730/150 = 4.9 SQ.FT
 THE NUMBER OF REQUIRED VENT= 4.9/0.58=8



ADU VENTILATION CALCULATION FOR ATTIC AREA
 TOTAL ATTIC AREA
 730 SQ.FT
 FORMULA=(730/150)= 4.9 SQ.FT
 =700 SQ.IN.OPENING
 THE NUMBER OF REQUIRED VENTS: 7 ATTIC VENTS FOR
 COMPOSITION SHINGLE REQUIRED FOR THE VENTILATION:
 700/81=7

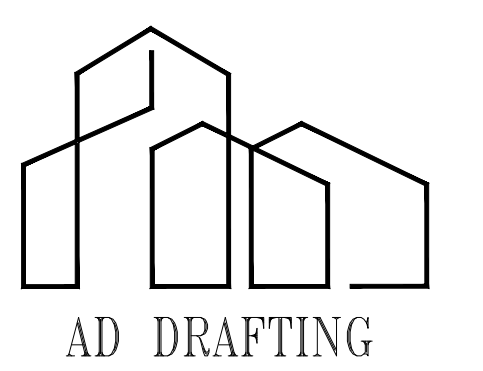
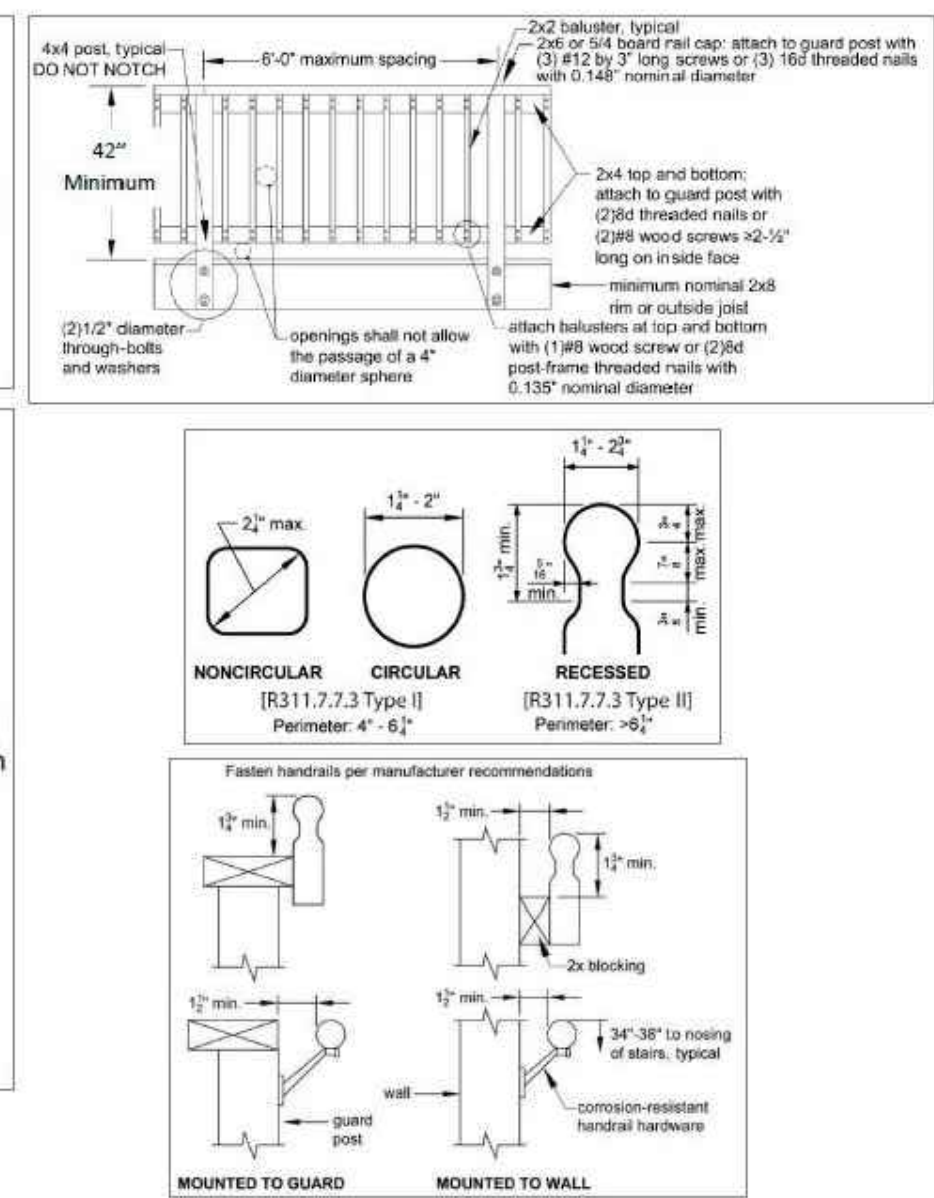
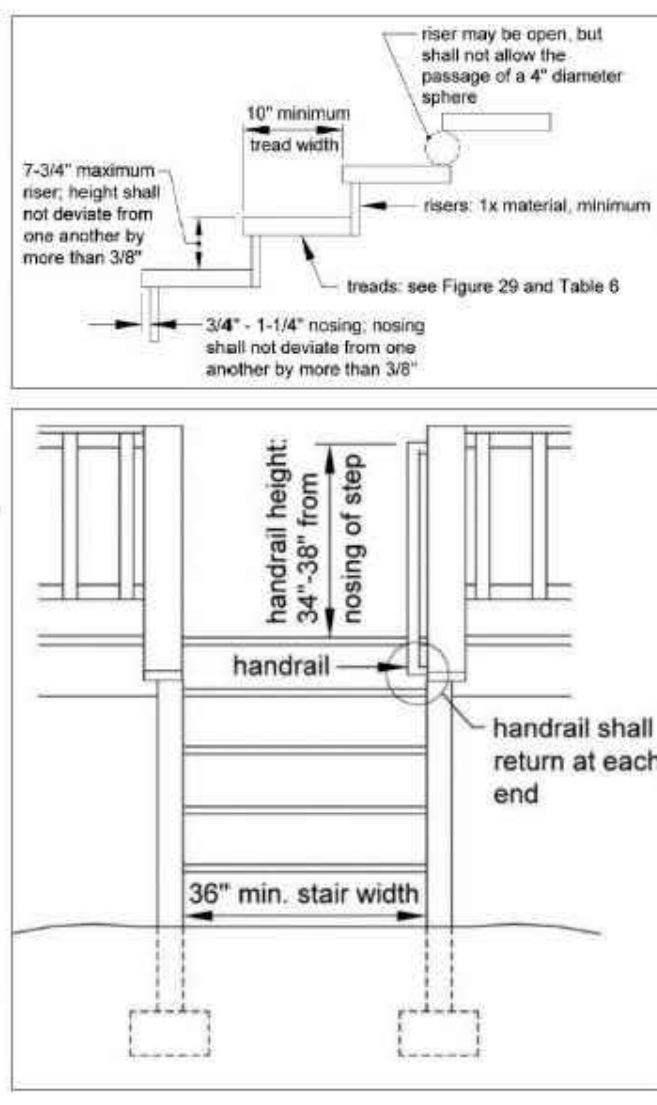
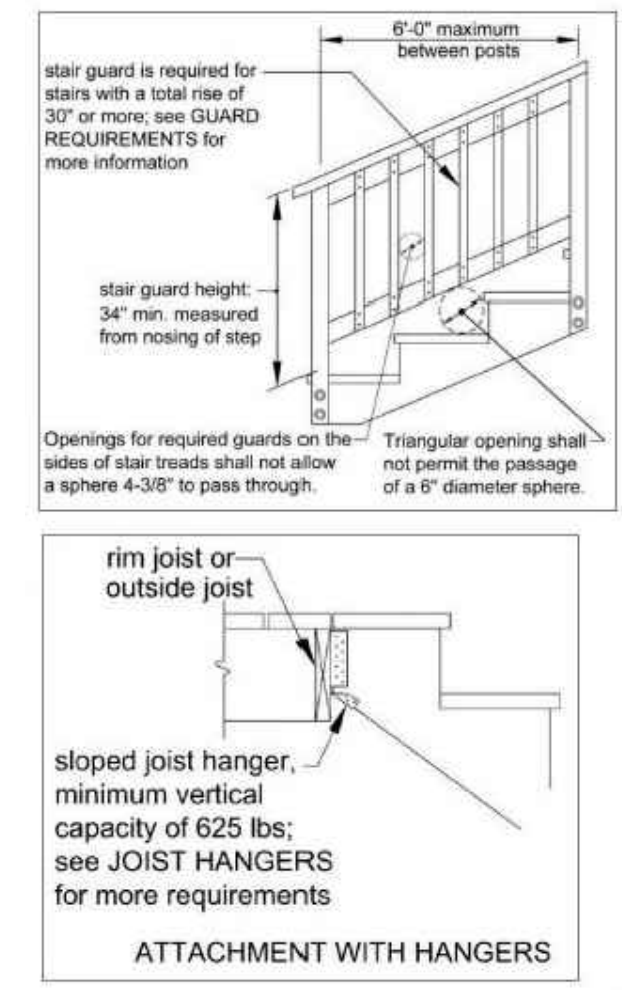
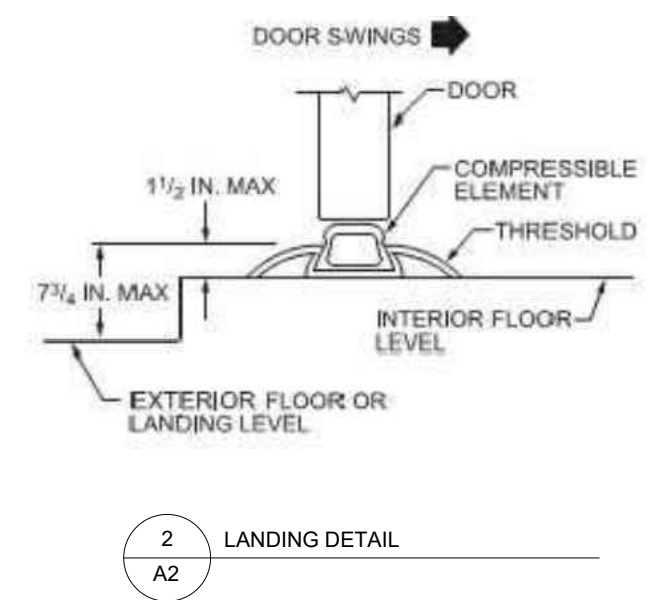
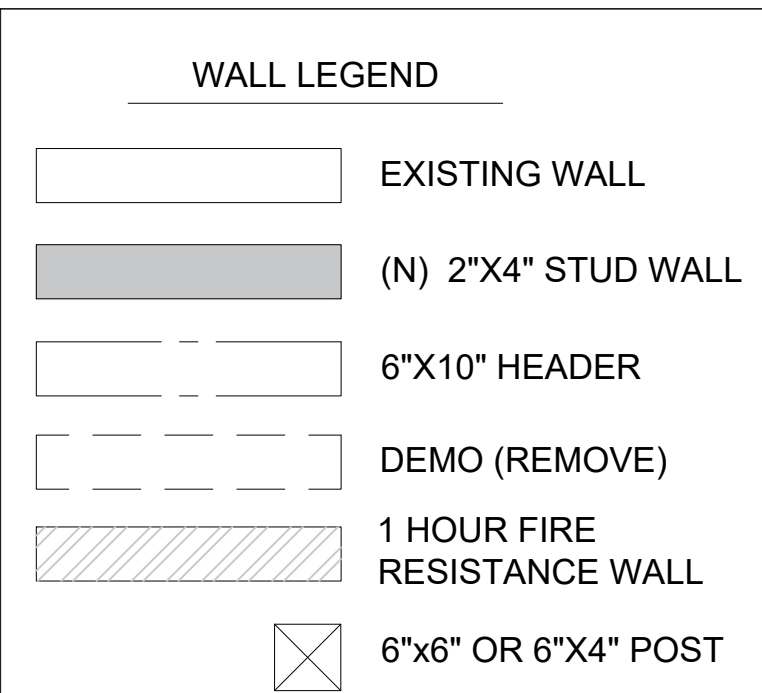


KEYNOTES

- 1 1/2" TYPE "X" GYP. BOARD
- 2 TEMPERED SAFETY GLAZING REQ'D PER CRC SECTION R308 AT SHOWER/BATHTUB DOORS
- 3 24"x30" ATTIC ACCESS OPENING AND 30" MIN HEADROOM
- 4 DECKING STAIRS 11" RUN 6 1/2" RAISER SEE DETAIL A2/1 AND SHEET S-1
- 5 LANDING SEE SHEET A2/2 FOR DETAILS

GENERAL NOTES:

1. 1HR. FIRE WALL: 5/8 XTYPE 1HR FIRE RATED SHEET-ROCK TO TOP OF ROOF
2. TILE SHOWERS TO ACCOMMODATE 30" DIA. CIRCLE INSIDE CLEAR DIMENSION SHOWER COMPARTMENT TO BE 1024 SQUARE INCHES MIN. FINISHED INTERIOR, CPC 408.6
3. TILE FINISH ON SHOWER WALLS TO BE MIN 7'-0" HIGH.
4. PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS.
5. NEW EXTERIOR STUD WALLS TO BE 2 X 4 STUDS@ 16" O.C W/ BATT INSULATION.
6. PROVIDE 2 X SOLID BLOCKING FOR RAILINGS, CABINETS, SHELVING, ACCESSORIES, ETC. NEEDED.
7. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. [§ R307.2 CRC]
8. WINDOWS MARKED AS "EGRESS" MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FLOOR; HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20". OPENING, SPECIAL HARDWARE, EASE OF OPERATION, ETC
9. SEE SHEET A11 OR ALL AGING-IN-PLACE DETAILS.
10. FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO FLOODING SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATER. DESIGNS FOR MEETING THIS REQUIREMENT MUST EITHER BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT, OR SHALL PROVIDE A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE GRADE. OPENINGS SHALL BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES; PROVIDED, THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS. NONRESIDENTIAL STRUCTURES THAT ARE FLOODPROOFED IN COMPLIANCE WITH SUBSECTION (C)(1) OF THIS SECTION ARE EXEMPT FROM THIS REQUIREMENT
11. FOR RESIDENTIAL STRUCTURES, INCLUDING MANUFACTURED HOMES, THE LOWEST FLOOR, INCLUDING THE BASEMENT, AND THE TOP OF THE HIGHEST HORIZONTAL STRUCTURAL MEMBER (JOIST OR BEAM) WHICH PROVIDES SUPPORT DIRECTLY TO THE LOWEST FLOOR, AND ALL ELEMENTS THAT FUNCTION AS A PART OF THE STRUCTURE, SUCH AS FURNACE, HOT WATER HEATER, ETC., SHALL BE ELEVATED AT LEAST TWO FEET ABOVE THE 100-YEAR FLOOD LEVEL. COMPLIANCE WITH THE ELEVATION REQUIREMENT SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, OR SURVEYOR AND SUBMITTED TO THE FLOODPLAIN ADMINISTRATOR PRIOR TO A SUBFLOOR BUILDING INSPECTION.



ADDrafting2.0@GMAIL.COM

Agustin Vizcarr

AGUSTIN VIZCARRA
DESIGNER

NEW ADU PROJECT
 100 NUGENT AVE
 WATSONVILLE, CA 95039

SUBMITTAL

BUILDING REVISION#1
DATE: 5/30/2025

PROPOSED FLOOR PLAN ADU

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

SHEET NUMBER

A2

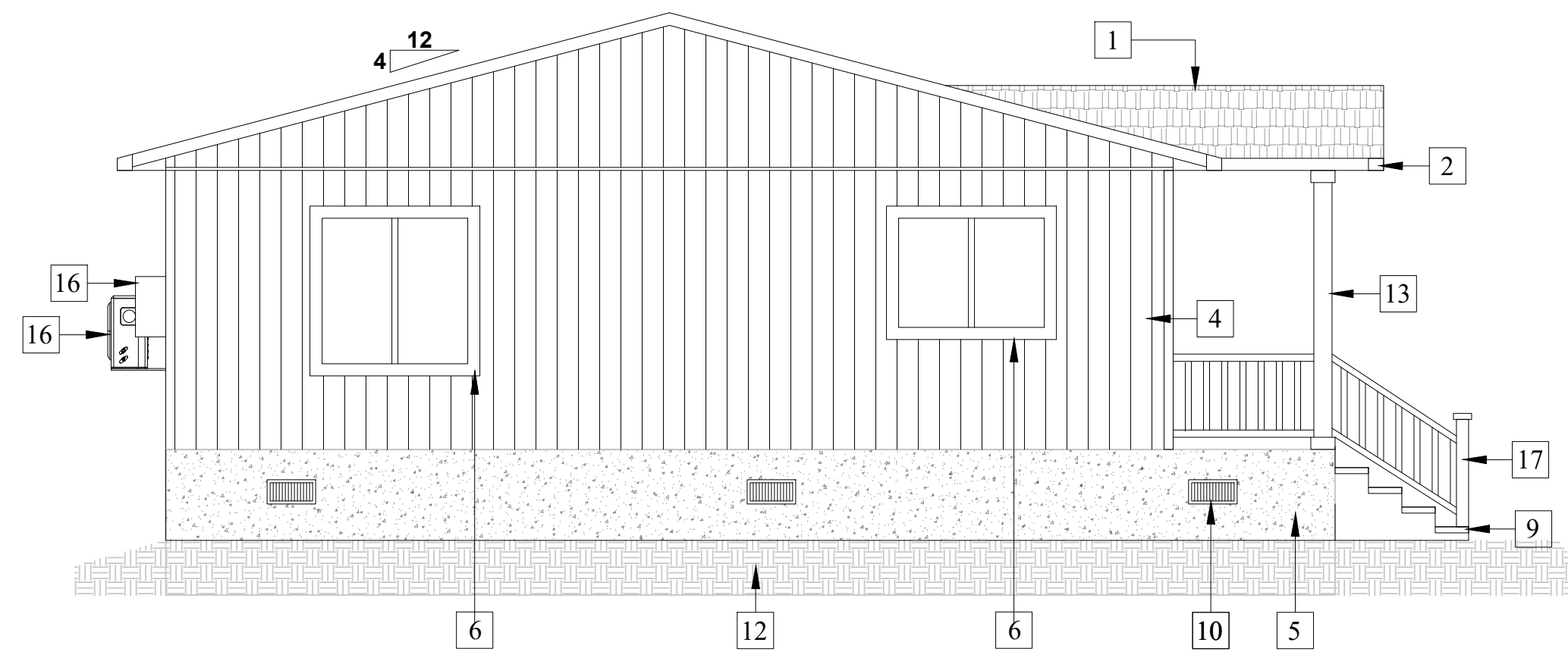
TOTAL HEIGHT
14'-6"

PLATE HEIGHT
10'-6"

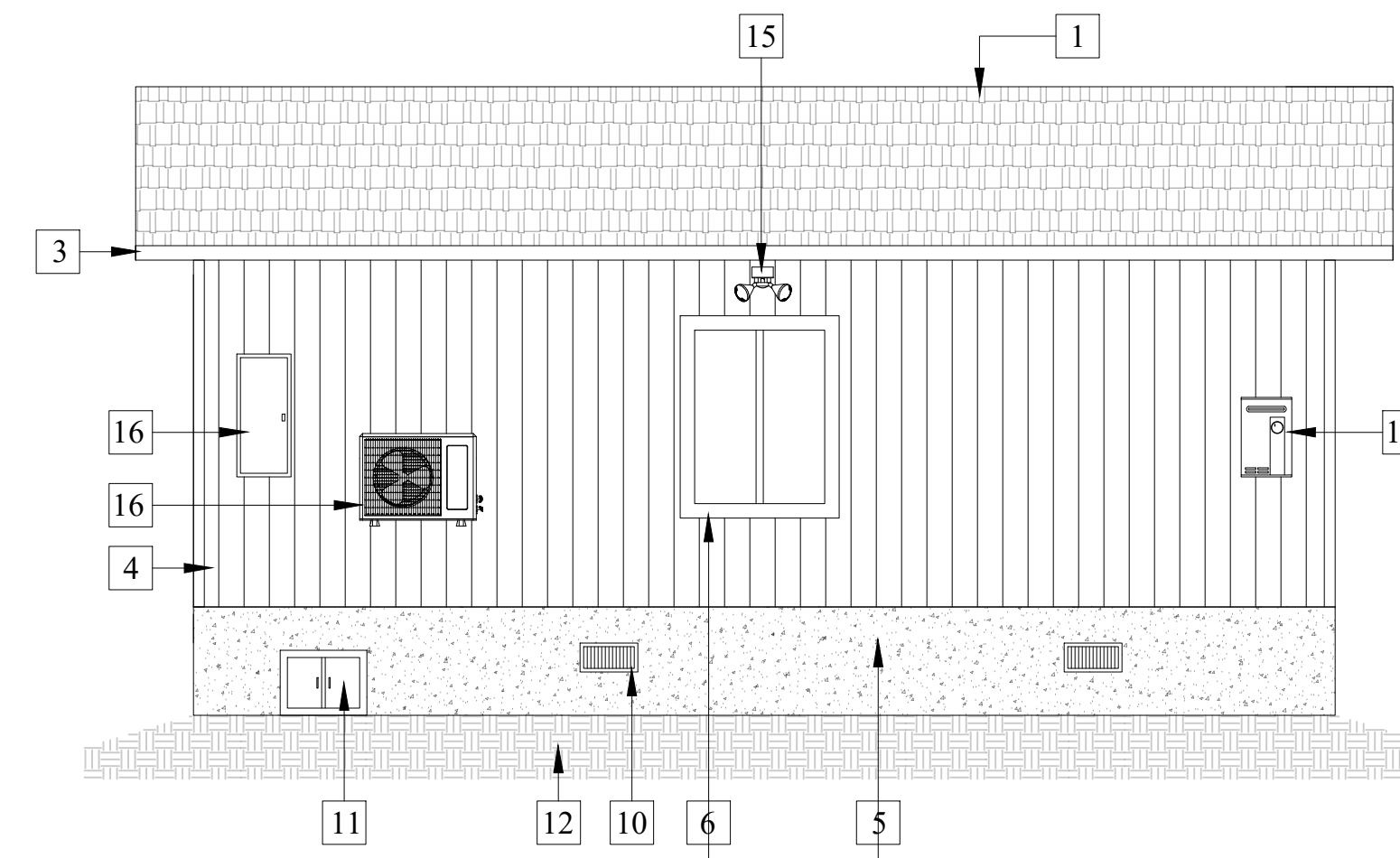
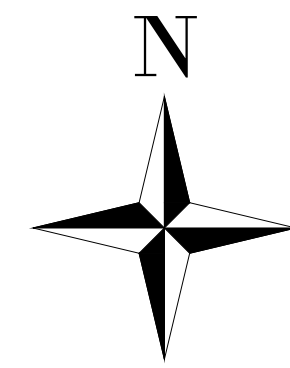
EQUIPMENT HEIGHT
5'-0"

FOUNDATION HEIGHT
2'-6" (69.50 BFE)

FF LEVEL
0'-0" (67.00 BFE)



ADU NORTH ELEVATION
1/4"=1'-0"



ADU EAST ELEVATION
1/4"=1'-0"

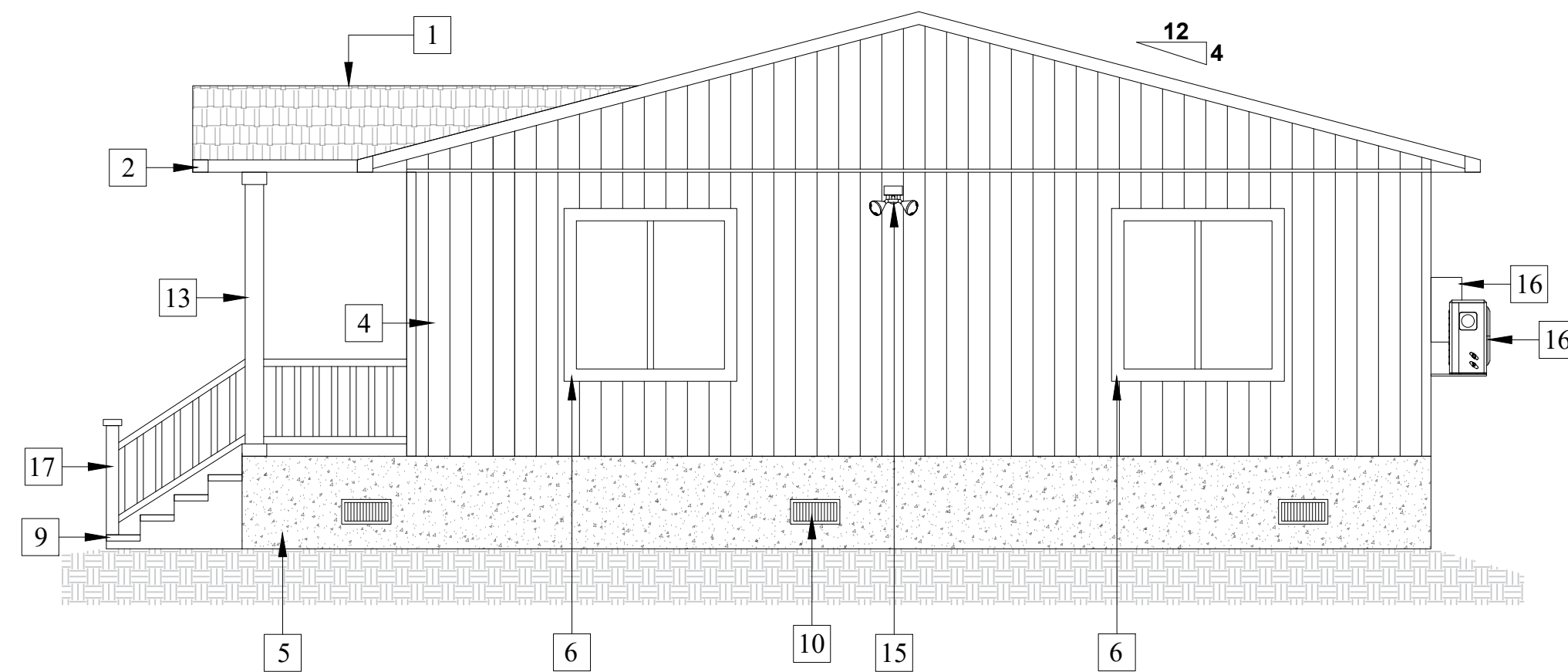
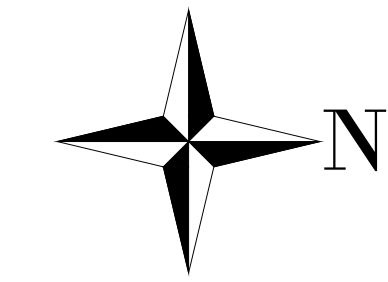
TOTAL HEIGHT
14'-6"

PLATE HEIGHT
10'-6"

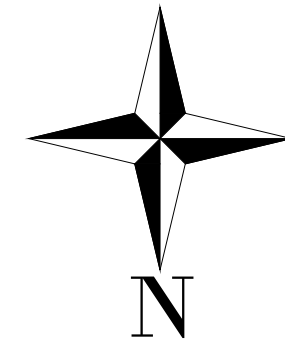
EQUIPMENT HEIGHT
5'-6"

FOUNDATION HEIGHT
2'-6" (69.50 BFE)

FF LEVEL
0'-0" (67.00 BFE)



ADU SOUTH ELEVATION
1/4"=1'-0"



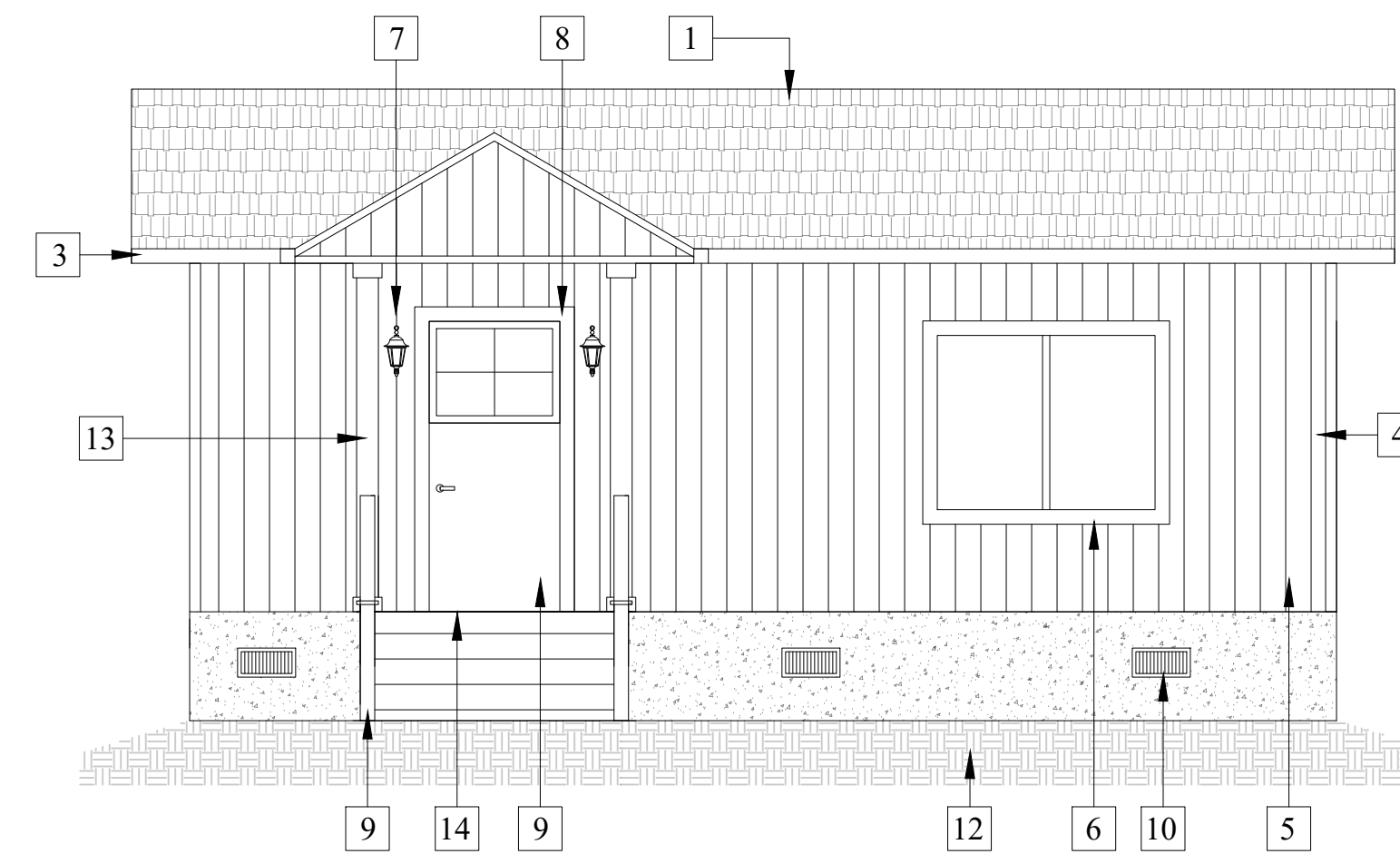
TOTAL HEIGHT
14'-6"

PLATE HEIGHT
10'-6"

EQUIPMENT HEIGHT
5'-0"

FOUNDATION HEIGHT
2'-6" (69.50 BFE)

FF LEVEL
0'-0" (67.00 BFE)



ADU WEST ELEVATION
1/4"=1'-0"

TOTAL HEIGHT
14'-6"

PLATE HEIGHT
10'-6"

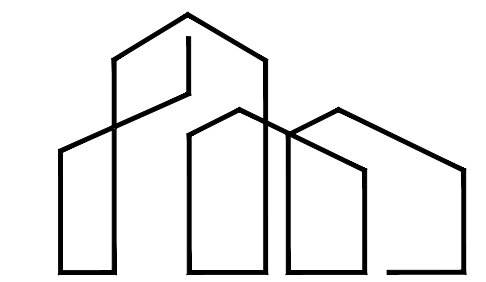
FOUNDATION HEIGHT
2'-6" (69.50 BFE)

FF LEVEL
0'-0" (67.00 BFE)



KEYNOTES

- 1 COMP SHINGLES TO MATCH EXISTING
- 2 FACIA 2X
- 3 GUTTER
- 4 SIDING (TO MATCH EXISTING MAIN HOME COLOR)
- 5 FOUNDATION SEE SHEET S-1 UNDERPINNED TO RESIST FLOTATION
- 6 WINDOW TRIM (MATCH EXISTING HOME)
- 7 WALL MOUNTED LIGHT FIXTURE SENSOR DAWN TO DUST
- 8 DOOR TRIM (MATCH EXISTING HOME)
- 9 DECKING WOOD STAIRS 11" RUN 6 1/2" RAISER SEE SHEET S-1
- 10 HYDROSTATIC (FLOOD) VENTS
- 11 CRAWLSPACE ACCESS DOOR
- 12 SOIL
- 13 POST 6X4
- 14 LANDING SEE DETAIL A2/2
- 15 SPOT LIGHT WITH MOTION SENSOR
- 16 EQUIPMENT RAISED 3' ABOVE FLOOD LEVEL.
- 17 HANDRAIL SEE DETAIL A2/1



AD DRAFTING

ADDrafting2.0@GMAIL.COM

AGUSTIN VIZCARRA
DESIGNER

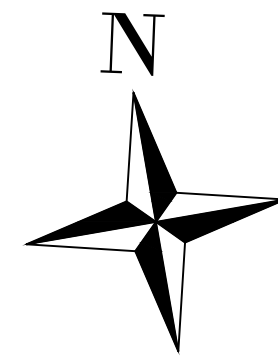
NEW ADU PROJECT
100 NUGENT AVE
WATSONVILLE, CA 95039

SUBMITTAL
BUILDING REVISION#1
DATE: 5/30/2025

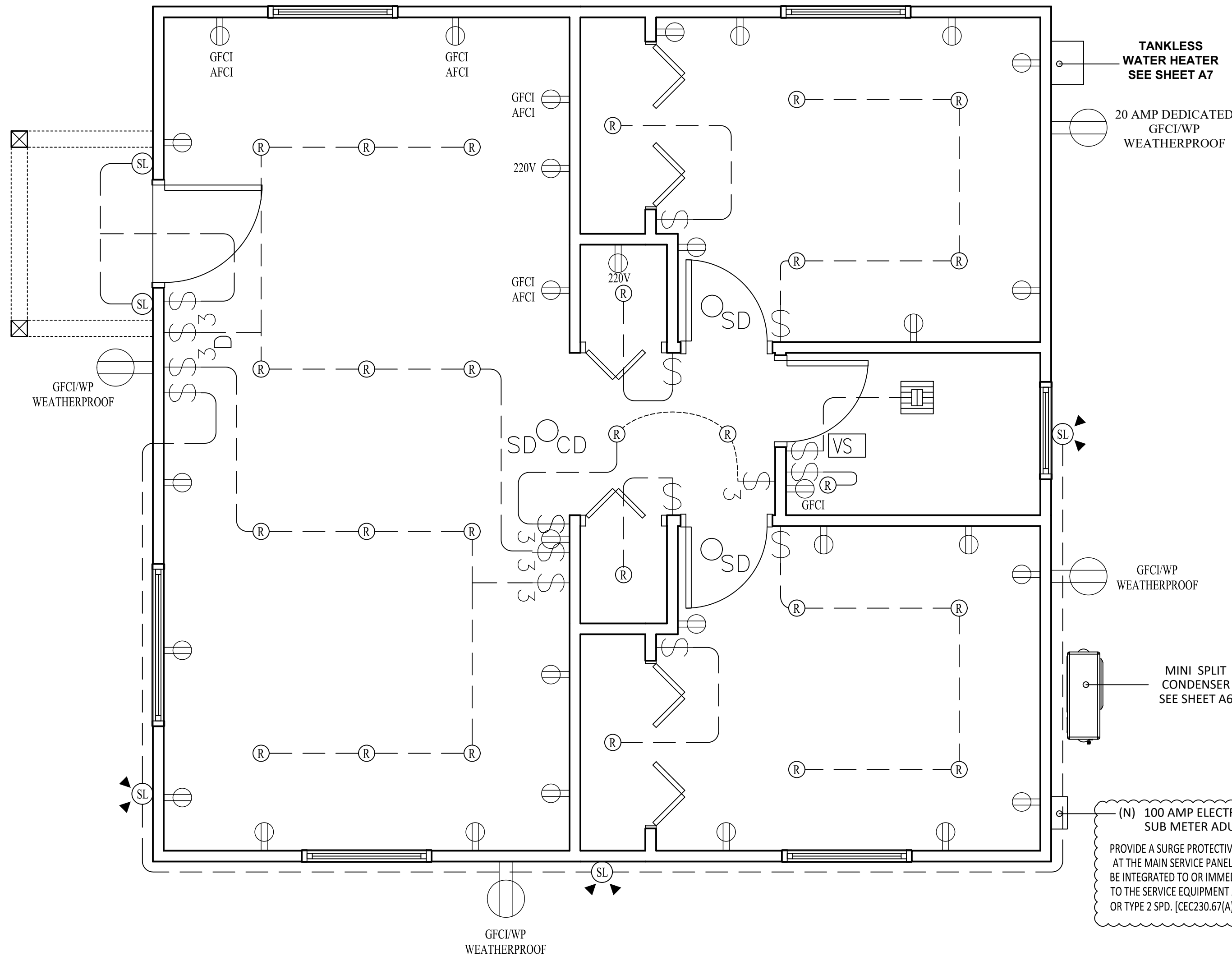
ADU
ELEVATION PLAN

SHEET NUMBER

A3



DOORBELL BUTTONS, WHEN INSTALLED, SHALL NOT EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING [R327.1.4] AGING IN PLACE



(N) 100 AMP ELECTRICAL SUB METER ADU AT THE MAIN SERVICE PANEL. THE SPD MAY BE INTEGRATED TO OR IMMEDIATELY ADJACENT TO THE SERVICE EQUIPMENT AND MUST TYPE 1 OR TYPE 2 SPD. [CEC230.67(A) TO C]

LIGHTING NOTES:
 NEW BATH ROOMS:
 - NEW 20AMP DEDICATED CIRCUIT FOR BATH ROOM.
 - FLOOR RECEPTS LIGHTS/SUITABLE FOR DAMP LOCATIONS/HIGH EFFICIENCY
 - GFCI OUTLETS
 - ELECTRICAL AIR VENT (EXHAUST) 50 CUBIC FEET MIN. DIRECTLY VENTED TO OUTSIDE (SUITABLE FOR DAMP LOCATIONS)
 - 1.286 TOILETS 24" CLEAR IN FRONT AND 15" FROM ITS CENTER TO THE SIDE WALL FIXTURE.
 - TEMPER GLASS AT BATH ENCLOSURES
 - SHOWER AND BATH TUBS WALLS TO BE HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT UNDER LAYMENT (CEMENT, FIBER CEMENT, GLASS MAT GYPSUM, TO A HEIGHT OF 72" ABOVE DRAIN INLET.
 - SHOWER PAN SHALL BE 1.0245Q INCHES MIN AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTION. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22" UN OBSTRUCTED OPENING FOR EGRESS.
 - LINOLEUM OR TILE FLOORING
 - SHOWER HEAD TO HAVE A MAX FLOW OF 1.8GPM AND FAUCETS TO HAVE A MAX FLOW OF 1.2GPM @ 60PSI MAX AT LAVATORY FAUCETS. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVE SOF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

GENERAL UTILITY NOTES:
 1. ANY OUTLETS, RECEPTACLES, LIGHT FIXTURES AND SWITCHES ARE ILLUSTRATED FOR REFERENCE PURPOSES ONLY. THE ELECTRICAL CONTRACTOR AND THE OWNER SHALL CONFIRM AND/OR ADJUST LOCATION AS REQUIRED FOR THE DESIGN, AS SUCH THAT IT CONFORMS TO ALL APPLICABLE CODE REQUIREMENTS.
 2. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OF ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS, BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 3/8" AND BE INTERNALLY ELECTRICALLY ILLUMINATED SO AS TO BE VISIBLE DURING THE HOURS OF DARKNESS. (FMC 5-23912)(A)
 3. ALL RECEPTACLE OUTLET LOCATION SHALL COMPLY WITH CEC ARTICLE 210.52. RECEPTACLE MUST BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE. ALL 125-VOLT, 15-20 AMPERE RECEPTACLE SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
 4. THE FOLLOWING SPECIFICATIONS ARE FOR ELECTRICAL DEVICES INSTALLED IN DWELLINGS:
 a. TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52. (I.E. ALL RECEPTACLES IN A DWELLING).
 b. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
 c. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN CEC 210.12 (A) - KITCHENS, LAUNDRY AREAS, FAMILY LIVING, BEDROOMS, DINING, HALLS, ETC.
 d. GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN CEC 210.8(A) - LAUNDRY AREAS, KITCHEN DISHWASHERS, KITCHENS, GARAGES, BATHROOMS, OUTDOORS, WITHIN 6 FEET OF A SINI ETC.
 5. 230.85 AN EMERGENCY DISCONNECT IS REQUIRED FOR ONE- AND TWO-FAMILY DWELLING UNITS. ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT. INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION, IF MORE THAN ONE DISCONNECT IS PROVIDED, THEY SHALL BE GROUPED. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING: SERVICE DISCONNECTS MARKED AS FOLLOWS: EMERGENCY DISCONNECT, SERVICE DISCONNECT, OR METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT, OR OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT.
 6. 250.53(2) A SINGLE ROD, PIPE, OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8), THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BONDED TO ONE OF THE FOLLOWING: (1) ROD, PIPE, OR PLATE ELECTRODE, (2) GROUNDING ELECTRODE CONDUCTOR, (3) GROUNDING SERVICE-ENTRANCE CONDUCTOR, (4) NONFLEXIBLE GROUNDING SERVICE RACEWAY, OR (5) ANY GROUNDING SERVICE ENCLOSURE.

ELECTRICAL NOTE:
 DEDICATED 20AMP CIRCUIT FOR: KITCHEN COUNTER, DISH WASHER, REFRIGERATOR, MICRO OVEN, HOOD, GARBAGE DISPOSAL. ALL RECEPTACLES SHALL BE TAMPER RESISTANT. RECEPTACLES MAY NOT BE LOCATED MORE THAN 12 INCHES BELOW THE COUNTER SURFACE AND OR BELOW A COUNTER THAN EXTENDS MORE THAN 6 INCHES BEYOND THE COUNTER EDGE.
 INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS SHALL COMPLY WITH THE FOLLOWING:
 1. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SL 7A.
 2. EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING FIXTURES.
 3. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON OR OFF.
 4. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC OFF FUNCTIONALITY. IF AN OCCUPANCY SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)(2).
 5. LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX J AS REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS.
 6. UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER.
 ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS, CLOSETS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

RECESS LIGHTING NOTES:
 - ALL RECESS LIGHTS SHALL BE CREATED ELECTRONIC BALLAST AND AIR-TIGHT (RATED FOR SUCH RECESS LUMINAIRES) RECESSED LIGHT FIXTURES IN INSULATED CEILING SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE CERTIFIED AIR TIGHT (AS TESTED) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 119.0(B), AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW (CEC 150K12) TITLE 24

WINDOWS NOTES: THE NFRC LABELS WHICH STATES THE REQUIRED U-VALUE AND SHGC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT.

RECESS LIGHTING REQUIREMENTS:
 - EACH BALCONY, DECK, AND PORCH/LANDING SHALL HAVE AT LEAST ONE READILY ACCESSIBLE OUTLET NOT MORE THAN 6 FEET ABOVE THE WALKING SURFACE, BE GFCI PROTECTED, AND HAVE A WEATHERPROOF ENCLOSURE. RECEPTACLES OF 15 AND 20 AMPERES IN A WET LOCATION. RECEPTACLES OF 15 AND 20 AMPERES. 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY." ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE. CEC 210.52(E)(3), 210.8(A)(3), 406.9(A)(8)(B)

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS ES 150.0(K)
 1. ALL LUMINAIRES SHALL BE HIGH EFFICIENCY IN ACCORDANCE WITH ES TABLE 150.0-A. LIGHT SOURCES THAT ARE NOT MARKED "JAB-2016-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.
 2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
 3. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES. TWO EXCEPTIONS - FIXTURES INSTALLED IN HALLWAYS, OR CLOSETS UNDER 70 SQUARE FEET.
 4. RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTENS, AIR-TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW LAMP HOLDER.
 5. SPD OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICIENCY, BE MANUALLY ON/OFF SWITCH CONTROLLED, AND HAVE BOTH MOTION SENSOR AND PHOTOCELL CONTROL. SEE ES 150.0(K) FOR 3 ADDITIONAL CONTROL OPTIONS.

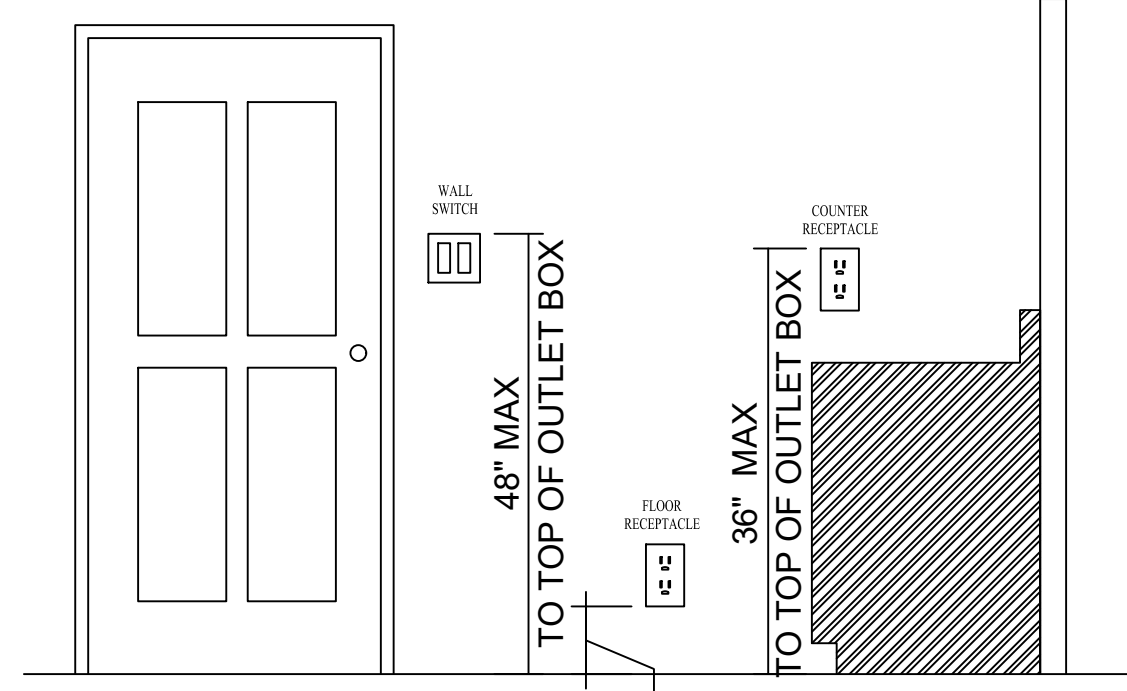
ELECTRICAL NOTES:
 1. OUTLETS SHALL BE AT 12" A.F.F. U.N.O.
 2. ALL SWITCHES SHALL BE SET AT 42" A.F.F. U.N.O.
 3. THERMOSTAT TO BE SET AT 60" A.F.F.
 4. CHIMES TO BE SET AT 84" A.F.F.
 5. EXTERIOR BREAKER PANEL TO BE LOCATED ON A SIDE OR REAR WALL CLOSEST ELEC FEED AT 48" A.F.F.
 6. VERIFY FUM/DINER LANDSCAPING/POOL/EQUIPMENT STUBS-OUTS
 7. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN, PER CA Energy Code 150.52(F).
 8. SMOKE/CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED IN ACCORDANCE WITH 2022 CRC R314.4 AND R315.5
 9. SMOKE/ CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER WITH ACCORDANCE WITH 2022 CRC R314.4 AND R315.6

SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS
 ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
 EXCEPTIONS:
 1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTING; AND CONTROLS LOCATED ON APPLIANCES.
 2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.
R327.1.3 INTERIOR DOORS
 EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION, OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.
R327.1.4 DOORBELL BUTTONS
 DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

FIXTURE LEGEND

	RECESS CAN LIGHT		TRACK LIGHT
	SINGLE POLE SWITCH		220V RECEPTACLE
	3 POLE SWITCH		ARC/GROUND FAULT INTERRUPTER
	DIMMER SWITCH		FAN BLOWER WITH LIGHT
	SMOKE DETECTOR AC/DC INTERCONNECTED		CARBON MONOXIDE DETECTOR AC/DC INTERCONNECTED
	GFCI/WEATHERPROOF		DAWN TO DUSK SENSOR EXTERIOR LIGHT
	VACANCY SENSOR		SPOT LIGHT WITH MOTION SENSOR W/ EXTERIOR WATER PROOF



ADU RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS
 Based on California Electrical Code Article 220.82

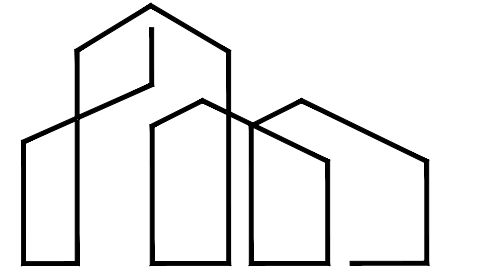
Type	Quantity	Load	Results Quantity x Load
General Lighting and Receptacles (Fig. 11 - all structure not including garages, porches.)	730	3 VA per SQ. FT	2190 VA
Small Appliance Circuits	2 Min. Req.	1500 VA each	3000 VA
Additional Small Appliance Circuits		1500 VA each	
Laundry Circuit	1 Min. Req.	1500 VA each	1500 VA
Additional Laundry Circuits		1500 VA each	
Dishwasher		1200 VA each	
Disposal		800 VA each	
Microwave	1	VA from label (Typical 1500VA)	1500 VA
Compactor		VA from label (Typical 1000 VA)	
Built-in Freezer or Refrigerator		VA from label (Typical 1000VA)	
Range (cooktop/oven)	1	VA from label (Typical 12000 VA)	12000 VA
Single Oven		VA from label (Typical 1000VA)	
Double Oven		VA from label (Typical 1000VA)	
Cook Top		VA from label (Typical 1000VA)	
Clothes Dryer	1	VA from label (Typical 5000 VA)	5000 VA
Electric Water Heater	1	VA from label (Typical 8000 VA)	8000 VA
Pool Pump		VA from label (Typical 4000 VA)	
SPA		VA from label (Typical 10000 VA)	
Electric Vehicle Charger		VA from label	
Other Permanent Electrical Loads		VA from label	
Sum of VA from above (Line 1):			33190 VA
First 10000 VA @ 100% from Line 1 (Line 2):			10000 VA
(Line 1 - Line 2) x 40% (Line 3):			9276
Line 2 + Line 3 = Total VA (Line 4):			19276 VA
Air Conditioning or Electric Heating VA from label @ 100% (Typical VA for A/C below):			2800 VA
Second Air Conditioning or Electric Heat VA from label @ 100% (Typical VA for A/C below):			
Third Air Conditioning or Electric Heat VA from label @ 100% (Typical VA for A/C below):			
Line 4 + Sum of all A/C and Electric Heating VA=Total Volt Amps			22076VA
TOTAL VOLT AMPS + 240 Volts = Required Service Size in Amps			92 AMPS

Typical A/C (1.5 Ton, 600-900 sq ft, 2800 VA) 2 Ton, 950-1400 sq ft, 3500 VA) 3 Ton, 1400-1900 sq ft, 4750 VA) 4 Ton, 1900-2500 sq ft, 6500 VA) 5 Ton, 2500-3100 sq ft, 8900 VA
 Common Calculation: (Volts Amps + Volts = Amps, (Amps x Volts = Volt Amps)

MAIN HOME RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS
 Based on California Electrical Code Article 220.82

Type	Quantity	Load	Results Quantity x Load
General Lighting and Receptacles (Fig. 11 - all structure not including garages, porches.)	992	3 VA per SQ. FT	2976 VA
Small Appliance Circuits	2 Min. Req.	1500 VA each	3000 VA
Additional Small Appliance Circuits		1500 VA each	
Laundry Circuit	1 Min. Req.	1500 VA each	1500 VA
Additional Laundry Circuits		1500 VA each	
Dishwasher		1200 VA each	
Disposal		800 VA each	
Microwave	1	VA from label (Typical 1500VA)	1500 VA
Compactor		VA from label (Typical 1000 VA)	
Built-in Freezer or Refrigerator		VA from label (Typical 1000VA)	
Range (cooktop/oven)	1	VA from label (Typical 12000 VA)	12000 VA
Single Oven		VA from label (Typical 1000VA)	
Double Oven		VA from label (Typical 1000VA)	
Cook Top		VA from label (Typical 1000VA)	
Clothes Dryer		VA from label (Typical 5000 VA)	
Electric Water Heater		VA from label (Typical 8000 VA)	
Pool Pump		VA from label (Typical 4000 VA)	
SPA		VA from label (Typical 10000 VA)	
Electric Vehicle Charger		VA from label	
Other Permanent Electrical Loads		VA from label	
Sum of VA from above (Line 1):			20976 VA
First 10000 VA @ 100% from Line 1 (Line 2):			10000 VA
(Line 1 - Line 2) x 40% (Line 3):			4390
Line 2 + Line 3 = Total VA (Line 4):			14390 VA
Air Conditioning or Electric Heating VA from label @ 100% (Typical VA for A/C below):			
Second Air Conditioning or Electric Heat VA from label @ 100% (Typical VA for A/C below):			
Third Air Conditioning or Electric Heat VA from label @ 100% (Typical VA for A/C below):			
Line 4 + Sum of all A/C and Electric Heating VA=Total Volt Amps			14390 VA
TOTAL VOLT AMPS + 240 Volts = Required Service Size in Amps			60 AMPS

Typical A/C (1.5 Ton, 600-900 sq ft, 2800 VA) 2 Ton, 950-1400 sq ft, 3500 VA) 3 Ton, 1400-1900 sq ft, 4750 VA) 4 Ton, 1900-2500 sq ft, 6500 VA) 5 Ton, 2500-3100 sq ft, 8900 VA
 Common Calculation: (Volts Amps + Volts = Amps, (Amps x Volts = Volt Amps)



AD DRAFTING
 ADDrafting2.0@GMAIL.COM

AGUSTIN VIZCARRA
 DESIGNER

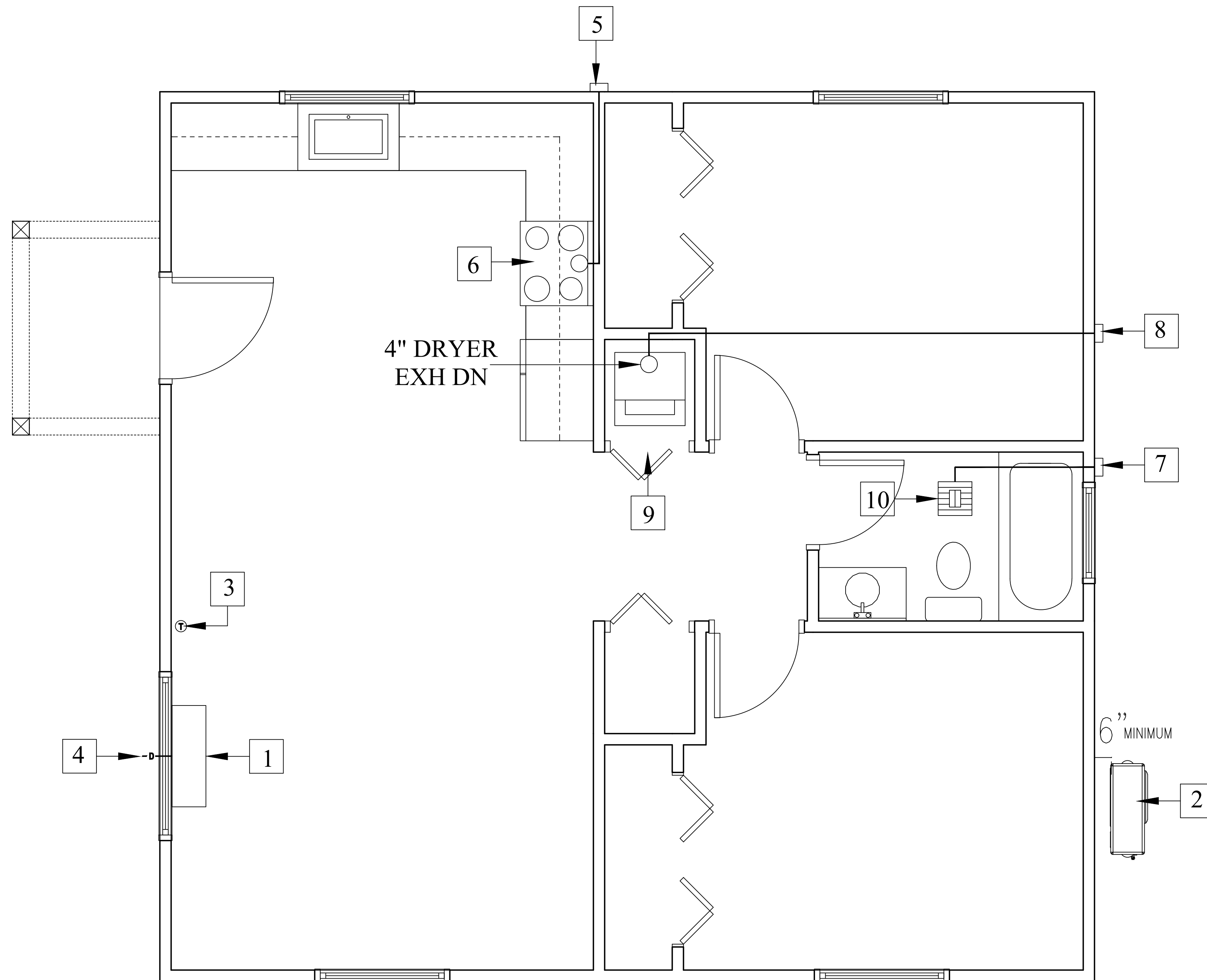
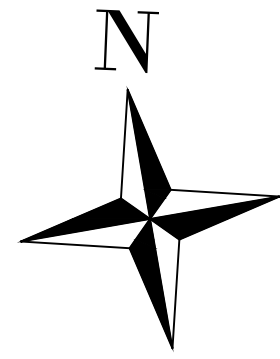
NEW ADU PROJECT
 100 NUGENT AVE
 WATSONVILLE, CA 95039

SUBMITTAL
 BUILDING REVISION#1
 DATE: 5/30/2025

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

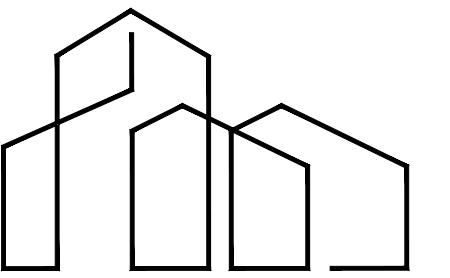
SHEET NUMBER

A4



KEYNOTES

- 1 DUCTLESS WALL MOUNTED FAN UNIT
- 2 VERIFY AND COORDINATE WITH SUBCONTRACTOR FOR EXACT CONDENSING UNIT LOCATION. EQUIPMENT SUPPORTED FROM GROUND SHALL REST ON A 3" THICK CONCRETE SLAB EXTENDING NOT LESS THAN 3" ABOVE ADJOINING LEVEL. SEE SHEET A6
- 3 REMOTE CONTROL THERMOSTAT
- 4 INSTALL $\frac{3}{4}$ " PRIMARY CONDENSATE DRAIN TO THE EXTERIOR.
- 5 PROVIDE RANGE HOOD TO EXHAUST 7 OR EQUAL MTL DUCT TO EXTERIOR WITH RAIN CAP
- 6 RANGE HOOD TO EXHAUST TO EXTERIOR WITH A MINIMUM OF 100CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2. THIS INCLUDES A MAXIMUM SOUND RATING OF 3 STONE @ 100CFM
- 7 ROUTE EXHAUST FAN DISCHARGE TO BUILDING EXTERIOR PROVIDE ROOF OR WALL CAP. TERMINATE PER ENVIRONMENTAL EXHAUST REQUIREMENTS.
- 8 PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT TO THE OUTSIDE AND EQUP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14FT MAX LENGTH WITH (2) ELBOWS [CMC 504.4.2] DRYER VENT SHALL BE SMOOTH WALL METAL WITHOUT SCREW CONNECTION. [CMC 504.3.1.1]
- 9 PROVIDE OPENING IN WALL OR DOOR WITH AT LEAST 100SQ.IN. FREE AREA FOR CLOTHES DRYER MAKEUP AIR AS REQUIRED. [CMC 504.3.1]
- 10 EXHAUST FAN RATE IS MIN. 50 CFM FOR INTERMITTENT OPERATION AND 20 CFM FOR CONTINUOUS OPERATION, CMC 405.3.1.



AD DRAFTING

ADDrafting2.0@GMAIL.COM

AGUSTIN VIZCARRA
DESIGNER

NEW ADU PROJECT

100 NUGENT AVE
WATSONVILLE, CA 95039

SUBMITTAL

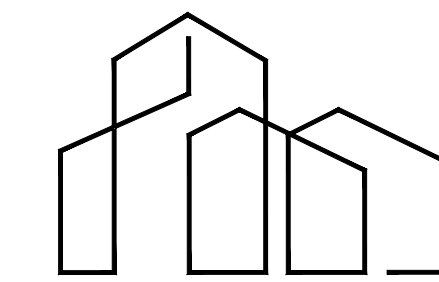
1 BUILDING REVISION#1
DATE: 5/30/2025

MECHANICAL PLAN

SCALE: $\frac{3}{8}$ "=1'-0"

SHEET NUMBER

A5



AD DRAFTING

ADDrafting2.0@GMAIL.COM

AGUSTIN VIZCARRA
DESIGNER

NEW ADU PROJECT

100 NUGENT AVE
WATSONVILLE, CA 95039

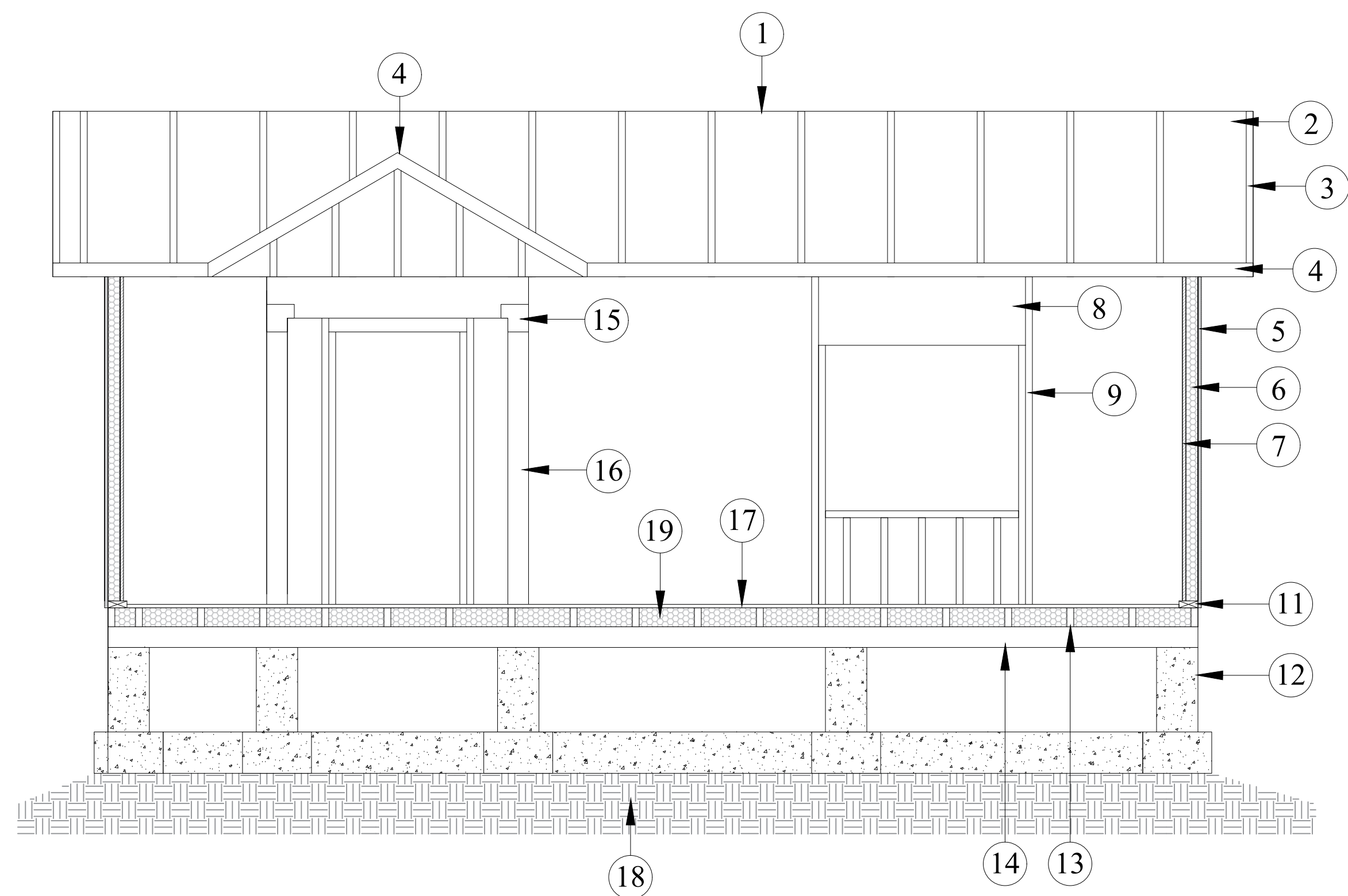
SUBMITTAL

BUILDING REVISION#1
DATE: 5/30/2025

CROSS
SECTIONS

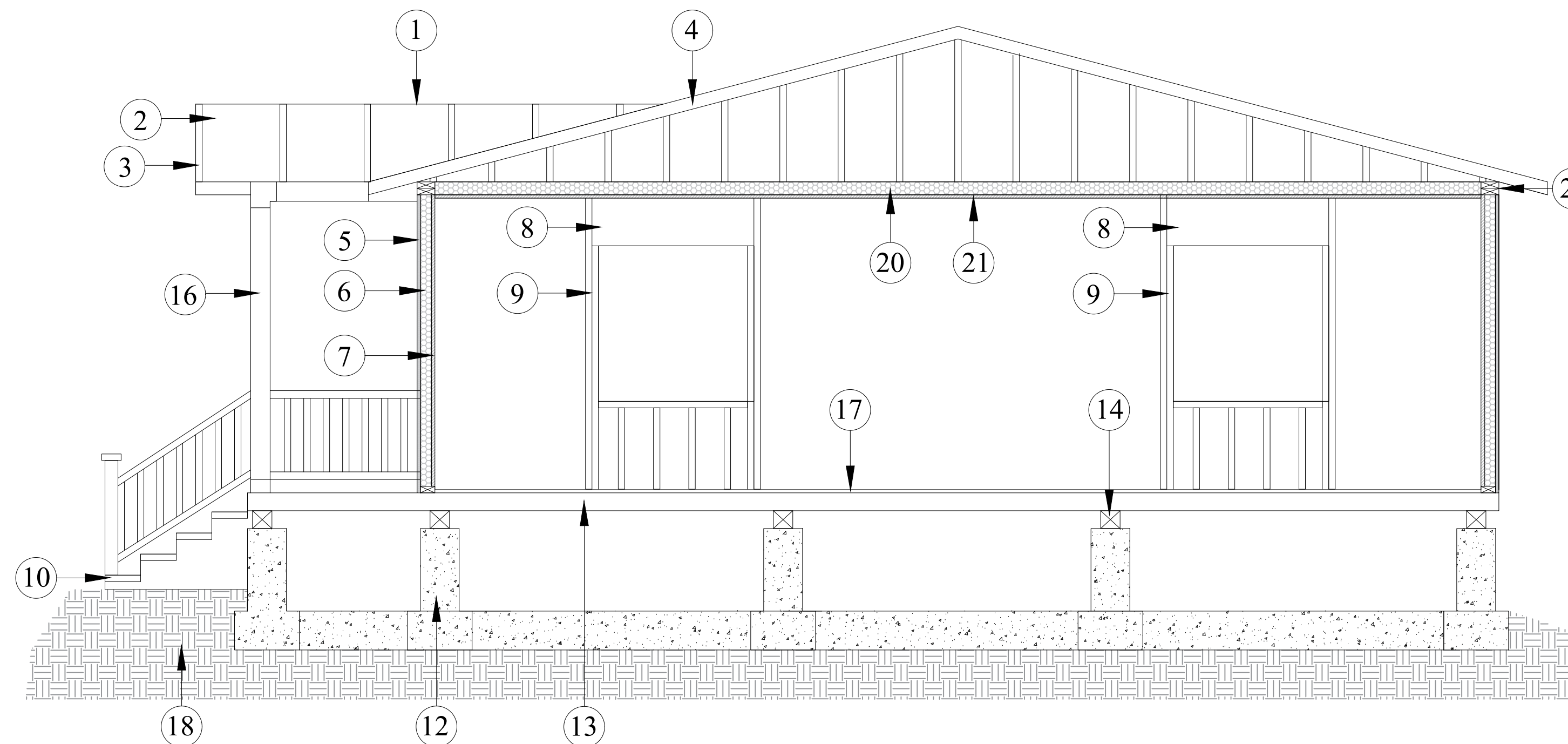
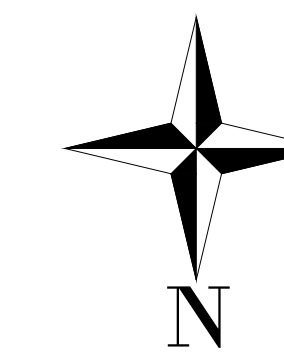
SHEET NUMBER

A8



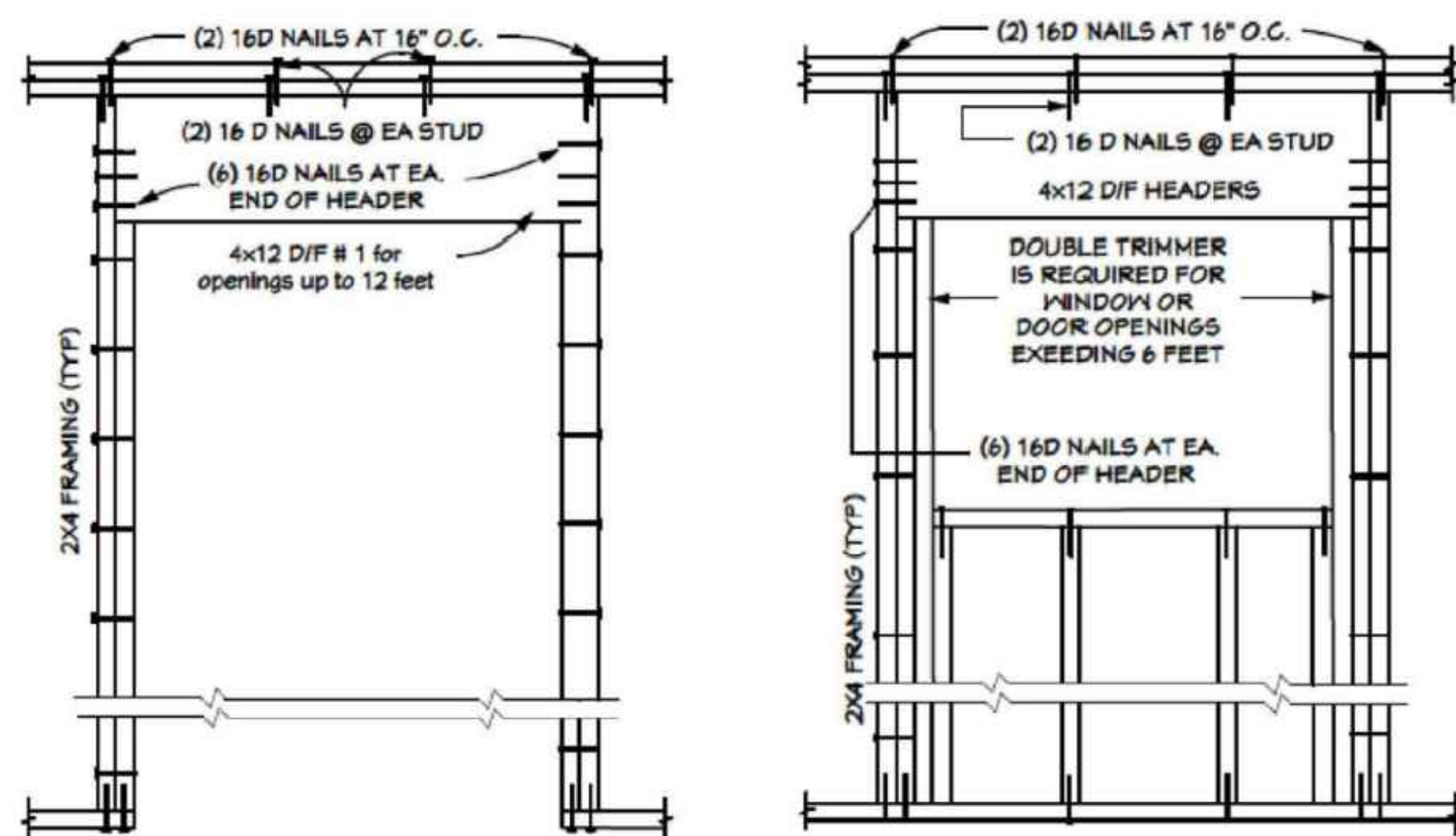
SECTION A-A

3/8"=1'-0"



SECTION B-B

3/8"=1'-0"



TYPICAL DOOR AND WINDOW FRAMING

NTS

KEYNOTES

- | | | | | | | |
|---|--|----|---|----|---------------------------|--------------------------|
| 1 | COMP SHINGLES
#30 TAR PAPER (MATCH EXISTING) | 8 | 2X4 STUDS @ 16" O.C | 16 | 4X6 DF#2 POST | |
| 2 | 5/8" PLYWOOD NAILED
W. 8D NAILS @ 6" O.C
AT EDGES AND 12" O.C
AT FIELD | 9 | SEE DETAIL A FOR WINDOW/DOOR FRAMING | 17 | 3/4" T&G PLYWOOD SUBFLOOR | |
| 3 | TRUSSES (SEE TRUSS DRAWING) | 10 | DECKING STAIRS 11" RUN 6 1/2" RAISER
SEE SHEET S-1 | 18 | SOIL | |
| 4 | FACIA 2X | 11 | 2X4 PT FIR W/5/8"X12" A.B @ 4'-0" O.C MAX
USE 3"X3"X14" SQ.W | 19 | R19 FLOOR INSULATION | |
| 5 | SIDING NAILED W/ 10D NAILS
6" O.C @ EDGES AND 12" O.C @ FIELD
W/TYVEK WATERPROOFINGBARRIER | 12 | FOUNDATION SEE SHEET S-1
UNDERPINNED TO RESIST FLOTATION | 20 | R30 CEILING INSULATION | |
| 6 | R13 WALL INSULATION | 13 | 2X6 FLOOR JOIST @ 16" O.C WITH 18GA HANGERS
2X6 DF LEDGER | 21 | 5/8" DRYWALL | |
| 7 | 1/2" DRYWALL | 14 | GIRDER PER STRUCTURAL | 22 | DOUBLE TOP PLATE | |
| | | 15 | SIMPSON STRONG-TIE 4X HEADER HANGER HH4 | | 22 | HANDRAIL SEE DETAIL A2/1 |

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR. RANCHO BOLSA DEL PAJARO

S.E. 1/4 SEC. 33 & S.W. 1/4 SEC. 34

T.11S., R.23., M.D.B. & M.

Tax Area Code

69-253 69-258

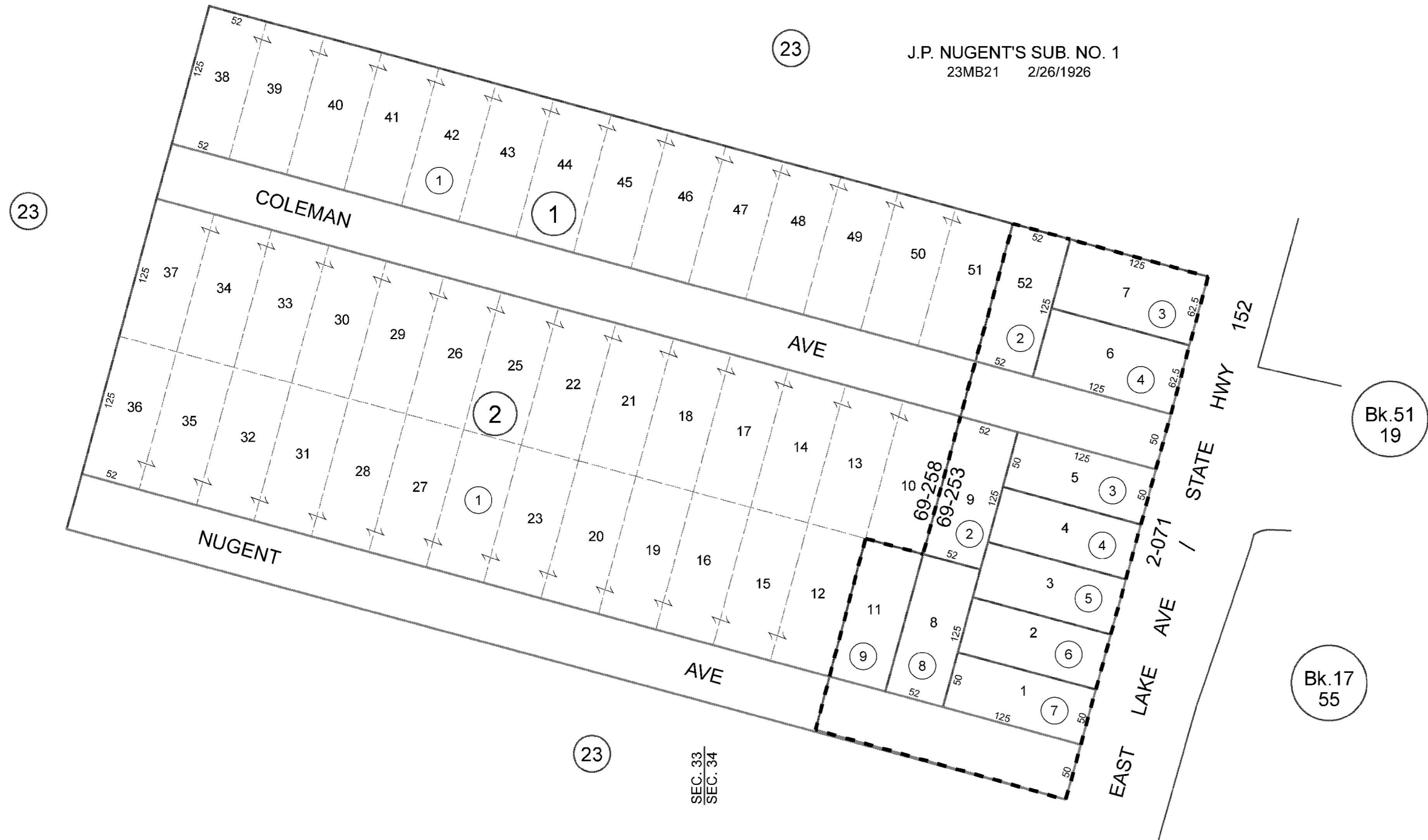
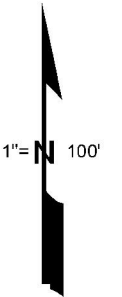
2-071

48-24

1/4 Sec. Corner
Bdy. Sec. 33 & 34

J.P. NUGENT'S SUB. NO. 1

23MB21 2/26/1926



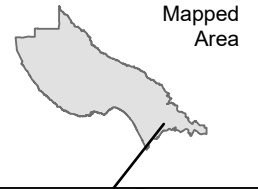
Electronically redrawn 3/2/00 KSA
Rev. 6/25/01 mvm (changed page refs.)
Rev. 1/4/02 mvm (TCA)
Rev. 8/7/08 CB (Spatial Adjustment)

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

Assessor's Map No. 48-24
County of Santa Cruz, Calif.
March 2000

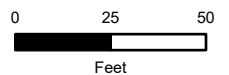
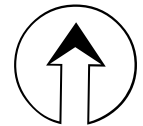


Parcel Location Map



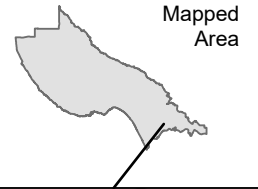
Parcel: 04824208

 Subject Parcel

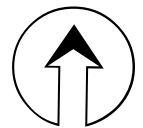




Parcel General Plan Map

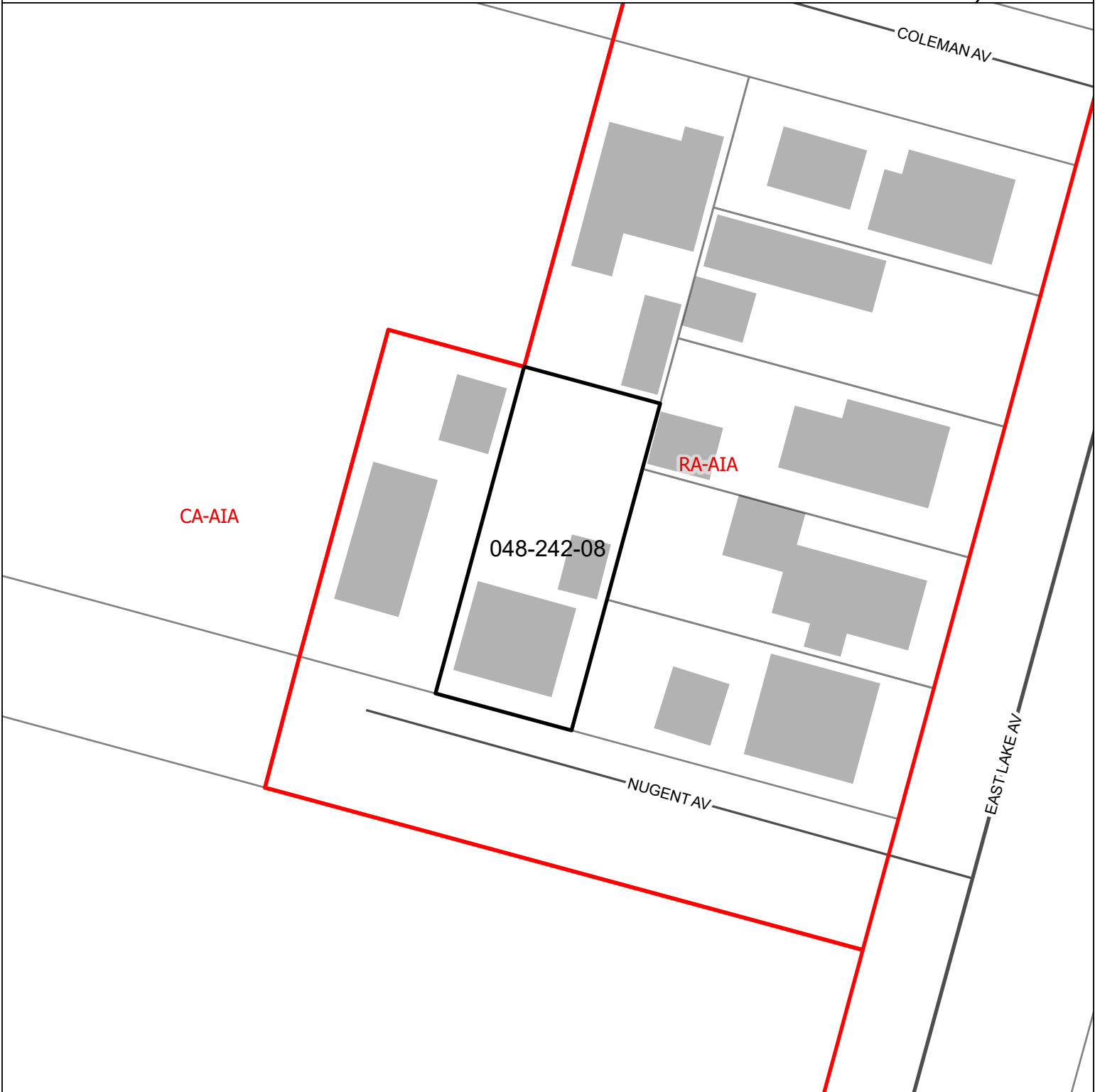
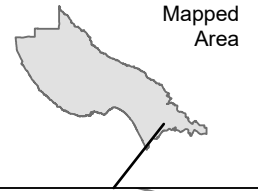


 Subject Parcel

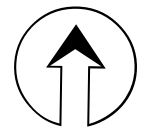




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: Pajaro Valley Water Management Agency
Sewage Disposal: Salsipuedes Sanitation District
Fire District: Pajaro Valley FPD
Drainage District: Flood Control Zone 7

Parcel Information

Parcel Size: 6,500 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, Commercial Agriculture
Project Access: Nugent Avenue
Planning Area: Pajaro Valley
Land Use Designation: AG (Agriculture)
Zone District: RA-AIA (Residential Agriculture - Airport Combining District)

Coastal Zone: ___ Inside X Outside
Appealable to Calif. Coastal Comm. ___ Yes X No

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped