Staff Report to the Zoning Administrator

Application Number: 221292

Applicant: Stefan Kassovic

Agenda Date: 1/20/23

Owner: Stefan Kassovic, Laura Kassovic, Sophie Kassovic, Matthew Baker

Agenda Item #: 1

APN: 046-251-02
Site Address: 95 Crest Drive, Watsonville

Time: After 9:00 a.m.

Project Description: Proposal to construct a 2,100 square foot non-habitable accessory structure (barn) on a site developed with a single-family dwelling. Project requires an Administrative Site Development Permit for an accessory structure greater than 1,000 square feet and a Coastal Development Permit.

Location: East side of Crest Drive, approximately 0.3 miles south of the intersection of Crest Drive and San Andreas Road

Permits Required: Coastal Development Permit, Administrative Site Development Permit

Supervisorial District: 2nd District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221292, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the south side of Crest Drive, a residential neighborhood extending from San Andreas Road to the east and ending at Manresa Uplands State Park to the west. Though zoned primarily Commercial Agricultural (CA), development and uses in the neighborhood are almost exclusively residential in nature.

The site is an approximately five-acre lot developed with a 1,196 square foot single-family dwelling and a 720 square foot detached garage. The front portion of the site is approximately 1.5 flat acres then slopes slightly upward to the homesite, before sloping 350-feet downhill to the rear property line. There are no adjacent or on-site commercial agricultural operations.

The proposed project involves the construction of a 2,100 square foot, one-story barn structure approximately halfway between the front of the property and the existing dwelling. The project requires an Administrative Site Development Permit for an accessory structure greater than 1,000 square feet and a Coastal Development Permit.

Zoning & General Plan Consistency

The subject property is an approximately 5.01-acre lot, located in the CA (Commercial Agricultural) zone district, a designation which allows residential uses. Accessory structures are an allowed use within the zone district and the zoning is consistent with the site's AG (Agricultural) General Plan designation.

In the absence of an existing agricultural use, the proposed structure is evaluated as a residential accessory structure subject to the accessory structure regulations in Santa Cruz County Code Chapter 13.10.611. Pursuant to that Code section, the structure requires an Administrative Site Development permit to exceed 1,000 square feet. The proposal is otherwise in compliance with the site and development standards required for the CA zone district and is consistent with the purpose of the commercial agricultural zone district.

Conversion of Commercial Agricultural Lands

Chapter 5 of the Santa Cruz County General Plan establishes the goals and objectives for preserving and protecting open space in the County, including providing for protection of agricultural land. Policy 5.13.20 limits development of commercial agricultural lands for non-agricultural uses to the following circumstances:

a) It is determined that the land is not viable for agriculture and that it is not likely to become viable in the near future (See policy 5.13.21);

b) Findings are made that new information has been presented to demonstrate that the conditions on the land in question do not meet the criteria for commercial agricultural land; and

c) The conversion of such land will not impair the viability of, or create potential conflicts with, other commercial agricultural lands in the area.

Policy 5.13.27 requires that structures be sited to minimize conflict with agriculture in the area and that structures located on agricultural land to be sited to remove as little land as possible from agricultural production.

The proposed location of the structure complies with both policies, 5.13.21 and 5.12.27, and is supported by Planning Staff, in that the applicant has provided an agricultural viability study prepared by Rush and Duttle Consulting (Exhibit E), which posits that the parcel has limited use for commercial agriculture; the site does not have sufficient water supply for commercial irrigation. The specific building site is also supported in the study, in that the footprint represents less than two percent of the of the agriculturally viable portion of the parcel, does not conflict with existing development on the site, and does not require grading or removal of existing vegetation.

As a condition of approval for this project, the structure will be prohibited from future conversion to habitable use, including conversion to an accessory dwelling unit, as ADU's are required to be sited within 100-feet of a primary dwelling on a CA property and habitable accessory structures require an agricultural buffer setback reduction. A new habitable accessory structure or accessory dwelling unit would not be approved in this location.

Local Coastal Program Consistency

The proposed accessory structure is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings, detached accessory structures, and agricultural structures of varying size and architectural styles and the design submitted is consistent with the existing range of styles.

The project site is located between the shoreline and the first public road, but the proposal would not interfere with public access to the beach, ocean, or other nearby body of water. The site is not identified as a priority acquisition site in the County's Local Coastal Program and is not visible from the beach.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **221292,** based on the 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 Department, 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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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Agricultural Viability Study, prepared by Rush and Duttle Consulting, dated 12-14-22
F. Assessor's, Location, Zoning and General Plan Maps
G. Parcel information
H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 221292
Assessor Parcel Number: 046-251-02
Project Location: 95 Crest Drive, Watsonville

Project Description: Proposal to construct a 2,100 square foot non-habitable accessory structure (barn)

Person or Agency Proposing Project: Stefan Kassovic

Contact Phone Number: (408)-406-9149

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. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

The proposed barn is accessory to the existing residential use on-site.

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

_____ Date:_____

Evan Ditmars, Project Planner

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned CA (Commercial Agricultural), a designation which allows residential uses. The proposed accessory structure is an allowed use within the zone district, and the zoning is consistent with the site's AG (Agricultural) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings, detached accessory structures, and agricultural structures of varying size and architectural styles and the design submitted is consistent with the existing range of styles.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 1,200 feet to the west at Manresa Uplands State Park.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the CA (Commercial Agricultural) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings, accessory structures, and agricultural structures. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that although the project site is located between the shoreline and the

first public through road, the proposed development does not present a conflict with public access. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area which allows for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agricultural) zone district as the primary use of the property will not change as result of this approval; the proposed structure will be ancillary to the existing residential use on the site. The structure would meet all site and development standards of the CA zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the AG (Agricultural) land use designation in the County General Plan.

The proposed structure complies with General Plan Policies 5.13.21 and 5.12.24, in that the structure does not remove viable agricultural land from production, the applicant has presented evidence that the site cannot support commercial agriculture (due to a lack of water), and the structure would not impact conflict with on-site or adjacent commercial agricultural uses. There are no adjacent or on-site commercial agricultural operations.

The proposed accessory structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed accessory structure is to be constructed on an existing developed lot. The structure does not incorporate any traffic generating features that

would contribute to traffic in the vicinity.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, with a variety of structures, and the proposed accessory structure is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit D: Project plans, prepared by Jim Voovelka, dated 6-28-22.

I. This permit authorizes the construction of a 2,100 square foot barn, 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 the Planning Department 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 the Planning Department 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 the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2” x 11” format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans prepared by a licensed civil engineer.

a. Grading shall be completed between October 15th and April 15th.

b. A qualified biologist shall be onsite during all grading operations associated with this project.

4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

5. Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.

    a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

D. Meet all requirements of the Environmental Planning section of the Planning Department.

E. Complete and record a Declaration of Restriction to construct a 2,100 square foot non-habitable accessory structure. **You may not alter the wording of this declaration**. Follow the instructions to record and return the form to the Planning Department.

III. Prior to construction, the owner/applicant must meet the following conditions:

A. The disturbance area shall be inspected for squirrel burrows by a qualified biologist.

B. A four-foot-high orange plastic fencing shall be installed around the perimeter of the disturbance area such that no squirrel burrows within the disturbance area. No site disturbance shall be allowed outside of the fenced area.

C. Should squirrel boroughs be unavoidable, the project biologist shall contact the Environmental Planning section of the Planning Department to determine if any further avoidance measures are appropriate.

IV. 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. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports.

D. An observation letter from the project biologist shall be submitted to the Environmental Planning Section upon completion of rough grading work.

E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

V. Operational Conditions

A. Conversion of the structure for habitable uses, including for an accessory dwelling unit (ADU), are prohibited in perpetuity.

B. A qualified biologist shall be onsite during all grading operations associated with this project.

C. In the event that future County inspections of the subject property disclose noncompliance 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, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

VI. 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 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: _____

_____
Steve Guiney
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

SHEET INDEX

ABBREVIATIONS

& AND
< ANGLE
@ AT
℄ CENTERLINE
Ø DIA OR ROUND
⊥ PERPENDICULAR
POUND OR NO.

ACOUS ACOUSTICAL
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AL ALUMINUM
APX APPROXIMATE
ARCH ARCHITECT

BD BOARD
BOT BOTTOM

CAB CABINET
CPT CARPET
CEM CEMENT
CER CERAMIC
CI CAST IRON
CLG CEILING
CLKG CAULKING
CKT CIRCUIT
CLR CLEAR
CONC CONCRETE
C CONDUIT
CO CONDUIT ONLY
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CTR CENTER

DET DETAIL
DIA DIAMETER
DIM DIMENSION
DISC DISCONNECT
DR DOOR
DBL DOUBLE
DN DOWN
DWG DRAWING

EA EACH
EL ELEVATION
ELEC ELECTRICAL
EMER EMERGENCY
ENCL ENCLOSURE
EQ EQUAL
EQPT EQUIPMENT
(E) EXISTING
EXPO EXPOSED
EXP EXPANSION
EXT EXTERIOR

FDN FOUNDATION
FIN FINISH
FIX FIXTURE
FL FLOOR
FLASH FLASHING
FLOUR FLOURESCENT
FOC FACE OF CONCRETE
FOF FACE OF FIN
FOS FACE OF STUDS
FPRF FIREPROOF
FTG FOOTING
FURR FURRING
FUT FUTURE

GA GAUGE
GALV GALVENIZED
GENL GENERAL
GL GLASS
GR GRADE
GYP GYPSUM

HC HOLLOW CORE
HBD HARDBOARD
HWD HARDWOOD
HDW HARDWARE
HOR HORIZONTAL
HGT HEIGHT

ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

JT JOINT

LAM LAMINATE
LAV LAVATORY
LT LIGHT

MCWD MARINA COAST WATER DISTRICT
MECH MECHANICAL
MEMB MEMBRANE
MC MEDICINE CABINET
MTL METAL
MIR MIRROR
MNT MOUNT
MTD MOUNTED

NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE

OBS OBSCURE
OC ON CENTER
OD OUTSIDE DIAMETER
OPNG OPENING
OPP OPPOSITE

PRCST PRECAST
PL PLATE
P PLASTIC
PLAS PLASTER
PLYWD PLYWOOD
PR PAIR
PNT PAINT
PTD PAPER TOWEL DISP.
PTN PARTITION

QT QUARRY TILE

R RISER
RAD RADIUS
REINF REINFORCED
REQ REQUIRED
RESIL RESILIENT
RO ROUGH OPENING
RWD REDWOOD

SC SOLID CORE
SCD SEAT COVER DISP.
SD SOAP DISPENSER
SHT SHEET
SIM SIMILAR
SND SANITARY NAPKIN DISP.
SPEC SPECIFICATION
(S) STL STAINLESS STEEL
SSK SERVICE SINK
STD STANDARD
SUSP SUSPENDED
SURF SURFACE
SM SURFACE MOUNTED
SW SWITCH
SWBD SWITCH BOARD
SYM SYMMETRICAL

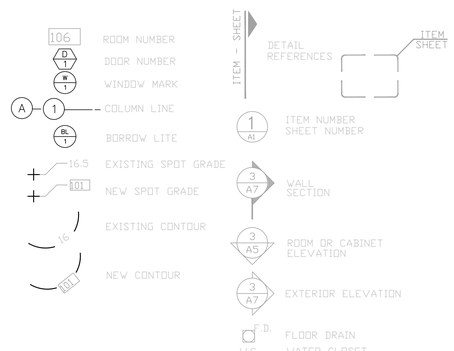
T TREAD
TB TOWEL BAR
TC TERMINAL CAN
TEL TELEPHONE
T&G TONGUE AND GROOVE
THK THICK
TPD TOILET PAPER DISP.
TV TELEVISION
TYP TYPICAL

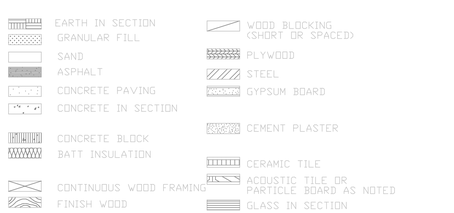
UNF UNFINISHED
UON UNLESS OTHERWISE NOTED
UR URINAL

VERT VERTICAL

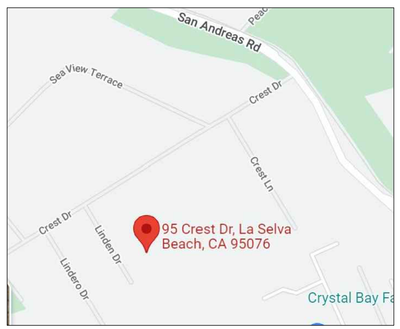
WDW WINDOW
W/ WITH
WC WATER CLOSET
WD WOOD
WH WATER HEATER
W/O WITHOUT
WP WATERPROOF
WR WATER RESISTANT
WGT WEIGHT

SYMBOLS





VICINITY MAP



PERTINENT DATA

ZONING:
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3

EXISTING LOT SIZE: 5.016 ACRES
Existing House – 1196 SF
New Barn – 2100 SF

GRADING:

THE GRADING VOLUME WILL BE (+/- 68 CY), GRADING/EARTHMOVING TO GET THE PAD FLAT (+/- 30 CY) AND TO INSTALL THE AGGREGATE BASE UNDER THE SLAB (+/- 38 CY). ALL EXCESS SOIL WILL STAY ON PROPERTY

SCOPE OF WORK:

CONSTRUCT NEW 2100 SF METAL BARN

Overall Site Plan

1"=100' 0"

Enlarged partial (E) Site Plan with 2' contours

1"=40' 0"

Exhibit D

REVISION DATE	KEY

DRAWING DATE: 6-28-22

JAMES "JIM" VOCELKA
ARCHITECT
19020 KAREN DR.
SARATOGA, CALIFORNIA 95070
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

Ability Ventures Inc.

SHEET TITLE
Site Plan
Vicinity Map
Pertinent Data
Sheet Index

PROJECT
Site Plan For:
Laura Kassovic
95 Crest Rd.
Watsonville, CA
A.P. # 046-251-02 PHONE: (408)-406-9149

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 1
OF 3 SHEETS

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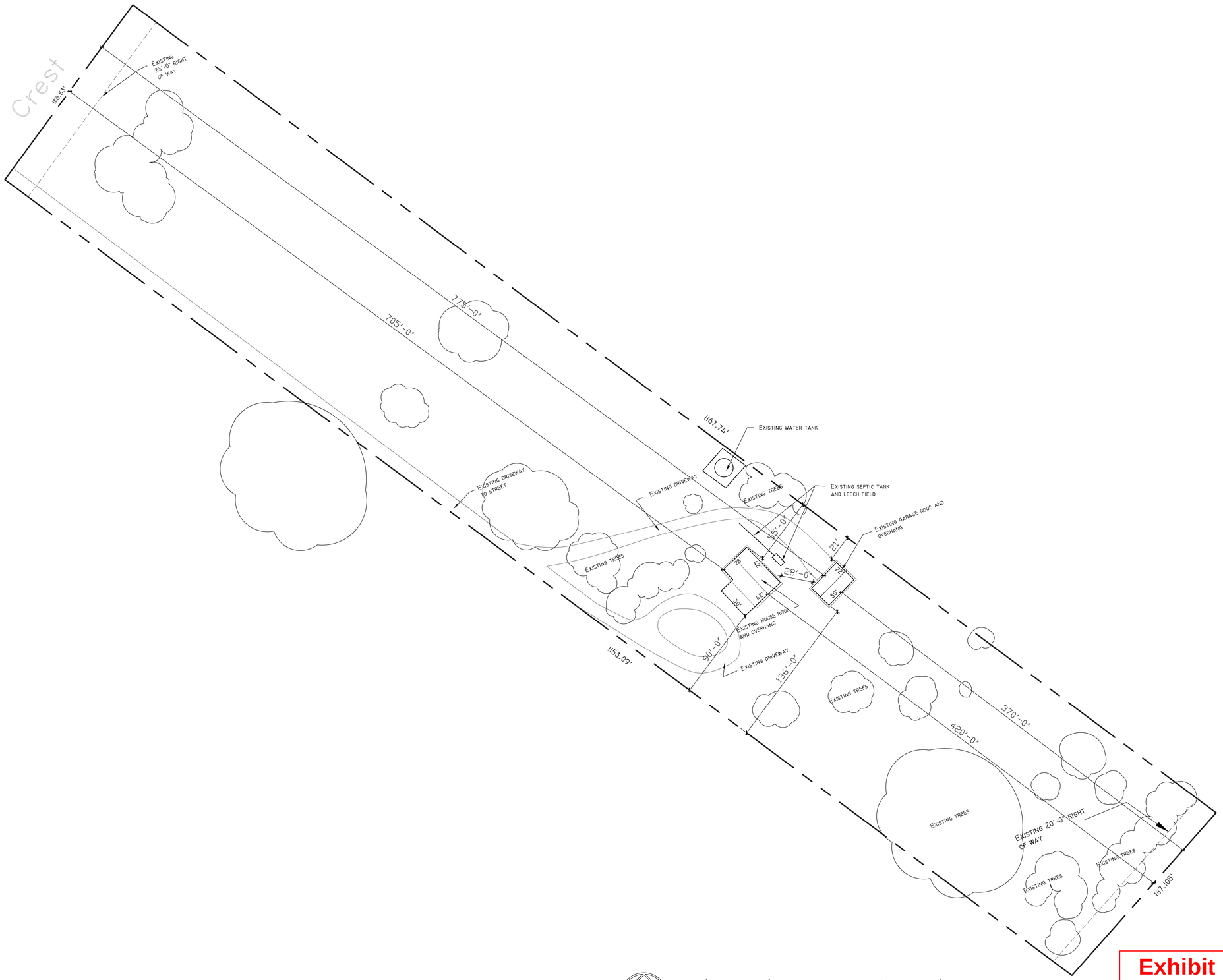

Enlarged Existing Site Plan

EXISTING STRUCTURES AND ON-SITE WATER PROVISION

1"=40' 0"

Exhibit D

REVISION DATE	KEY

DRAWING DATE: 6-28-22

JAMES "JIM" VOCELKA
ARCHITECT
19020 KAREN DR.
SARATOGA, CALIFORNIA 95070
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

Ability VENTURES INC.

SHEET TITLE
Site Plan
Existing structures and on-site water provision

PROJECT
Site Plan For:
Laura Kassovic
95 Crest Rd.
Watsonville, CA
A.P. # 046-251-02 PHONE: (408)-406-9149

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 2
OF 3 SHEETS

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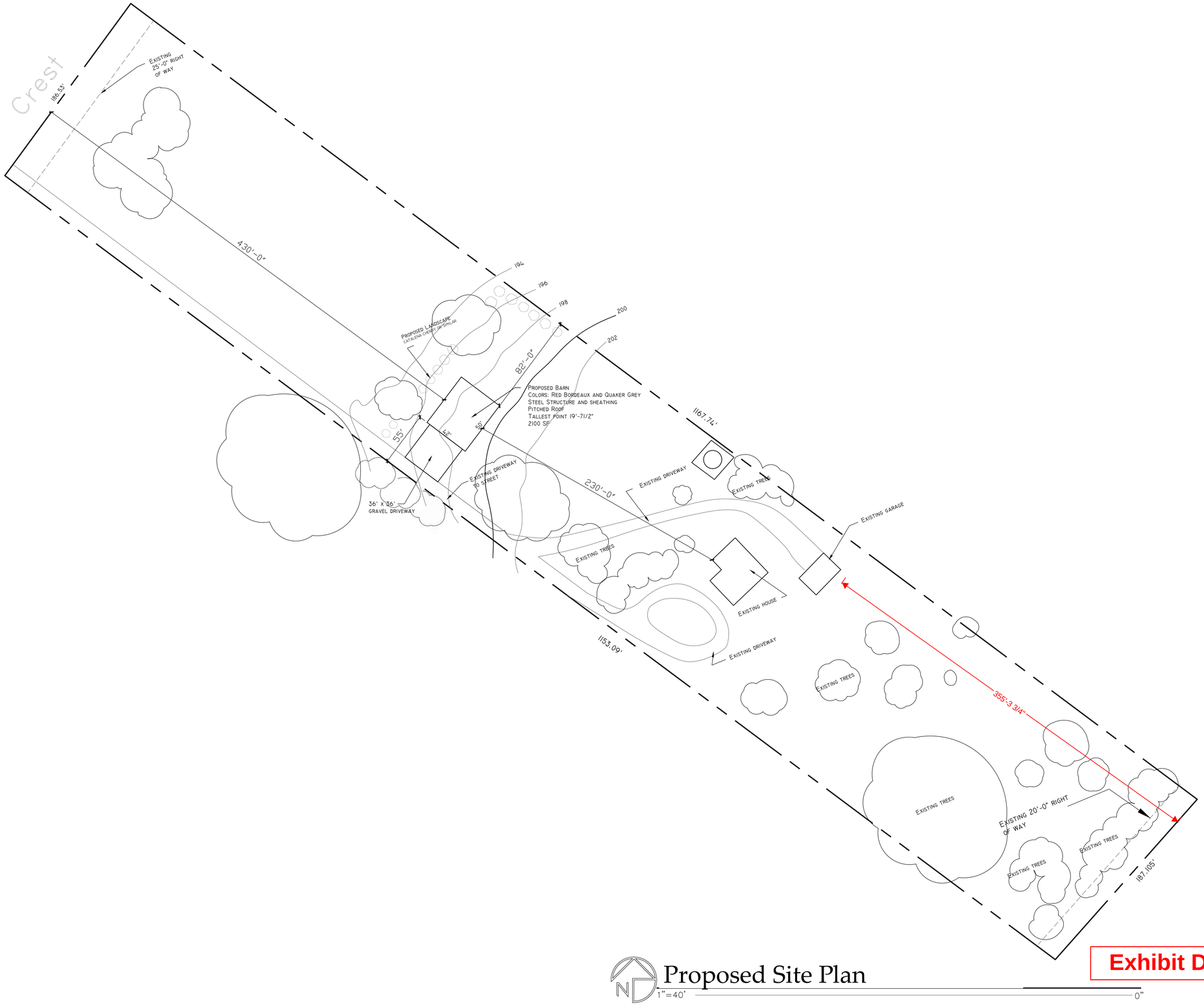

Proposed Site Plan

1"=40"

Exhibit D

REVISION DATE	KEY

DRAWING DATE: 6-28-22

JAMES "JIM" VOCELKA
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SARATOGA, CALIFORNIA 95070
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

Ability VENTURES INC.

SHEET TITLE: Proposed Site Plan

PROJECT
Site Plan For:
Laura Kassovic
95 Crest Rd.
Watsonville, CA
A.P. # 046-251-02
PHONE: (408)-406-9149

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 3
OF 3 SHEETS

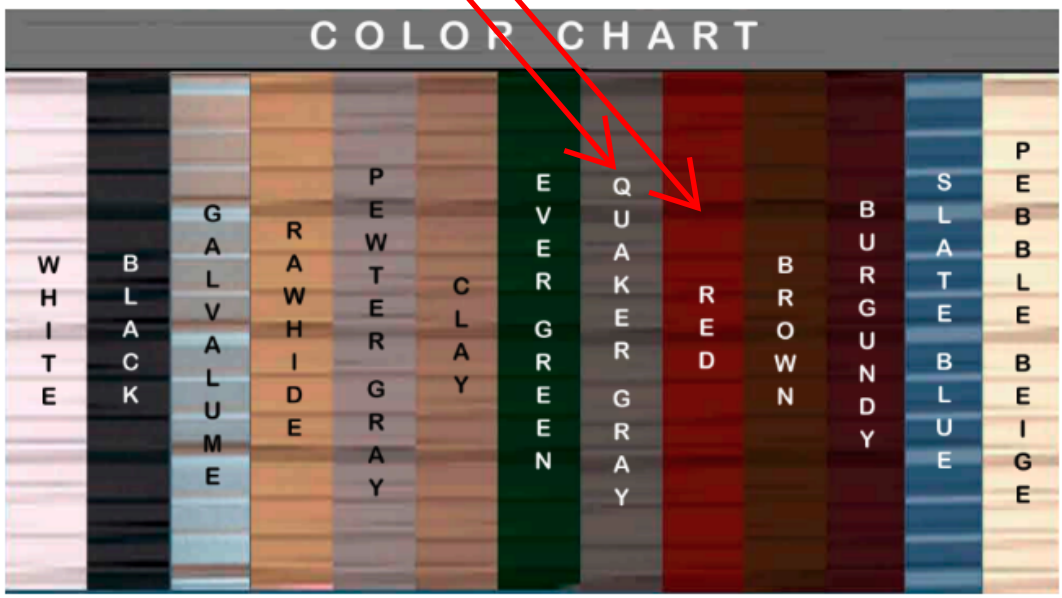
E:\AV\95 crest drive site plan watsonville\sht3.DWG

Barn Colors

APN 04625102: 95 Crest Dr

The Walls will be Barn RED, see sample and chart below

The Roof and Trim QUAKER GRAY. See sample and chart below



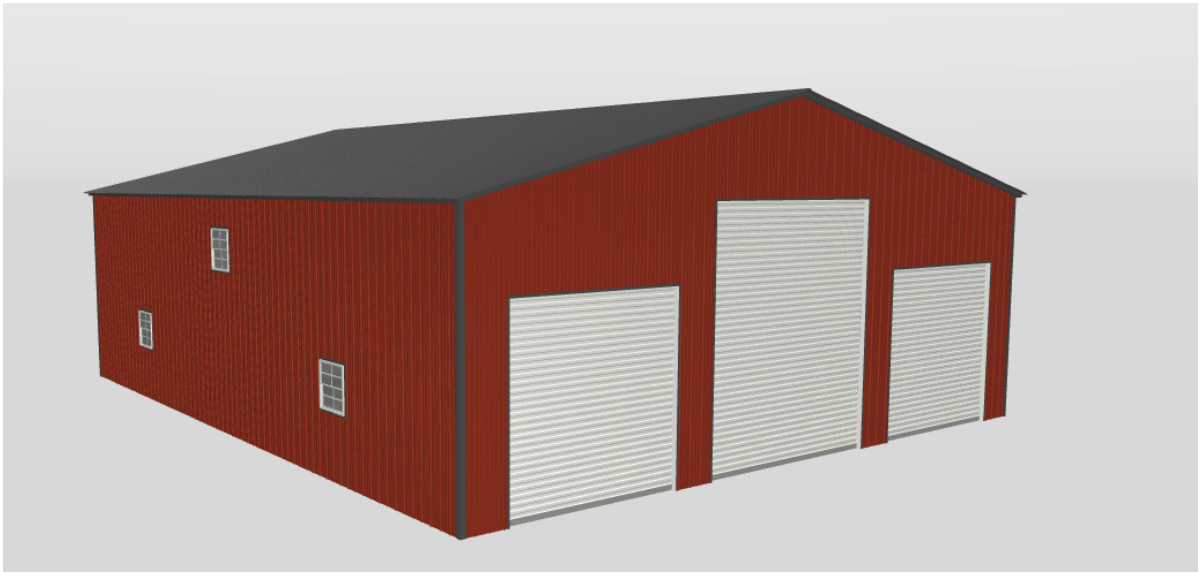


Exhibit D

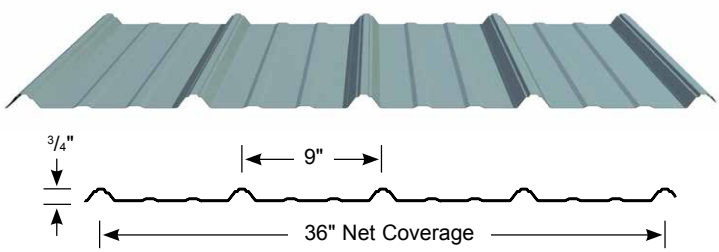
STRATA RIB®

ASC BUILDING PRODUCTS

Strata Rib®

STANDING BY OUR PRODUCTS AND WARRANTIES FOR 50 YEARS

Strata Rib is a light gauge, exposed fastener panel with 36" coverage used in residential, light-commercial and agricultural roof and wall applications.



FEATURES AND BENEFITS

- 36" coverage roof and wall panel.
- Roof Installation: Minimum 3:12 recommended.
  Wall Installation: Horizontal or Vertical.
- 26 and 29ga in Dura Tech™ *xl*, ColorGuard *25* and in ZINCALUME® Plus.
- Limited Lifetime Warranty for residential applications.
- Custom manufactured panel lengths: 4'-6" to 45'-0".
- Matching polycarbonate panels available.
- Roof assemblies Class A Fire Rated when installed on non-combustible deck or framing per IBC or IRC or when installed in accordance to UL listings (UL790). Wall assemblies rated for fire resistance (UL263) when installed in accordance with UL listings.
- Class 4 Impact (Hail) Resistance rated per UL 2218.
- Panel evaluated by accredited third party. All structural performance data is contained within Building Code Approval Report: IAPMO-UES #ER-0550.

Customer Service Centers
Salem, OR: 503-390-7174 or 800-272-7023 | **Spokane, WA:** 509-536-4097 or 800-776-8771

www.ascbp.com

STRATA RIB®

SMP COLORS	Dura Tech™ *xl*		ColorGuard 25
	29 Gauge	26 Gauge	29 Gauge
ZINCALUME® Plus	AK, CA, OR, WA	CA, OR	—
Winter White	AK, CA, OR, WA	CA, OR	WA
Surf White	OR, WA	—	—
Light Stone	AK	—	CA, OR, WA
Desert Beige	AK, CA, OR, WA	—	WA
Cascade Gray	OR	—	—
Taupe	CA, OR, WA	—	—
Patina Steel	CA, OR, WA	—	—
Chestnut Brown	AK, CA, OR, WA	—	WA
Classic Brown	AK, CA, OR, WA	—	—
Matte Black	AK, CA, OR, WA	—	—
Canyon Red	AK, CA, OR, WA	—	—
Rustic Red	AK, CA, OR, WA	—	WA
Old Town Gray	AK, CA, OR, WA	—	WA
Old Zinc Gray	AK, CA, OR, WA	—	—
Weathered Copper	AK, CA, OR, WA	CA, OR	—
Slate Gray	AK, CA, OR, WA	—	—
Tahoe Blue	AK, CA, OR, WA	OR	—
Everglade	AK, CA, OR, WA	—	—
Denali Green	AK, CA, OR, WA	CA, OR	WA
Forest Green	AK, CA, OR, WA	—	WA
Copper Penny*	AK, OR, WA	—	—
Premium Color – Natural Rust* (subject to upcharge)	AK, WA	—	—

Cool DURA TECH XL

Keeps the heat out and the color brilliant.

Superior color retention

Chalk and fade resistant

Energy saving colors.

COLORGUARD 25 with Spectrascape

A robust and economical paint system.

Chalk and fade resistant

Resist peeling or cracking for 25 years.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.
Sample color chips are available upon request. Consult your ASC Building Products representative for more information.

* Please note these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. We recommend that you request a sample of current stocked material to review actual color before ordering to ensure color accuracy. We are not responsible for color variations.

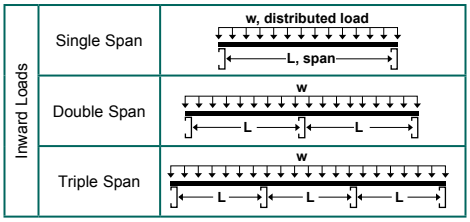
Manufacturing Locations:
AK - Anchorage, Alaska
CA - Sacramento, California
OR - Salem, Oregon
WA - Spokane, Washington

LOAD TABLE

Gauge	Span	Cond.	Positive (Inward) Uniform Load Capacity (lbs/ft²) / Span (ft.-in.)								
			16"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	6'-0"
29	Single Span	ASD, W/Ω	230	102	65	45	33	25	20	16	11
		L/180	-	-	58	33	21	14	10	7	4
	Double Span	ASD, W/Ω	185	84	54	38	28	21	17	13	9
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	227	104	67	47	35	26	20	17	12
		L/180	-	-	-	-	-	-	19	14	8
26	Single Span	ASD, W/Ω	285	126	81	56	41	32	25	20	14
		L/180	-	-	73	42	27	18	12	9	5
	Double Span	ASD, W/Ω	233	105	68	47	34	27	21	17	12
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	285	131	85	59	43	33	26	21	15
		L/180	-	-	-	-	-	-	24	17	10

Properties								
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in⁴/ft)	S- (in³/ft)
29	0.0139	80	82	0.65	0.0103	0.0170	0.0081	0.0144
26	0.0173	80	82	0.81	0.0130	0.0211	0.0103	0.0181

NOTES: The moments of inertia, I+ and I-, presented for determining deflection are: $(2I_{Effective} + I_{Gross})/3$



NOTES:
Top values based on allowable stress (ASD). Bottom values based on a deflection limit of L/180.
"-" denotes that the allowable load is limited by the panel stress vs. deflection limit.
Steel conforms to ASTM A653 (Galvanized) or ASTM A792 (ZINCALUME) structural steel.
Tabulated values are for positive (inward) uniform loading only.
Values are based on the American Iron and Steel Institute "Cold Formed Steel Design Manual" (AISI S100-16).
Refer to ascbp.com for more complete Strata Rib performance data.

ASC Building Products is Proudly Distributed by:

Exhibit D

STEFAN KASSOVIC

95 CREST DRIVE
WATSONVILLE , CA 95076
(SANTA CRUZ COUNTY, CA)
42' X 50' X 14'

STRUCTURAL DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2019, IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
5. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-24 x 1" SDS (ESR-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. SHEATHING CONNECTIONS SHALL BE #12-14 x ¾" SDS. NEOPRENE WASHERS ARE REQUIRED.
8. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
9. ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
10. STRUCTURAL TUBE TS 2½" x 2½" x 14GA (0.083") IS EQUIVALENT TO TS 2¼" x 2¼" x 12GA (0.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
11. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	JUL 22 2022

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS:
   - MIN. ANCHOR EDGE DISTANCE: 1.75"
   - MIN. ANCHOR HOLE DEPTH: 4.50"
   - MIN. CONCRETE EMBEDMENT DEPTH: 4.00"
   - MIN. EFFECTIVE EMBEDMENT: 3.00"
   - MIN. SPACING BETWEEN (2) ANCHORS: 3.00"
   - MIN. SPACING BETWEEN (2) ANCHORS @ DOOR & BRACING LOCATIONS: 4.50"
   - MIN. SPACING BETWEEN (2) ANCHORS 3.5" @ CORNERS AND 6" @ SIDE WALL POSTS
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

REINFORCEMENT NOTES:

1. REINFORCING STEEL: NEW BILLET-STEEL, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS #4 AND LARGER UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS ONLY.

FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN:
   - A MINIMUM OF 3 ANCHORS SHALL BE PROVIDED AT EACH SIDE WALL TRUSS POST BASE.
   - A MINIMUM OF 2 ANCHORS SHALL BE PROVIDED AT EACH END WALL DBL POSTS BASE.
3. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
4. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS.
7. CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.
8. IF LEVELING CURB IS REQUIRED, CONTACT METAL BUILDING MANUFACTURER FOR DETAILS BEFORE PROCEEDING. MIN 8" WIDE CURB REQ.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	CBC 2019 (IBC 2018)
USE GROUP:	S (STORAGE)
CONSTRUCTION TYPE:	II - B
RISK CATEGORY:	II
BUILDING FOOTAGE:	2100 SQ.FT
1. DEAD LOAD (D)	
COLLATERAL LOAD	2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 0 PSF
IMPORTANCE FACTOR	Is = 1.00
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 0 PSF
SLOPED ROOF SNOW LOAD	Ps = 0 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	Vult = 92 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	1.999/0.752
SDs / SD1	1.599/NULL
DESIGN CATEGORY	E
SITE CLASS	D (DEFAULT)
IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:
1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

MEMBER PROPERTIES	
BASE RAIL	2 1/4" SQ. X 12GA TUBE
TRUSS CHORD	2¼" SQ. X 12GA TUBE
TRUSS WEB	2¼" SQ. X 12GA TUBE
END COLUMN POST	(2) 2 1/4" SQ. X 12GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2Ø" X 7" LG. TITEN HD SCREW ANCHOR (PER ESR 2713)

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DRAWING INDEX

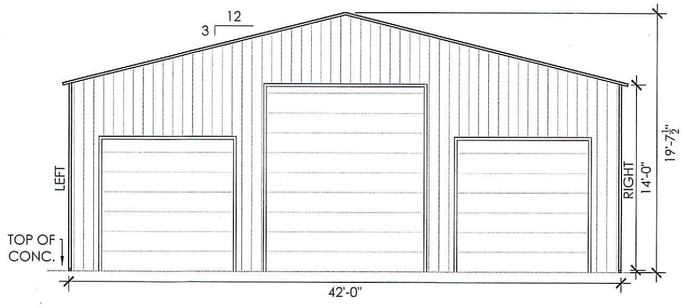
LIST OF SPECIAL INSPECTIONS

1.	STEEL CONSTRUCTION
1.1	STRUCTURAL STEEL MATERIALS
1.2	STRUCTURAL STEEL WELDING
1.3	STRUCTURAL STEEL FRAME JOINT DETAILS
2.	CONCRETE CONSTRUCTION
2.1	REINFORCING STEEL PLACEMENT
2.2	ON SITE CONCRETE TESTING
3.	POST INSTALLED ANCHOR BOLTS
3.1	ANCHOR BOLTS ARE TO BE INSPECTED AS PER ICC-ESR RECOMMENDATION

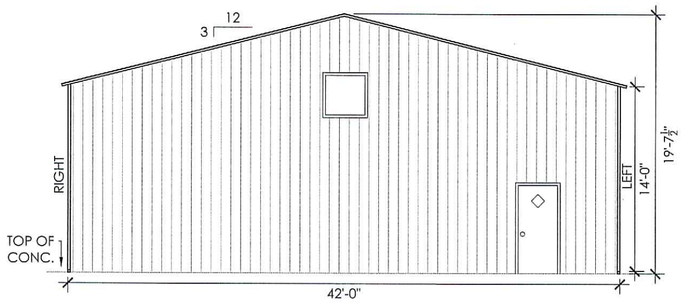
THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.

DESIGN NOTES

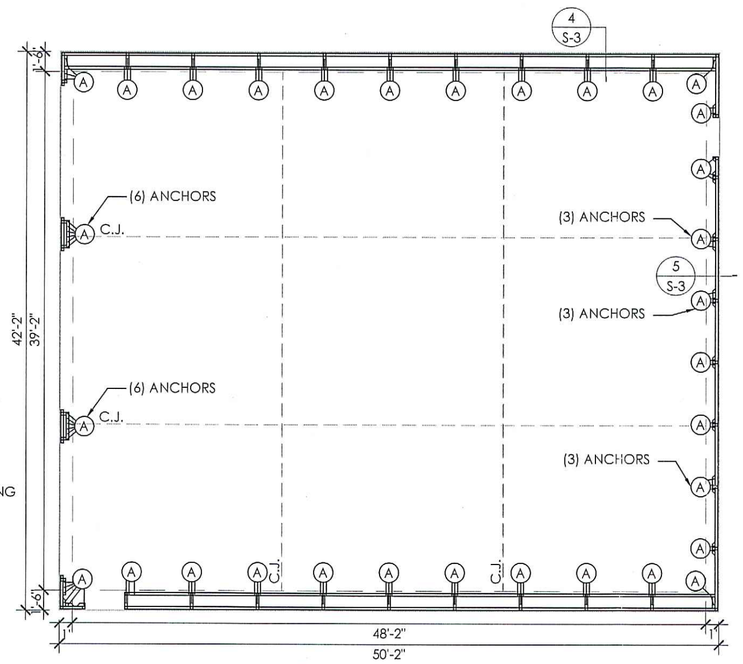
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF & WALL SHEATHING SHALL BE: CLASS A RATED 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80 KSI) OR EQ.
4. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).
5. ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



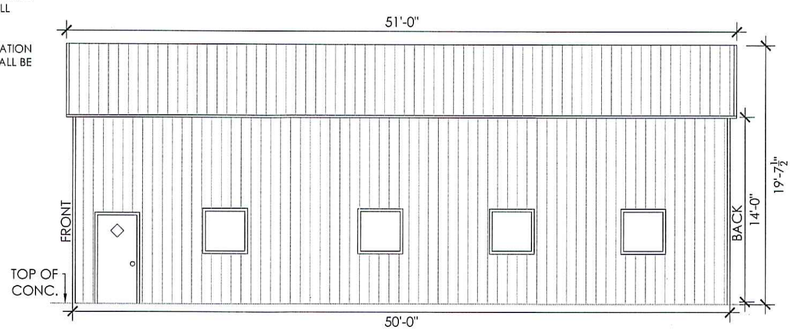
FRONT END WALL ELEVATION
SCALE: 1/8" : 1'



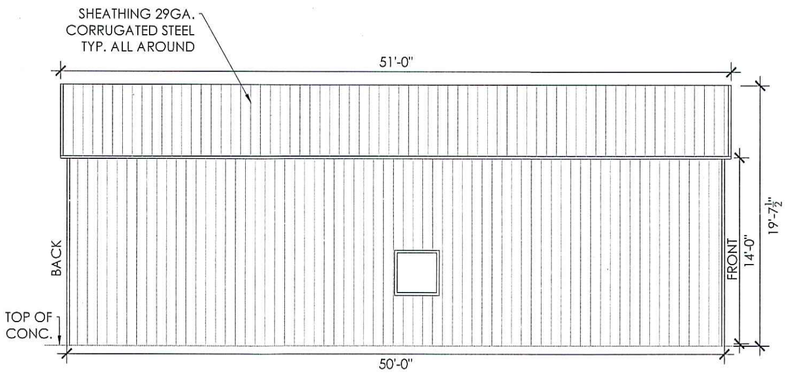
BACK END WALL ELEVATION
SCALE: 1/8" : 1'



FOUNDATION PLAN
SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

Exhibit D

DESIGNED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

MANUFACTURED BY:

ENTERPRISE STEEL CARPORTS
PO BOX 422
KERMAN, CA 93630
Phone: 559-715-1868

BUILDING INFORMATION

OWNER:

STEFAN KASSOVIC

LOCATION:

95 CREST DRIVE
WATSONVILLE , CA 95076

BUILDING INFORMATION

WIDTH:	LENGTH:	HEIGHT:
42'-0"	50'-0"	14'

DRAWING INFORMATION

PROJECT NO: 340-22-2206

SHEET TITLE:

COVER SHEET, ELEVATIONS, & FOUNDATION PLAN

DRAWN BY: A.F DATE: 07/28/2022

CHECKED BY: O.A. DATE: 07/28/2022

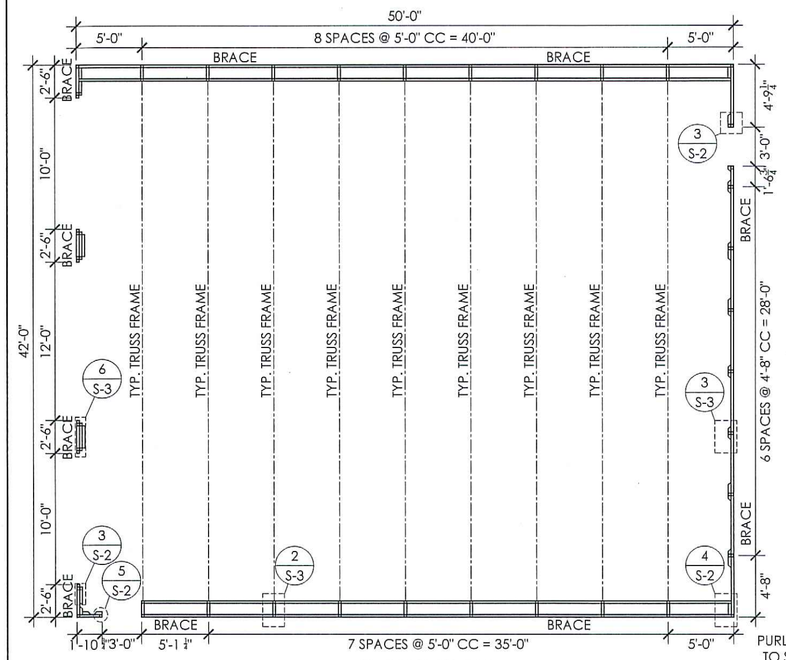
SHEET NO.: S-1 OF S-4

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRATION DATE: 12/31/2022

DATE SIGNED: JULY 27 2022



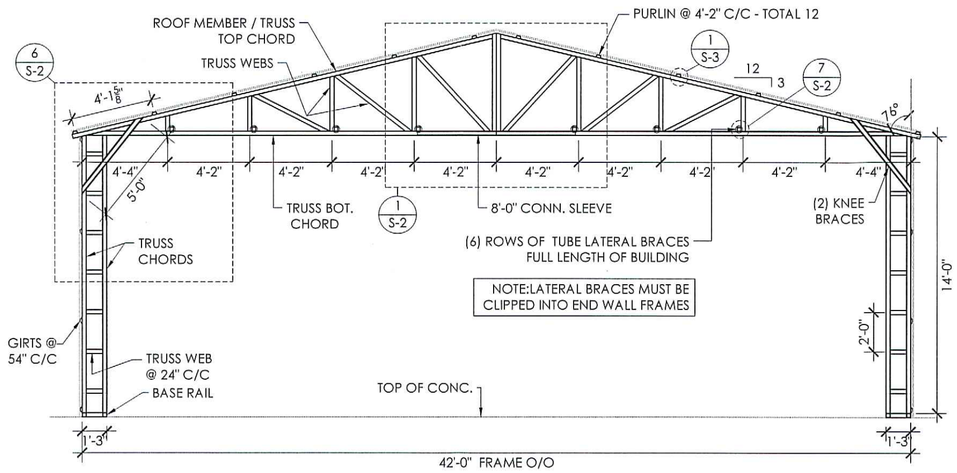
FLOOR PLAN

SCALE: 1/8" : 1'

MEMBER PROPERTIES	
TRUSS CHORD	2¼" SQ. X 12GA TUBE
TRUSS WEB	2¼" SQ. X 12GA TUBE
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE
BASE RAIL	2 1/4" SQ. X 12GA TUBE
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL
LATERAL BRACE	2 1/4" SQ. X 12GA TUBE
CONNECTOR SLEEVE	2" SQ. X 12GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
PURLINS	4" X 1" X 14GA HAT CHANNEL

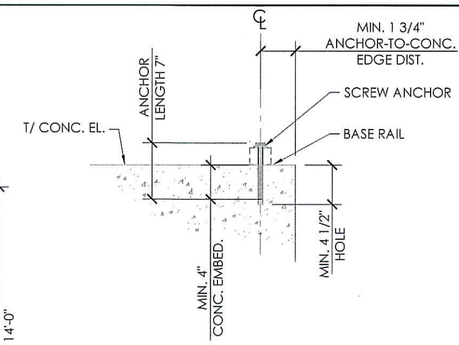
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

FASTENER TYPE: # 12x1" SELF-DRILL SCREWS
(ESR-2196) W/ NEOPRENE/STEEL WASHER



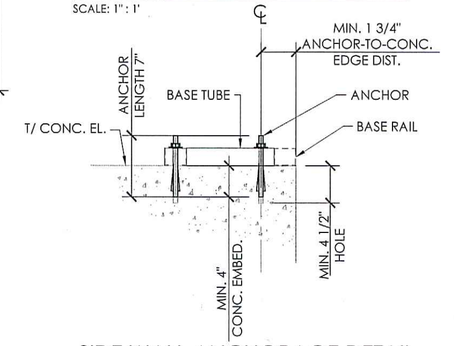
FRAME SECTION

SCALE: 3/16" : 1'



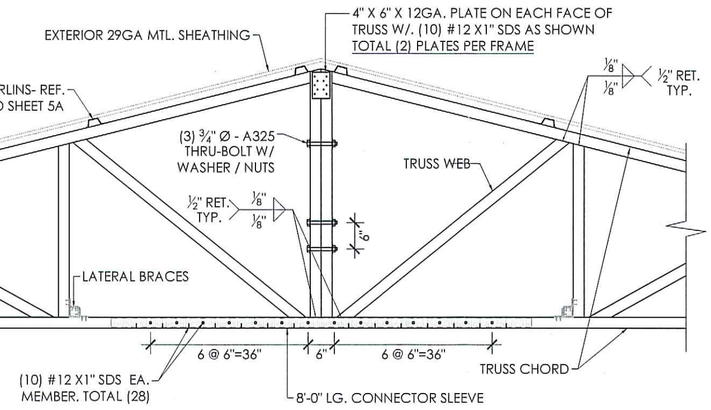
END WALL ANCHORAGE DETAIL

SCALE: 1" : 1'



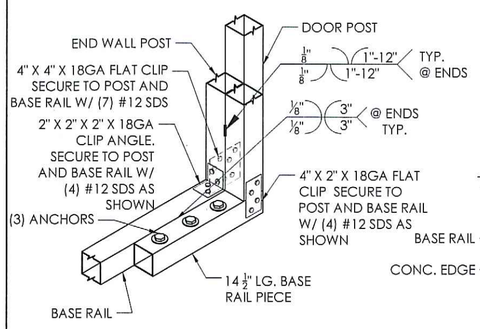
SIDE WALL ANCHORAGE DETAIL

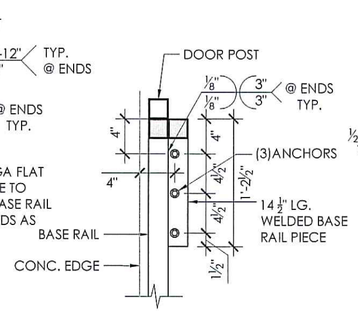
SCALE: 1" : 1'



1 PEAK BRACE DETAIL

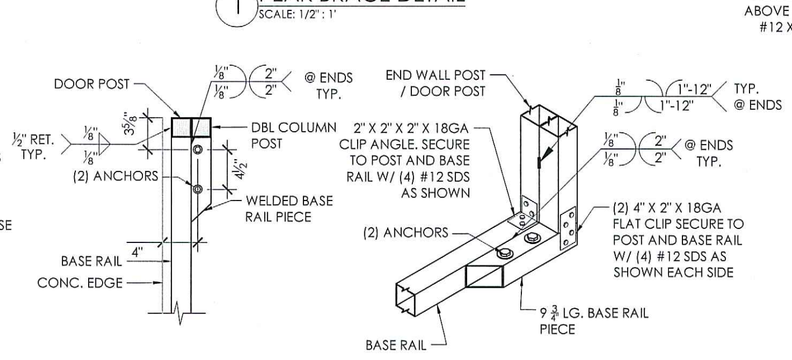
SCALE: 1/2" : 1'





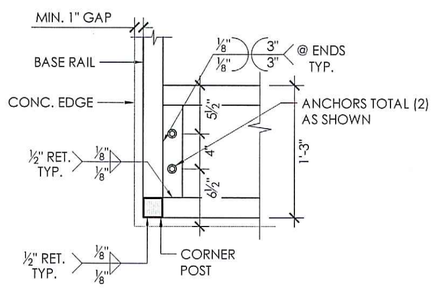
2 DBL DOOR BASE DETAIL

SCALE: 1" : 1'



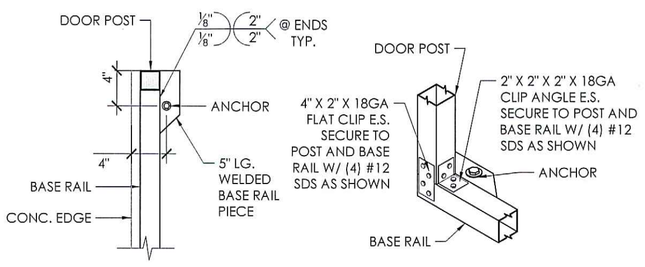
3 WALK IN DOOR POST

SCALE: 1" : 1'



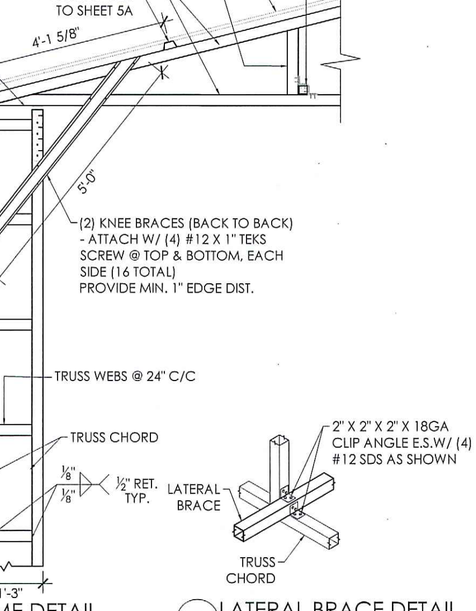
4 CORNER ANCHOR DETAIL

SCALE: 1" : 1'



5 WALK IN DOOR POST

SCALE: 1" : 1'

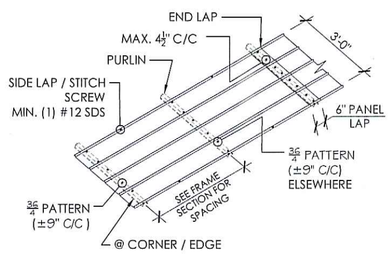


6 FRAME DETAIL

SCALE: 1/2" : 1'

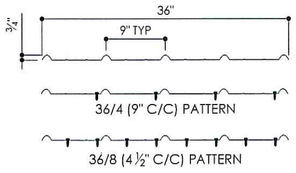
7 LATERAL BRACE DETAIL

SCALE: 1/2" : 1'



SHEATHING FASTENER PATTERN

SCALE: 3/16" : 1'



29GA. - 3/4" RIB - CORRUGATED SHEET

SCALE: ¾" : 1'

Exhibit D

DESIGNED BY:

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CIVIL • STRUCTURAL
6036 Renaissance Place • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

MANUFACTURED BY:

ENTERPRISE STEEL CARPORTS
PO BOX 422
KERMAN, CA 93630
Phone: 559-715-1868

BUILDING INFORMATION

OWNER:

STEFAN KASSOVIC

LOCATION:

95 CREST DRIVE
WATSONVILLE , CA 95076

BUILDING INFORMATION

WIDTH:	LENGTH:	HEIGHT:
42'-0"	50'-0"	14'

DRAWING INFORMATION

PROJECT NO: 340-22-2206

SHEET TITLE: FLOOR PLAN, FRAME SECTION & DETAILS

DRAWN BY: A.F DATE: 07/28/2022

CHECKED BY: O.A. DATE: 07/28/2022

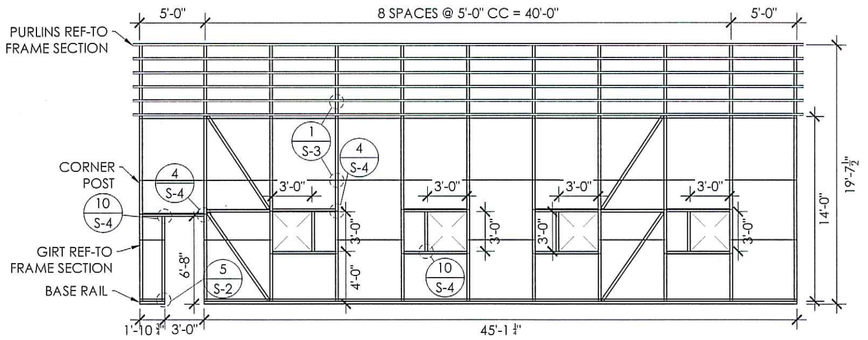
SHEET NO.: S-2 OF S-4

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

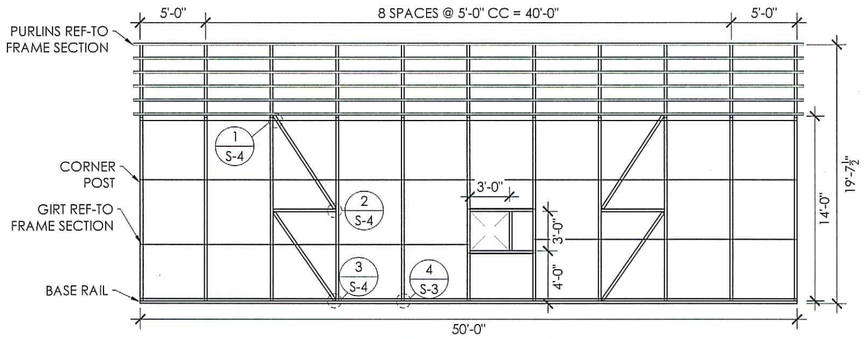
EXPIRATION DATE: 12/31/2022

DATE SIGNED: JULY 27 2022



RIGHT SIDE WALL FRAMING

SCALE: 1/8" : 1'



LEFT SIDE WALL FRAMING

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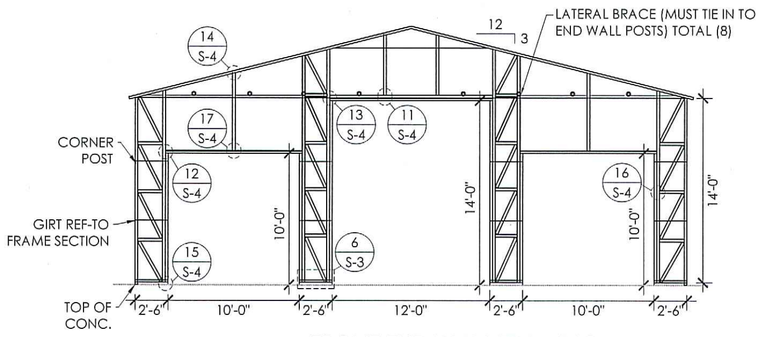

FRONT END WALL FRAMING

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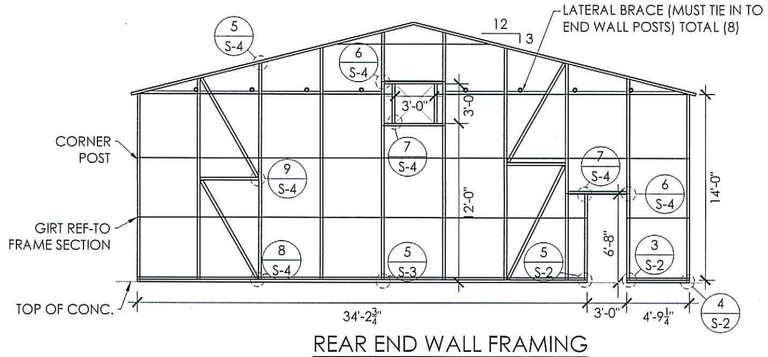
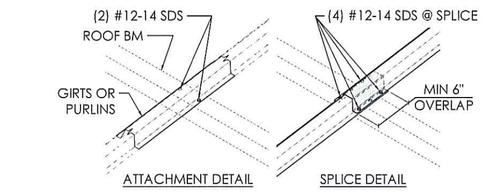


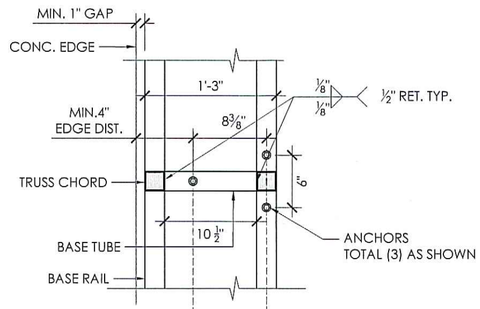
REAR END WALL FRAMING

SCALE: 1/8" : 1'



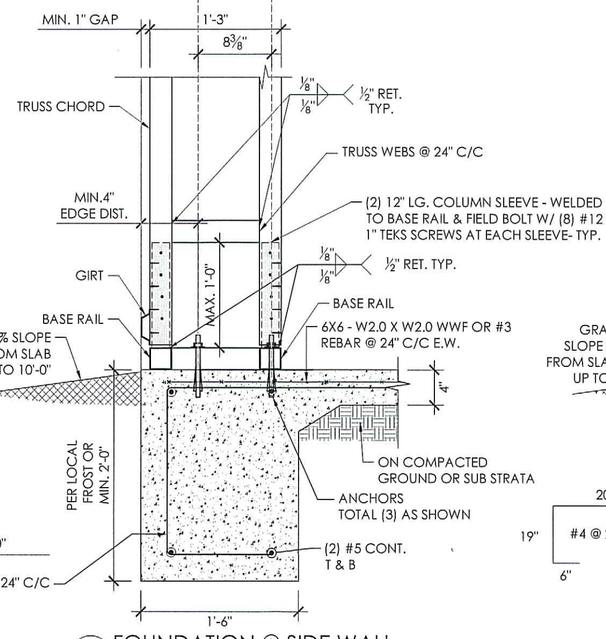
1 GIRT/PURLIN DETAIL

SCALE: 3/4" : 1'



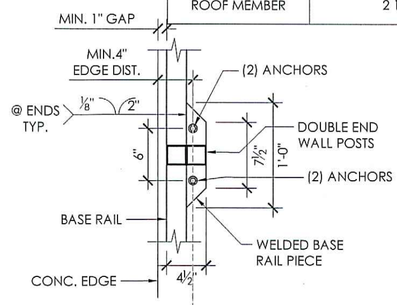
2 SIDE WALL BASE DETAIL

SCALE: 1" : 1'



4 FOUNDATION @ SIDE WALL

SCALE: 1" : 1'



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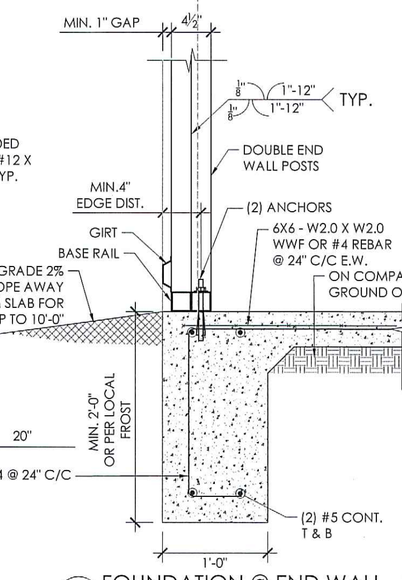
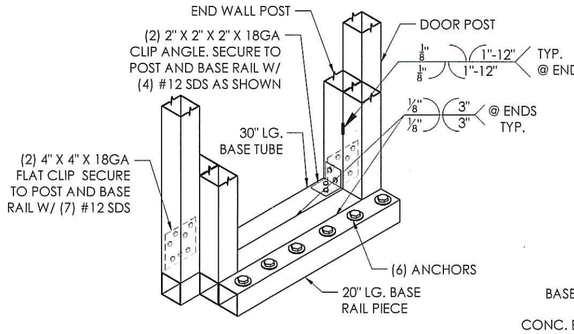
SCALE: 1" : 1'



5 FOUNDATION @ END WALL

SCALE: 1" : 1'



6 DBL DOOR BASE DETAIL

SCALE: 1" : 1'

MEMBER PROPERTIES	
CORNER POST	2 1/4" SQ. X 12GA TUBE
TRUSS CHORD	2½" SQ. X 12GA TUBE
TRUSS WEB	2¼" SQ. X 12GA TUBE
BASE RAIL	2 1/4" SQ. X 12GA TUBE
CONNECTOR SLEEVE	2" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
GIRTS	4" X 1" X 14GA HAT CHANNEL
ALL BRACES	2 1/4" SQ. X 12GA TUBE
END WALL POSTS	(2) 2 1/4" SQ. X 12GA TUBE - STITCH WELDED
DOOR POST	2 1/4" SQ. X 12GA TUBE
WINDOW POST	2 1/4" SQ. X 12GA TUBE
DOUBLE HEADER	(2) 2 1/4" SQ. X 12GA TUBE - STITCH WELDED
HEADER	2 1/4" SQ. X 12GA TUBE
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE

Exhibit D

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42'-0"	50'-0"	14'

DRAWING INFORMATION

PROJECT NO: 340-22-2206

SHEET TITLE:

SIDE WALL FRAMING, END WALL FRAMING & DETAILS

DRAWN BY: A.F DATE: 07/28/2022

CHECKED BY: O.A. DATE: 07/28/2022

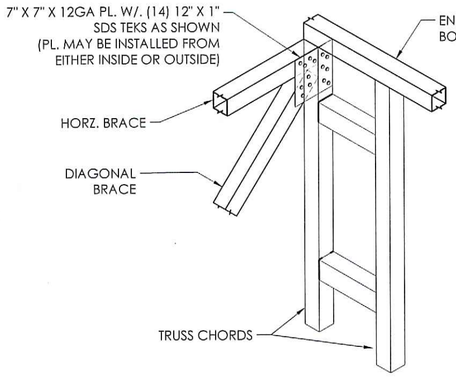
SHEET NO.: S-3 OF S-4

SEAL:

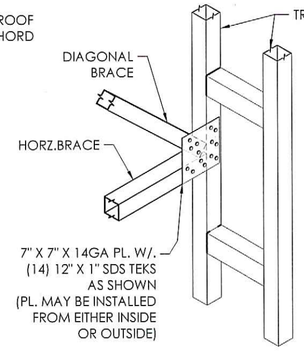
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRATION DATE: 12/31/2022

DATE SIGNED: JULY 27 2022



1 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



2 LATTICE BRACE DETAIL
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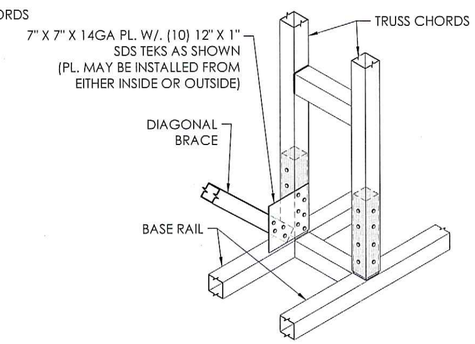

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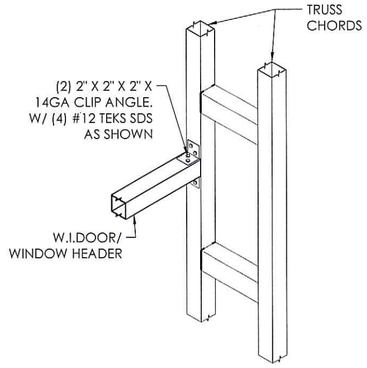
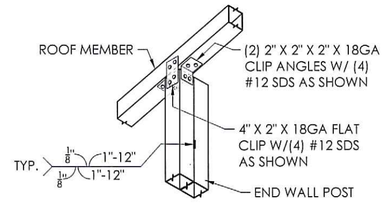
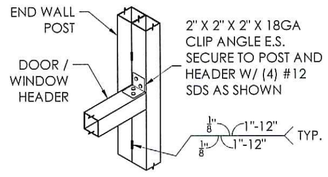


4 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



5 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



6 WINDOW/DOOR DETAIL
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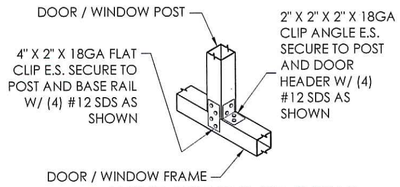
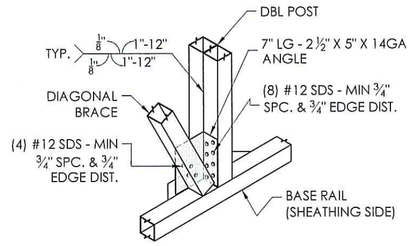
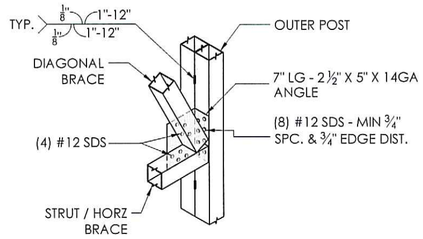


7 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



8 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



9 LATTICE BRACE DETAIL
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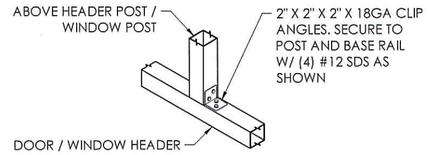
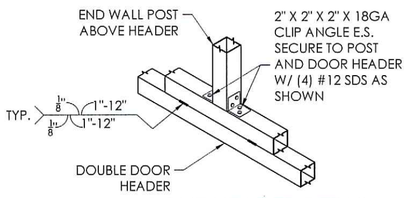
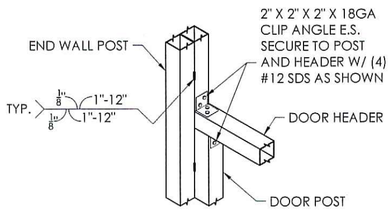


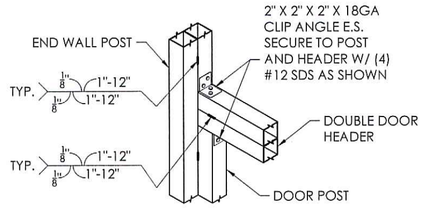
10 WINDOW HEADER DETAIL
SCALE: 3/4" : 1'



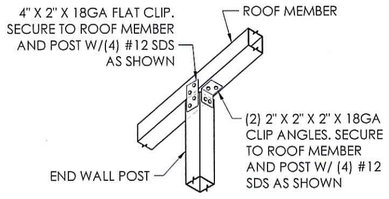
11 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



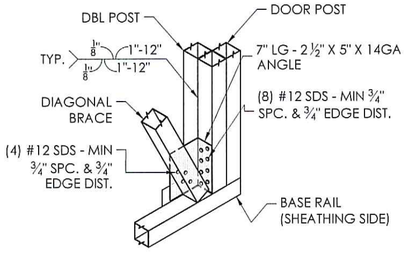
12 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



13 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



14 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



15 LATTICE BRACE DETAIL
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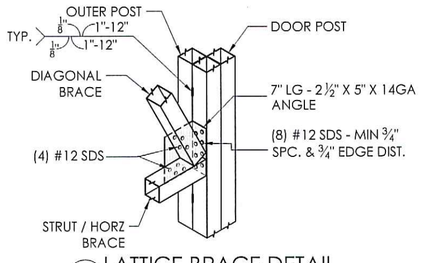

16 LATTICE BRACE DETAIL
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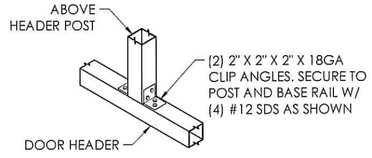

17 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'

Exhibit D

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DRAWING INFORMATION

PROJECT NO: 340-22-2206

SHEET TITLE:

FRAMING DETAILS

DRAWN BY: A.F DATE: 07/28/2022

CHECKED BY: O.A. DATE: 07/28/2022

SHEET NO.: S-4 OF S-4

SEAL:

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DATE SIGNED: JULY 27 2022

Anthony Duttle, MS, MBA
Steven Morrison, Ph.D.
Gary W. Osteen, CPAg
Dale W. Rush, Ph.D.
Albert A. Stoddard III, Ph.D.

RUSH & DUTTLE CONSULTING

AN ASSOCIATION OF AGRICULTURAL CONSULTANTS

California Location
28951 Falcon Ridge Road
Salinas, California 93908
Office: (831) 484-4834
Email: ADuttle@ymail.com

December 14, 2022

File No. 22054.01

Stefan and Laura Kassovic
95 Crest Drive
La Selva Beach, California 95076

Re: Review of the agricultural potential of land within APN 046 251 02, currently identified as the Kassovic property with approximate address; 95 Crest Drive, La Selva Beach, CA.

At the request of Mrs. Kassovic, and in accordance of requirements of the Santa Cruz County administrative codes, an Agricultural Viability Assessment of the condition, and status of land within APN 046-251-02 was undertaken. The subject parcel is designated as "Commercial Agriculture (CA)", located generally west of San Andreas Road and west of the City of Watsonville, CA (Exhibit 1). This report will review the soils, historic uses, topography, current status, and appropriateness of the subject APN, for "Commercial Agriculture" use, considering the proposed addition of a barn as generally illustrated in Exhibit 2.

Qualifications

Dale W. Rush

I am an agricultural consultant and have resided in Monterey County since 1994. As a part of my normal work, I evaluate agriculture-related issues including losses or damage to crops, and/or associated property, and changes in land use. In addition, I have evaluated properties in the region including Monterey and Santa Cruz Counties with respect to agricultural land suitability studies and comparative land uses, where agricultural, commercial, residential and other alternate uses were considered under requests to local planning commissions, departments and review boards, and submitted analyses on behalf of various clients. I also provide expert witness services in hearings and litigation. I have a Bachelor's degree in Environmental Biology, a Master's degree in Soil Science, a Doctorate degree in Soil Science from the University of California, more than 40 years of national, regional and local professional and field experience. I am a nationally and regionally certified Professional Agronomist, Soil Scientist, and Crop Advisor (ARCPACS combined certification No. 04904), and California licensed Pest Control Adviser.

Anthony E. Duttle

I am an agricultural consultant and have resided in Monterey County for several years, where I currently reside. As a part of my normal work, I evaluate agriculture-related issues including losses or damage to crops, and/or associated property, and changes in land use. In addition, my firm evaluates properties in the region including Monterey and Santa Cruz Counties with respect to agricultural land suitability studies and comparative land uses, where agricultural, commercial, residential and other alternate uses are considered under requests to local planning commissions, departments review boards, and submitted analyses on behalf of various clients. I also provide expert witness services in hearings and litigation. I have a Bachelor's degree in Agricultural Biology, a Master's of Science degree in Agricultural Biology, a Masters of Business Administration from the University of California, and more than 30 years of national, regional,

Exhibit E

local, professional and field experience. I am a nationally and regionally Certified Crop Advisor, and California licensed Pest Control Adviser.

Background

The subject parcel is located generally south of Crest Drive, approximately 1.7 miles south and west of Highway 1, and northeast of Watsonville, CA, within an approximately 250 acre "pocket" of scattered residences (Exhibit 3). It is near the center of several similarly shaped and sized parcels of individual residences apparently developed within and consistent with the Santa Cruz County Planning Department description: Zone District "RA" Residential Agriculture, with allowed uses to include: ***"One single-family dwelling, one second dwelling unit, home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities open space and recreational uses."*** (Exhibit 4).

The surrounding regional land uses include traditional row and truck crops to the southeast and southwest, greenhouses to the north and west, variably sized small open blocks of land, and clustered residences to the immediate south, east, west, and northwest. There are wildlife refuges approximately 1/3 mile to the northeast, and Manresa Upland State Beach and Campground, approximately 1/2 mile to the northwest (Ref. Exhibit 3).

The parcel is reported and appears to be a long rectangle consisting of 5.02 acres, extending approximately 6 times its width to the southeast from the frontal boundary on Crest Drive (Exhibit 5). The lay of the land is such that the house is positioned slightly to the south of the center and at the highest point of the parcel, sloping to the southern rear boundary and variably downward-sloped to the northwest to Crest Drive with a natural mid-slope terrace (Exhibit 6). There is currently a paved, permanent access road located on the west side of the property from Crest Drive to the house and separate garage near the center of the parcel. The leach field for the residential septic system is reported to extend northwest under the driveway and partially down the shallow slope. The house, garage, existing driveway, and immediate surrounding landscaping currently occupy approximately 0.94 acres or 18.7 percent of the entire parcel.

The bordering properties include commercial and apparently derelict greenhouses, and open cultivated land to the north, which is now at least partially inactive, but with active farming activities observed as recently as 2021 (Exhibit 7). The south, east and west borders the parcel are include various-sized residential parcels from less than an acre to a few acres, often in long and narrow rectangular property boundaries with small scale livestock, greenhouses, and agricultural and ornamental activities being observed. (Ref. Exhibit 3).

Historical images of the subject parcel revealed no evidence of ever being used for commercial agricultural activities prior to the turn of the century, or earlier (Exhibit 8). However, the parcel contains diverse landscaping including a wide range of fruit, nut, berry and ornamental species in the center and southern portions of the parcel. These plantings demonstrate the parcels potential to support a diverse combination of perennial ornamental and horticultural plant species, with the various currently produced fruits and nuts primarily for landowner consumption.

There were no domestic or agricultural wells reported or observed on the parcel, with domestic water currently provided by San Andreas Mutual Water Company (SAMWAC). It is important to

note that while San Andreas Mutual Water Company can provide water for various ornamental and horticultural uses, the volume provided to each parcel is limited. These limits restrict intensive annual agricultural production on each lot, since the water company's primary charter is to meet the domestic needs of the community, with agricultural uses being subsequent to and limited in times of peak demand. Furthermore, the parcel resides in a coastal management zone and the aquifers in these zones are subject to overdraft resulting in saltwater intrusion. In this zone, groundwater extractions from existing wells are carefully monitored, and proposed well permits are intensely scrutinized and limited accordingly.

United Stated Department of Agriculture Soil Survey

The USDA NRCS Soil Survey Report provides relevant information on the subject parcel (Exhibit 9). Soils on the parcel are composed of 25.4% Baywood loamy sand with slopes of 2 to 15 percent (Prime Farmland if irrigated), 68.4% Baywood loamy sand, with slopes of 15 to 30 percent (Not Prime Farmland) and 6.2% Elder sandy loam, with slopes of 9 to 15 percent (Not Prime Farmland).

From a soils perspective, if properly managed to control erosion, areas within the subject parcel are moderately suitable for various agricultural pursuits. These include animal husbandry, hoop/greenhouse culture, the growing of annual and permanent crops such as fruit and vegetables, trees, vines, bush/cane berries, and ornamentals, but on a much-reduced scale as compared with nearby and regional, large, conventional-sized farms.

Since the parcel does not currently have an on-site well source of irrigation water, the potential for irrigated crop production is significantly limited, The NRCS Land Capability Classification is most appropriately described as "non-irrigated" with 93.8% of the parcel having a Non-Irrigated Capability Classification of 4e. The "4e" classification indicates the main hazard is the risk of erosion, unless appropriate plant cover is maintained. Additionally, the survey listed choice of potential crop plants is severely limited, requiring careful management and consideration in the orientation, tillage practices, cultivation or livestock husbandry conducted on the parcel, even assuming an available irrigation source.

Proposed structures

The proposed modification as understood (ref. Exhibit 2), is to construct a barn 230 feet northwest of the existing house in a portion of the parcel with a natural terrace in the north-facing slope, to support activities associated with existing horticultural and ornamental vegetation, and general maintenance on the parcel. Base measurements of the proposed barn are 42 feet by 50 feet with a gravel driveway measuring 36 feet by 36 feet connecting the existing driveway and barn. The proposed barn and driveway would have a combined area of 3,396 square feet, or 1.9% of the agriculturally viable portion of the parcel. The proposed location would not interfere with the viability of horticultural or ornamental plant propagation on the remaining open land.

Summary and opinions

The subject parcel has not been productively farmed for at least several decades, if ever. It is mostly surrounded by similarly sized, small, residential lots with many of the surrounding parcels containing gardens, greenhouses, animal paddocks, etc. that are completely compatible and consistent with the reported intent of the property owners, and would otherwise be classified as residential agriculture.

As proposed, the location of the barn requires a minimum of grading, which is preferable to other portions of the property where extensive grade work and/or removal of established permanent vegetation would be required, thereby affecting the already limited agricultural viability of the parcel. Additionally, the proposed location would not disturb the leach field for the existing septic system, while maintaining two relatively large areas of approximately one third of the lot each at the front and rear of the parcel for existing and future horticultural and/or ornamental vegetation utilization.

The proposed barn represents less than 2% of the agriculturally viable portion of the parcel and would provide a secure, aesthetically proper environment for agricultural equipment storage and maintenance, and additional general storage of production supplies. Establishment of the structure would be preferable and superior to the alternative of perpetually unproductive, minimally maintained, idled, erodible land, and beneficial to both the owners and the surrounding community.

Anthony Duttle, MS, MBA, CCA, PCA

Dale W. Rush, PhD, CPAg/SSc, CCA, PCA, QAL

Attachments: Exhibits 1-9

22054.01 Stefan and Laura Kassovic, Agricultural Viability Assessment, APN 046-251-02

Exhibit 1
General location

Rush & Duttle Consulting

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET, SITE PLAN, ENLARGED PARTIAL SITE PLAN WITH EXISTING CONTOURS
2	SITE PLAN WITH EXISTING BUILDINGS AND ON-SITE WATER PROVISION
3	PROPOSED SITE PLAN

ABBREVIATIONS

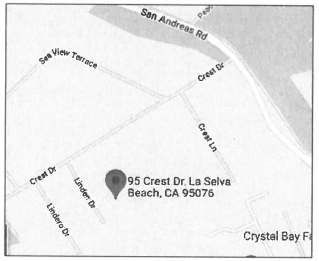
& AND	FOF FACE OF FIN	R RISER
∠ ANGLE	FOS FACE OF STUDS	RAD RADIUS
@ AT	FPRF FIREPROOF	REINF REINFORCED
℄ CENTERLINE	FTG FOOTING	REQ REQUIRED
Ø DIA OR ROUND	FURR FURRING	RESIL RESILIENT
⊥ PERPENDICULAR	FUT FUTURE	RO ROUGH OPENING
# POUND OR NO.		RWD REDWOOD
	GA GAUGE	
ACOUS ACOUSTICAL	GALV GALVENIZED	SC SOLID CORE
ADJ ADJUSTABLE	GENL GENERAL	SCD SEAT COVER DISP.
AFF ABOVE FINISHED FLOOR	GL GLASS	SD SOAP DISPENSER
AL ALUMINUM	GR GRADE	SHT SHEET
APX APPROXIMATE	GYP GYPSUM	SIM SIMILAR
ARCH ARCHITECT		SND SANITARY NAPKIN DISP.
	HC HOLLOW CORE	SPEC SPECIFICATION
BD BOARD	HBD HARDBOARD	(S) STL STAINLESS STEEL
BOT BOTTOM	HWD HARDWOOD	SSK SERVICE SINK
	HDW HARDWARE	STD STANDARD
CAB CABINET	HOR HORIZONTAL	SUSP SUSPENDED
CPT CARPET	HGT HEIGHT	SURF SURFACE
CEM CEMENT		SH SURFACE MOUNTED
CER CERAMIC	ID INSIDE DIAMETER	SW SWITCH
CI CAST IRON	INSUL INSULATION	SWBD SWITCH BOARD
CLG CEILING	INT INTERIOR	SYM SYMMETRICAL
CLKG CAULKING		
CKT CIRCUIT	JT JOINT	T TREAD
CLR CLEAR		TB TOWEL BAR
CONC CONCRETE	LAM LAMINATE	TC TERMINAL CAN
C CONDUIT	LAV LAVATORY	TEL TELEPHONE
CO CONDUIT ONLY	LT LIGHT	T&G TONGUE AND GROOVE
CONST CONSTRUCTION	MCWD MARINA COAST WATER DISTRICT	THK THICK
CONT CONTINUOUS	MECH MECHANICAL	TPD TOILET PAPER DISP.
CONTR CONTRACTOR	MEMB MEMBRANE	TV TELEVISION
CTR CENTER	MC MEDICINE CABINET	TYP TYPICAL
	MTL METAL	
DET DETAIL	MIR MIRROR	UNF UNFINISHED
DIA DIAMETER	MNT MOUNT	UON UNLESS OTHERWISE NOTED
DIM DIMENSION	MTD MOUNTED	UR URINAL
DISC DISCONNECT		
DR DOOR	NIC NOT IN CONTRACT	VERT VERTICAL
DBL DOUBLE	NOM NOMINAL	
DN DOWN	NTS NOT TO SCALE	WDW WINDOW
DWG DRAWING		W/ WITH
	OBS OBSCURE	WC WATER CLOSET
EA EACH	OC ON CENTER	WD WOOD
EL ELEVATION	OD OUTSIDE DIAMETER	WH WATER HEATER
ELEC ELECTRICAL	OPNG OPENING	W/O WITHOUT
EMER EMERGENCY	OPP OPPOSITE	WP WATERPROOF
ENCL ENCLOSURE		WR WATER RESISTANT
EQ EQUAL	PRCST PRECAST	WGT WEIGHT
EQPT EQUIPMENT	PL PLATE	
(E) EXISTING	P PLASTIC	
EXPO EXPOSED	PLAS PLASTER	
EXP EXPANSION	PLYWD PLYWOOD	
EXT EXTERIOR	PR PAIR	
FDN FOUNDATION	PNT PAINT	
FIN FINISH	PTD PAPER TOWEL DISP.	
FIX FIXTURE	PTN PARTITION	
FL FLOOR		
FLASH FLASHING	QT QUARRY TILE	
FLOUR FLOURESCENT		
FOC FACE OF CONCRETE		

SYMBOLS

ROOM NUMBER
DOOR NUMBER
WINDOW MARK
DETAIL REFERENCE
ITEM - SHEET
ITEM SHEET
PROPERTY LINE
BORROW LITE
ITEM NUMBER SHEET NUMBER
EXISTING SPOT GRADE
NEW SPOT GRADE
WALL SECTION
EXISTING CONTOUR
ROOM OR CABINET ELEVATION
NEW CONTOUR
EXTERIOR ELEVATION
FLOOR DRAIN
W.C. WATER CLOSET

EARTH IN SECTION
GRANULAR FILL
SAND
ASPHALT
CONCRETE PAVING
CONCRETE IN SECTION
CONCRETE BLOCK
BATT INSULATION
CONTINUOUS WOOD FRAMING
FINISH WOOD
WOOD SHEATHING (PLYWOOD OR SIMILAR)
RIGID INSULATION
STEEL
GYPSUM BOARD
CEMENT PLASTER
CERAMIC TILE
ACOUSTIC TILE OR PARTICLE BOARD AS NOTED
GLASS IN SECTION

VICINITY MAP



PERTINENT DATA

ZONING:
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3

EXISTING LOT SIZE: 5.016 ACRES
Existing House – 1196 SF
New Barn – 2100 SF

GRADING:
THE GRADING VOLUME WILL BE (+/- 68 CY), GRADING/EARTHMOVING TO GET THE PAD FLAT (+/- 50 CY) AND TO INSTALL THE AGGREGATE BASE UNDER THE SLAB (+/- 36 CY). ALL EXCESS SOIL WILL STAY ON PROPERTY

SCOPE OF WORK:
CONSTRUCT NEW 2100 SF METAL BARN

Overall Site Plan
1"=100'

Enlarged partial (E) Site Plan with 2' contours
1"=40'

REVISION DATE	KEY

DRAWING DATE: 6-28-22

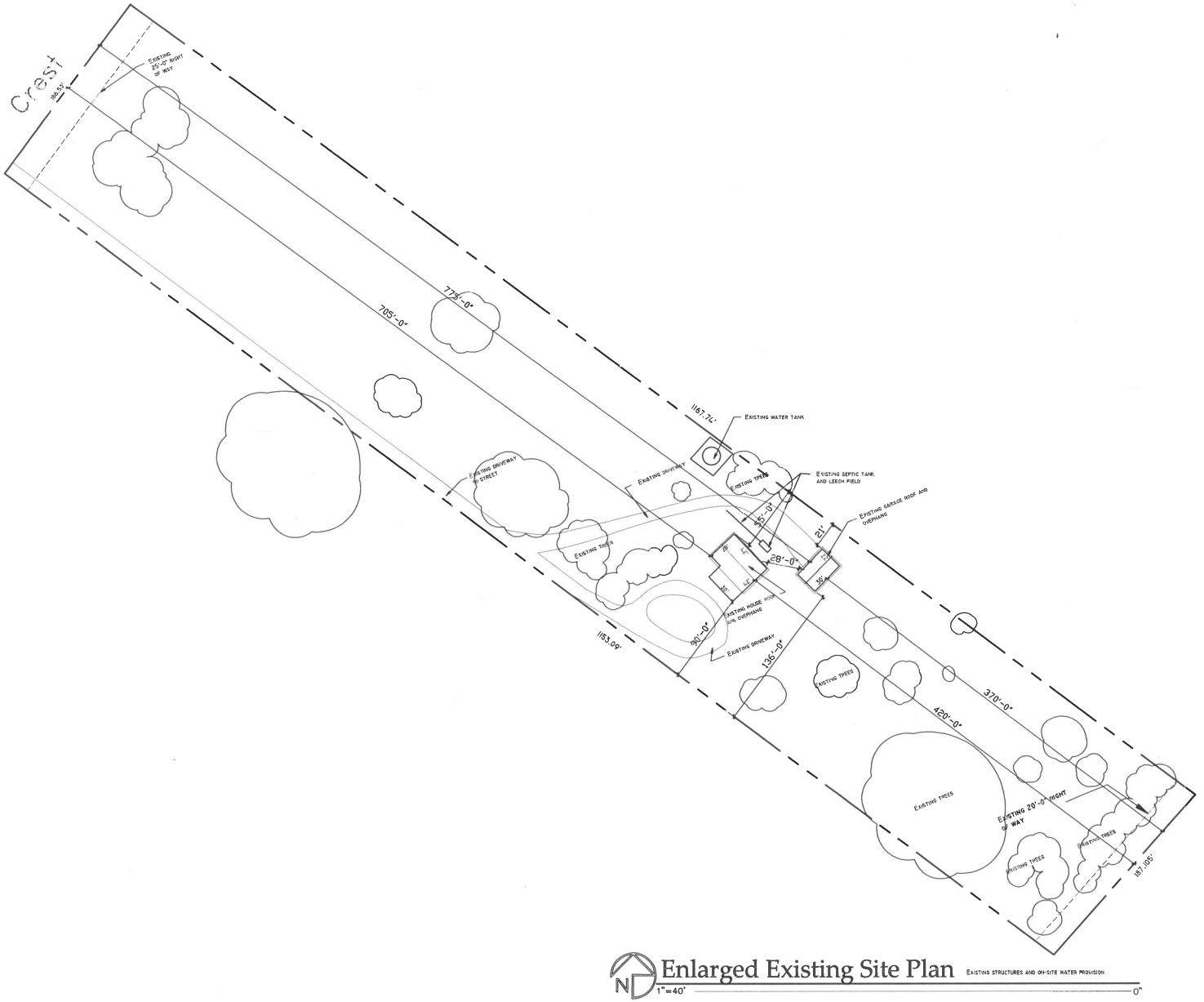
JAMES "JIM" VOCELKA ARCHITECT
Ability ENGINEERS INC.

SHEET TITLE
Site Plan
Vicinity Map
Pertinent Data
Sheet Index

PROJECT
Site Plan For:
Laura Kassovic
95 Crest Rd.
Watsonville, CA
A.P. # 046-251-02 PHONE: (408)-406-9149

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 1 OF 3 SHEETS

E:\AV\95 crest drive site plan watsonville\sht1.DWG



Enlarged Existing Site Plan

EXISTING STRUCTURES AND ON-SITE WATER PROVISION

1"=40' 0"

REVISION DATE	KEY

DRAWING DATE: 6-28-22

JAMES "JIM" VOCELKA
ARCHITECT
P.O. BOX 1567
SALINAS, CALIFORNIA 93902
PHONE: 831-663-0644
FAX: 831-663-0650
LICENSE NUMBER: C-19936

Ability Ventures Inc.

SHEET TITLE
Site Plan
Existing structures and on-site water provision
–

PROJECT
Site Plan For:
Laura Kassovic
95 Crest Rd
Watsonville, CA
A.P. #046-251-02 PHONE:(408)-406-9149

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 2
OF 3 SHEETS

E:\AV\95 crest drive site plan watsonville\sht2.DWG

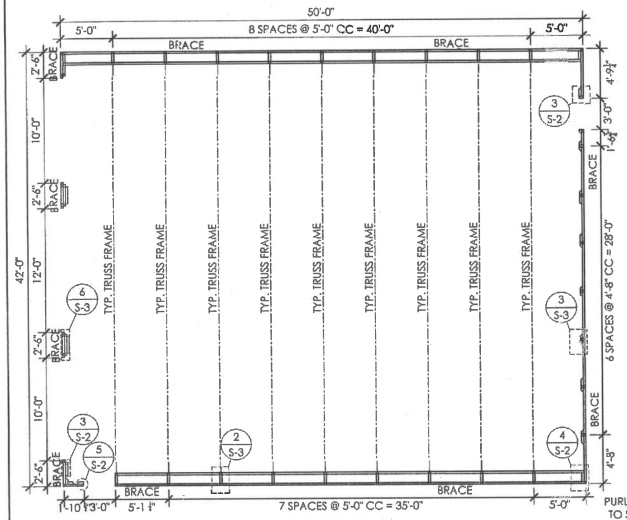
E:\AV\95 crest drive site plan watsonville\sht3.DWG

Proposed Site Plan

1"=40'

0"

PROJECT	Site Plan For: Laura Kassovic, 95 Crest Rd., Watsonville, CA, A.P. # 046-251-02 PHONE: (408)-406-9149
SHEET TITLE	Proposed Site Plan
	JAMES "JIM" VOCELKA ARCHITECT, 19020 KAREN DR., SALINAS, CALIFORNIA 93907, PHONE: 831-663-6644, FAX: 831-663-6640, LICENSE NUMBER: C-19956
	Ability Ventures Inc.
DRAWING DATE:	6-28-22
REVISION DATE / KEY	
SCALE	AS NOTED
DRAWN	CADD
JOB	-
SHEET	3 OF 3 SHEETS



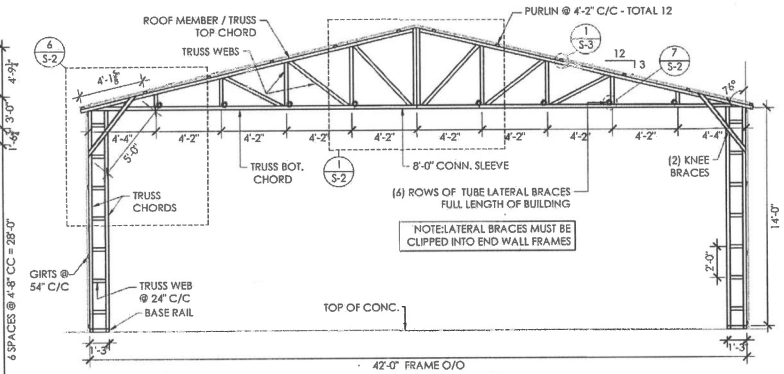
FLOOR PLAN

SCALE: 1/8" : 1'

MEMBER PROPERTIES	
TRUSS CHORD	2½" SQ. X 12GA TUBE
TRUSS WEB	2½" SQ. X 12GA TUBE
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE
BASE RAIL	2 1/4" SQ. X 12GA TUBE
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL
LATERAL BRACE	2 1/4" SQ. X 12GA TUBE
CONNECTOR SLEEVE	2" SQ. X 12GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
PURLINS	4" X 1" X 14GA HAT CHANNEL

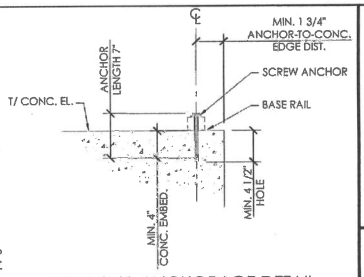
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

FASTENER TYPE: # 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER



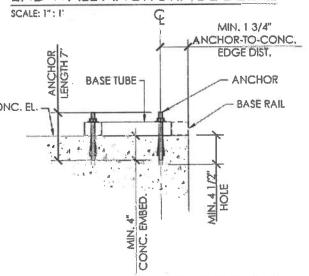
FRAME SECTION

SCALE: 3/16" : 1'



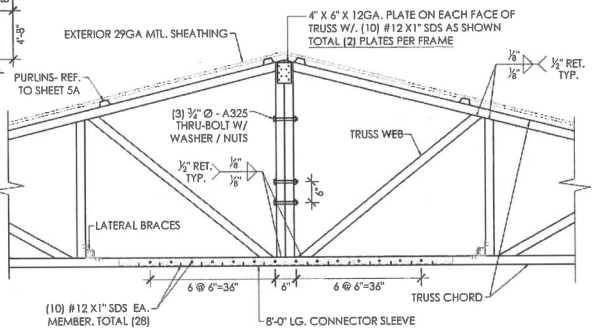
END WALL ANCHORAGE DETAIL

SCALE: 1" : 1'



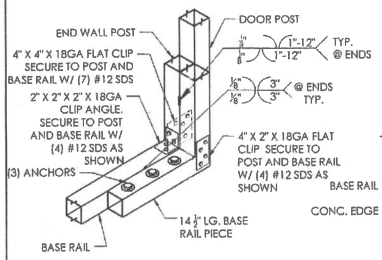
SIDE WALL ANCHORAGE DETAIL

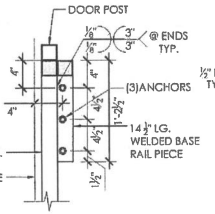
SCALE: 1" : 1'



1 PEAK BRACE DETAIL

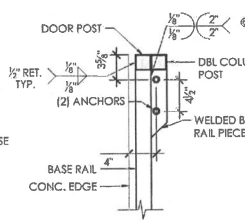
SCALE: 1/2" : 1'

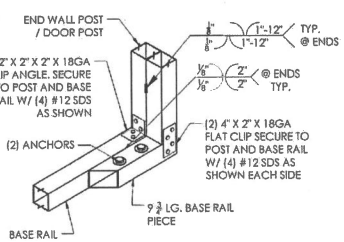




2 DBL DOOR BASE DETAIL

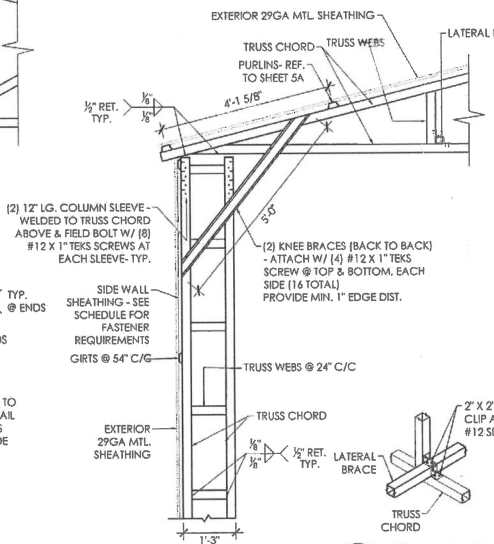
SCALE: 1" : 1'





3 WALK IN DOOR POST

SCALE: 1" : 1'

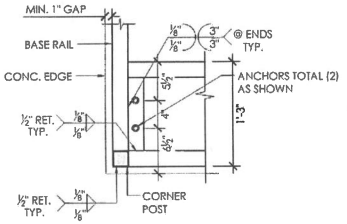


6 FRAME DETAIL

SCALE: 1/2" : 1'

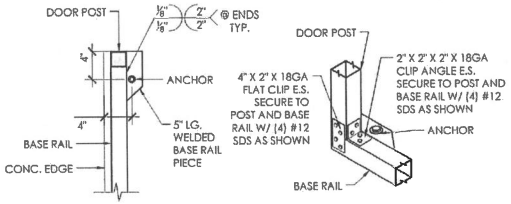
7 LATERAL BRACE DETAIL

SCALE: 1/2" : 1'



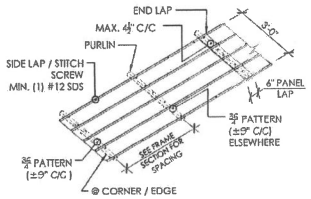
4 CORNER ANCHOR DETAIL

SCALE: 1" : 1'



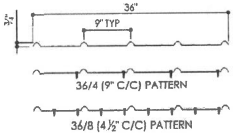
5 WALK IN DOOR POST

SCALE: 1" : 1'



SHEATHING FASTENER PATTERN

SCALE: 3/16" : 1'



29GA. - 3/4" RIB - CORRUGATED SHEET

SCALE: 3/4" : 1'

DESIGNED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6006 Renaissance Place • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0355
www.aa-engineers.com

MANUFACTURED BY:

ENTERPRISE STEEL CARPORTS
PO BOX 422
KERMAN, CA 93630
Phone: 559-715-1868

LEGAL INFORMATION

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BUILDING INFORMATION

OWNER:
STEFAN KASSOVIC

LOCATION:
95 CREST DRIVE
WATSONVILLE , CA 95076

33

BUILDING INFORMATION

WIDTH:	LENGTH:	HEIGHT:
42'-0"	50'-0"	14'

DRAWING INFORMATION

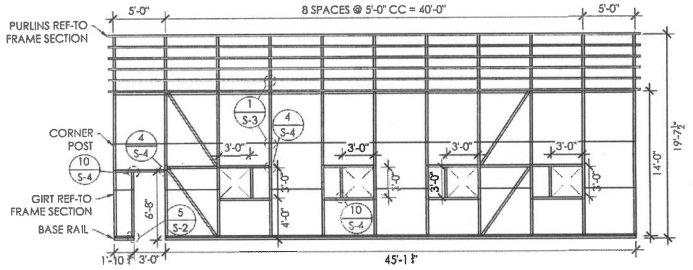
PROJECT NO: 340-22-2206
SHEET TITLE: FLOOR PLAN, FRAME SECTION & DETAILS
DRAWN BY: A.F DATE: 07/28/2022
CHECKED BY: O.A. DATE: 07/28/2022
SHEET NO.: S-2 OF S-4

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

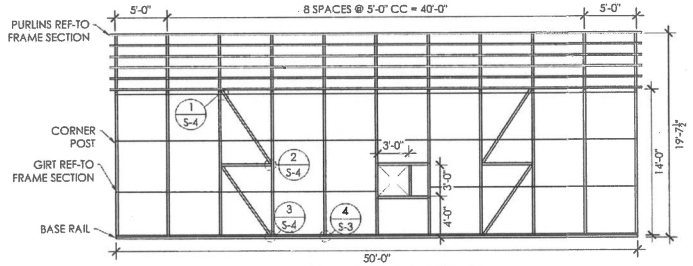
EXPIRATION DATE: 12/31/2022

DATE SIGNED: JULY 27 2022



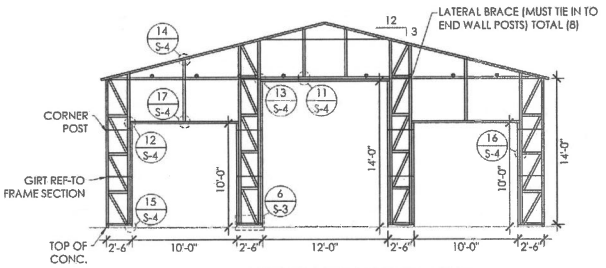
RIGHT SIDE WALL FRAMING

SCALE: 1/8" : 1'



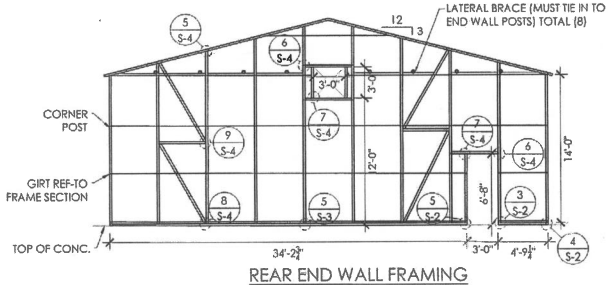
LEFT SIDE WALL FRAMING

SCALE: 1/8" : 1'



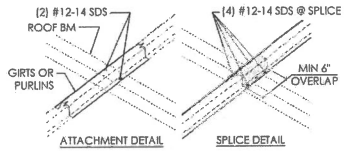
FRONT END WALL FRAMING

SCALE: 1/8" : 1'



REAR END WALL FRAMING

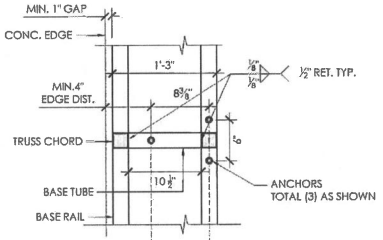
SCALE: 1/8" : 1'



1 GIRT/PURLIN DETAIL

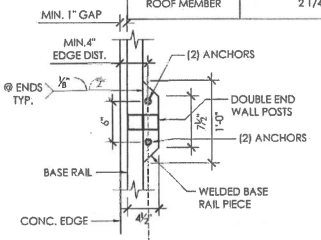
SCALE: 3/4" : 1'

MEMBER PROPERTIES	
CORNER POST	2 1/4" SQ. X 12GA TUBE
TRUSS CHORD	2½" SQ. X 12GA TUBE
TRUSS WEB	2 ¼" SQ. X 12GA TUBE
BASE RAIL	2 1/4" SQ. X 12GA TUBE
CONNECTOR SLEEVE	2" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
GIRTS	4" X 1" X 14GA HAT CHANNEL
ALL BRACES	2 1/4" SQ. X 12GA TUBE
END WALL POSTS	(2) 2 1/4" SQ. X 12GA TUBE - STITCH WELDED
DOOR POST	2 1/4" SQ. X 12GA TUBE
WINDOW POST	2 1/4" SQ. X 12GA TUBE
DOUBLE HEADER	(2) 2 1/4" SQ. X 12GA TUBE - STITCH WELDED
HEADER	2 1/4" SQ. X 12GA TUBE
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE



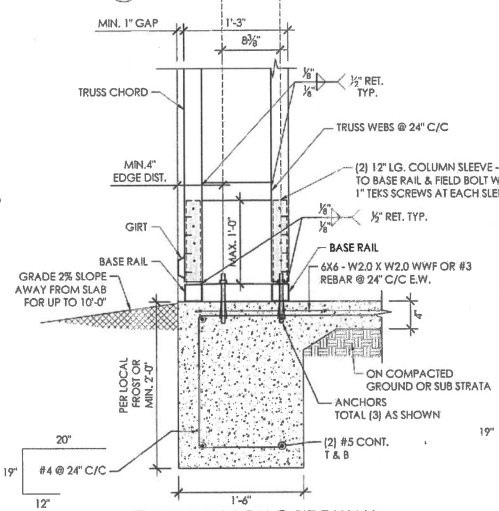
2 SIDE WALL BASE DETAIL

SCALE: 1" : 1'



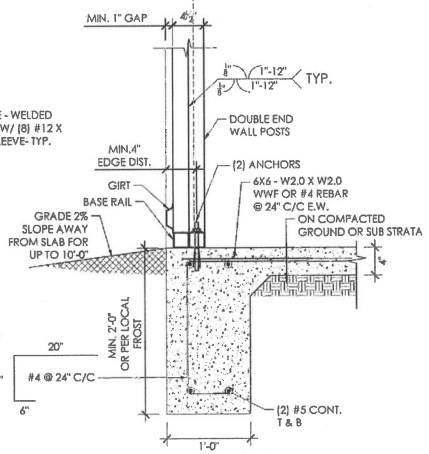
3 END WALL BASE DETAIL

SCALE: 1" : 1'



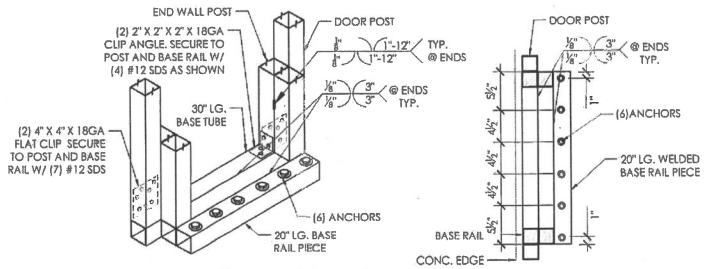
4 FOUNDATION @ SIDE WALL

SCALE: 1" : 1'



5 FOUNDATION @ END WALL

SCALE: 1" : 1'



6 DBL DOOR BASE DETAIL

SCALE: 1" : 1'

DESIGNED BY:

A&A ENGINEERING

CIVIL • STRUCTURAL

6036 Renaissance Place • Toledo, OH 43623

Tel. 419-292-1183 • Fax. 419-292-0955

www.aa-engineers.com

MANUFACTURED BY:

ENTERPRISE STEEL CARPORTS

PO BOX 422

KERMAN, CA 93630

Phone: 559-715-1868

LEGAL INFORMATION

BUILDING INFORMATION

OWNER:

STEFAN KASSOVIC

LOCATION:

95 CREST DRIVE
WATSONVILLE , CA 95076

BUILDING INFORMATION

WIDTH:	LENGTH:	HEIGHT:
42'-0"	50'-0"	14'

DRAWING INFORMATION

PROJECT NO: 340-22-2206

SHEET TITLE:

SIDE WALL FRAMING, END WALL FRAMING & DETAILS

DRAWN BY: A.F DATE: 07/28/2022

CHECKED BY: O.A. DATE: 07/28/2022

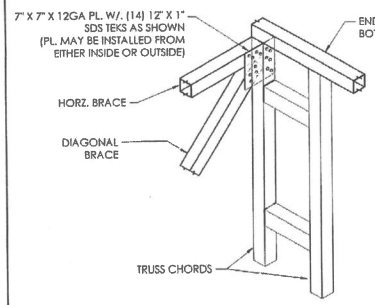
SHEET NO.: S-3 OF S-4

SEAL:

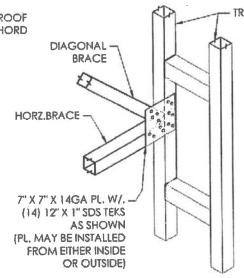
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRATION DATE: 12/31/2022

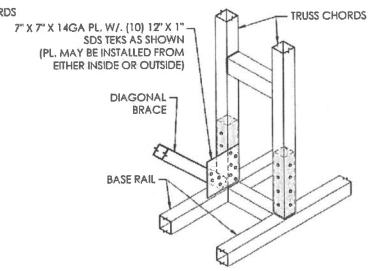
DATE SIGNED: JULY 27 2022



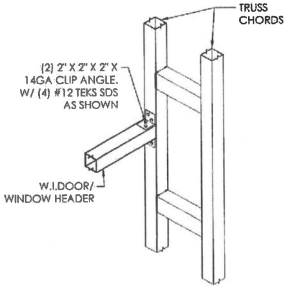
1 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



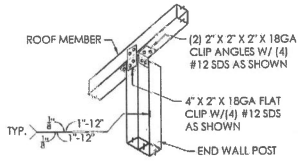
2 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



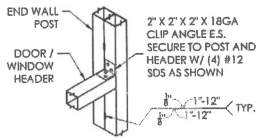
3 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



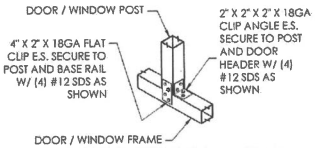
4 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



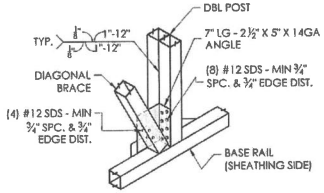
5 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



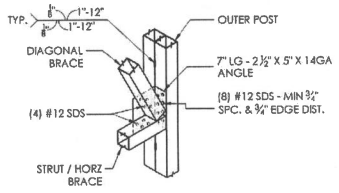
6 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



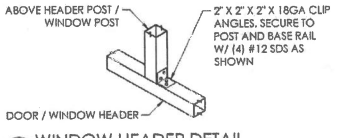
7 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



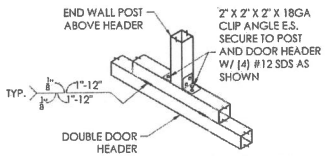
8 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



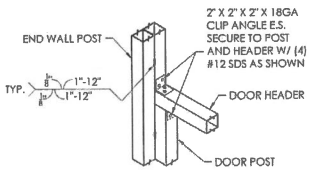
9 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



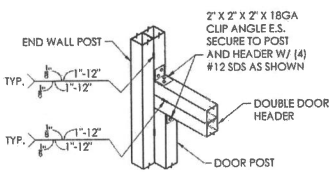
10 WINDOW HEADER DETAIL
SCALE: 3/4" : 1'



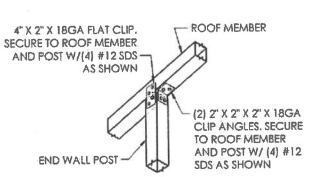
11 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



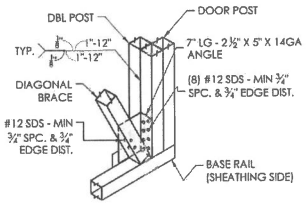
12 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



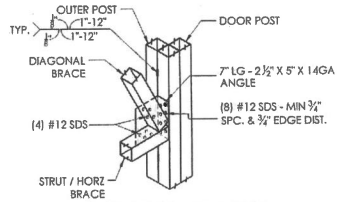
13 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



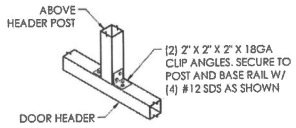
14 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



15 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



16 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



17 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'

DESIGNED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6686 Renaissance Place • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

MANUFACTURED BY:

ENTERPRISE STEEL CARPORTS
PO BOX 422
KERMAN, CA 93630
Phone: 559-715-1888

LEGAL INFORMATION

BUILDING INFORMATION

OWNER:

STEFAN KASSOVIC

LOCATION:

95 CREST DRIVE
WATSONVILLE , CA 95076

35

BUILDING INFORMATION

WIDTH:	LENGTH:	HEIGHT:
42'-0"	50'-0"	14'

DRAWING INFORMATION

PROJECT NO: 340-22-2206

SHEET TITLE:

FRAMING DETAILS

DRAWN BY: A.F DATE: 07/28/2022

CHECKED BY: O.A. DATE: 07/28/2022

SHEET NO.: S-4 OF S-4

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRATION DATE: 12/31/2022

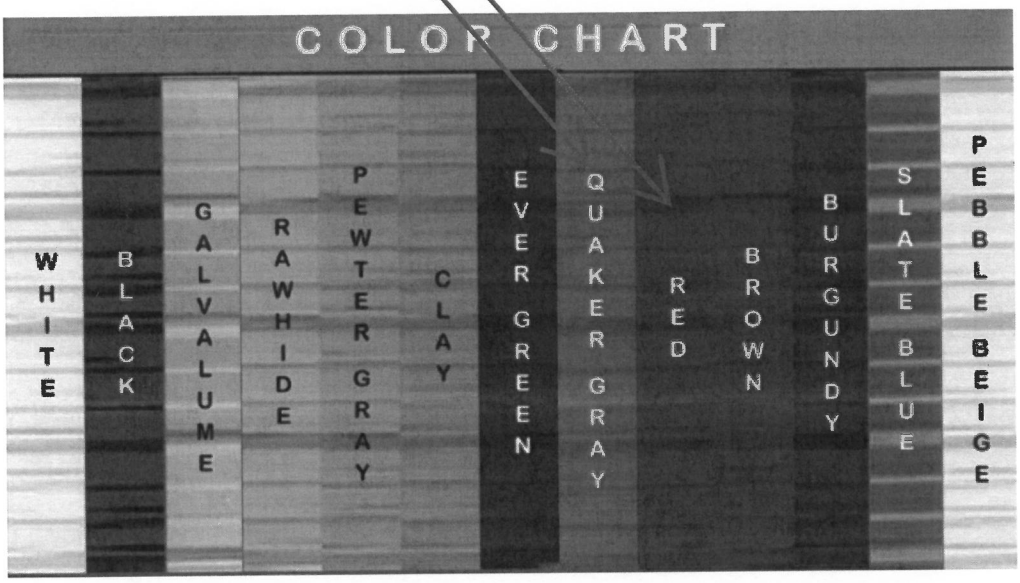
DATE SIGNED: JULY 27 2022

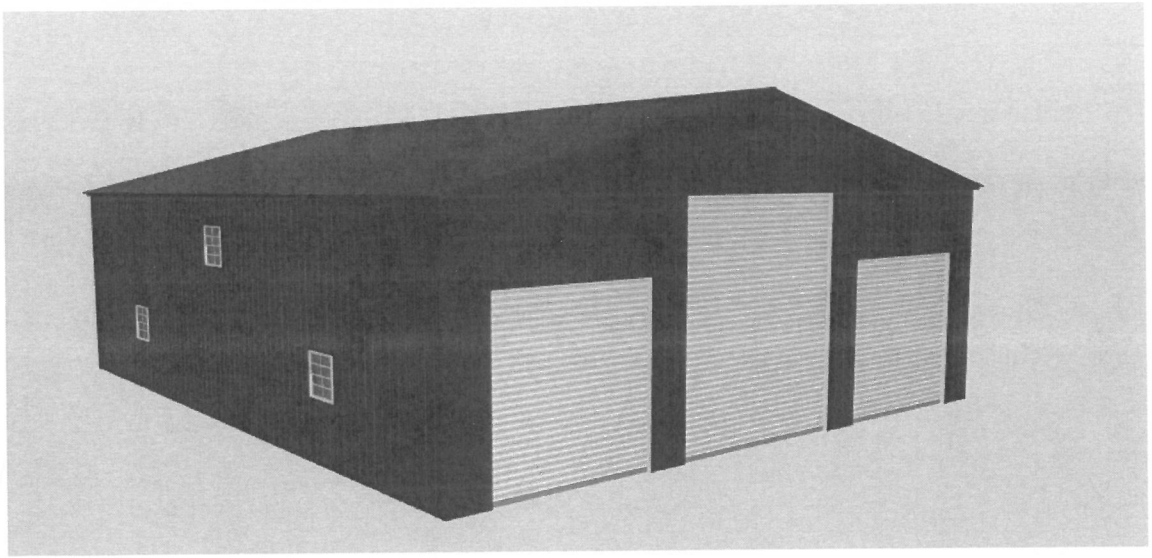
Barn Colors

APN 04625102: 95 Crest Dr

The Walls will be Barn RED, see sample and chart below

The Roof and Trim QUAKER GRAY. See sample and chart below





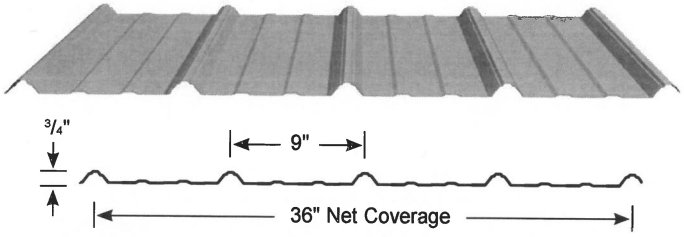
STRATA RIB®

ASC BUILDING PRODUCTS

Strata Rib®

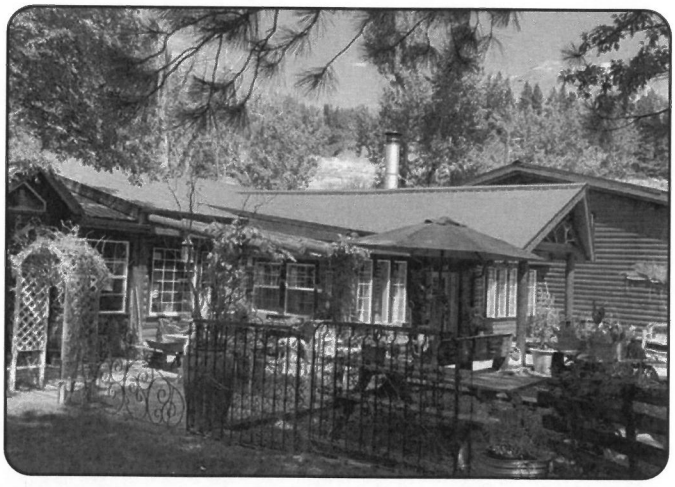
STANDING BY OUR PRODUCTS AND WARRANTIES FOR 50 YEARS

Strata Rib is a light gauge, exposed fastener panel with 36" coverage used in residential, light-commercial and agricultural roof and wall applications.



FEATURES AND BENEFITS

- 36" coverage roof and wall panel.
- Roof Installation: Minimum 3:12 recommended.
  Wall Installation: Horizontal or Vertical.
- 26 and 29ga in Dura Tech™ *xl*, ColorGuard *25* and in ZINCALUME® Plus.
- Limited Lifetime Warranty for residential applications.
- Custom manufactured panel lengths: 4'-6" to 45'-0".
- Matching polycarbonate panels available.
- Roof assemblies Class A Fire Rated when installed on non-combustible deck or framing per IBC or IRC or when installed in accordance to UL listings (UL790). Wall assemblies rated for fire resistance (UL263) when installed in accordance with UL listings.
- Class 4 Impact (Hail) Resistance rated per UL 2218.
- Panel evaluated by accredited third party. All structural performance data is contained within Building Code Approval Report: IAPMO-UES #ER-0550.



Customer Service Centers
Salem, OR: 503-390-7174 or 800-272-7023 | **Spokane, WA:** 509-536-4097 or 800-776-8771

www.ascbp.com

STRATA RIB®

ASC BUILDING PRODUCTS

	SMP COLORS	Dura Tech™ xl		ColorGuard 25
		29 Gauge	26 Gauge	29 Gauge
ZINCALUME® Plus		AK, CA, OR, WA	CA, OR	—
Winter White		AK, CA, OR, WA	CA, OR	WA
Surf White		OR, WA	—	—
Light Stone		AK	—	CA, OR, WA
Desert Beige		AK, CA, OR, WA	—	WA
Cascade Gray		OR	—	—
Taupe		CA, OR, WA	—	—
Patina Steel		CA, OR, WA	—	—
Chestnut Brown		AK, CA, OR, WA	—	WA
Classic Brown		AK, CA, OR, WA	—	—
Matte Black		AK, CA, OR, WA	—	—
Canyon Red		AK, CA, OR, WA	—	—
Rustic Red		AK, CA, OR, WA	—	WA
Old Town Gray		AK, CA, OR, WA	—	WA
Old Zinc Gray		AK, CA, OR, WA	—	—
Weathered Copper		AK, CA, OR, WA	CA, OR	—
Slate Gray		AK, CA, OR, WA	—	—
Tahoe Blue		AK, CA, OR, WA	OR	—
Everglade		AK, CA, OR, WA	—	—
Denali Green		AK, CA, OR, WA	CA, OR	WA
Forest Green		AK, CA, OR, WA	—	WA
Copper Penny*		AK, OR, WA	—	—
Premium Color – Natural Rust* (subject to upcharge)		AK, WA	—	—

Cool DURA TECH XL

Keeps the heat out and the color brilliant.

Superior color retention

Chalk and fade resistant

Energy saving colors.

COLORGUARD 25 with Spectrascape

A robust and economical paint system.

Chalk and fade resistant

Resist peeling or cracking for 25 years.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS. Sample color chips are available upon request. Consult your ASC Building Products representative for more information.

* Please note these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. We recommend that you request a sample of current stocked material to review actual color before ordering to ensure color accuracy. We are not responsible for color variations.

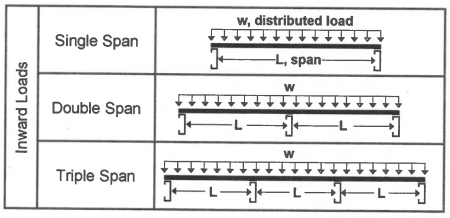
Manufacturing Locations:
AK - Anchorage, Alaska
CA - Sacramento, California
OR - Salem, Oregon
WA - Spokane, Washington

LOAD TABLE

Gauge	Span	Cond.	Positive (Inward) Uniform Load Capacity (lbs/ft²) / Span (ft.-in.)								
			16"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	6'-0"
29	Single Span	ASD, W/Ω	230	102	65	45	33	25	20	16	11
		L/180	-	-	58	33	21	14	10	7	4
	Double Span	ASD, W/Ω	185	84	54	38	28	21	17	13	9
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	227	104	67	47	35	26	20	17	12
		L/180	-	-	-	-	-	-	19	14	8
26	Single Span	ASD, W/Ω	285	126	81	56	41	32	25	20	14
		L/180	-	-	73	42	27	18	12	9	5
	Double Span	ASD, W/Ω	233	105	68	47	34	27	21	17	12
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	285	131	85	59	43	33	26	21	15
		L/180	-	-	-	-	-	-	24	17	10

Properties								
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in⁴/ft)	S- (in³/ft)
29	0.0139	80	82	0.65	0.0103	0.0170	0.0081	0.0144
26	0.0173	80	82	0.81	0.0130	0.0211	0.0103	0.0181

NOTES: The moments of inertia, I+ and I-, presented for determining deflection are: $(2I_{Effective} + I_{Gross})/3$



NOTES:
Top values based on allowable stress (ASD). Bottom values based on a deflection limit of L/180.
"-" denotes that the allowable load is limited by the panel stress vs. deflection limit.
Steel conforms to ASTM A653 (Galvanized) or ASTM A792 (ZINCALUME) structural steel.
Tabulated values are for positive (inward) uniform loading only.
Values are based on the American Iron and Steel Institute "Cold Formed Steel Design Manual" (AISI S100-16).
Refer to ascbp.com for more complete Strata Rib performance data.

ASC Building Products is Proudly Distributed by:

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STEFAN KASSOVIC
95 CREST DRIVE
WATSONVILLE , CA 95076
(SANTA CRUZ COUNTY, CA)
42' X 50' X 14'

STRUCTURAL DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2019, IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS, NO FIELD WELDING IS REQUIRED.
5. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-24 x 1" SDS (ESR-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. SHEATHING CONNECTIONS SHALL BE #12-14 x ¾" SDS. NEOPRENE WASHERS ARE REQUIRED.
8. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
9. ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
10. STRUCTURAL TUBE TS 2½" x 2½" x 14GA (0.083") IS EQUIVALENT TO TS 2 ½" x 2 ¼" x 12GA (0.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
11. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	JUL 22 2022

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS:
   - MIN. ANCHOR EDGE DISTANCE: 1.75"
   - MIN. ANCHOR HOLE DEPTH: 4.50"
   - MIN. CONCRETE EMBEDMENT DEPTH: 4.00"
   - MIN. EFFECTIVE EMBEDMENT: 3.00"
   - MIN. SPACING BETWEEN (2) ANCHORS: 3.00"
   - MIN. SPACING BETWEEN (2) ANCHORS @ DOOR & BRACING LOCATIONS: 4.50"
   - MIN. SPACING BETWEEN (2) ANCHORS 3.5" @ CORNERS AND 6" @ SIDE WALL POSTS
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

REINFORCEMENT NOTES:

1. REINFORCING STEEL: NEW BILLET-STEEL, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS #4 AND LARGER UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS ONLY.

FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN:
   - A MINIMUM OF 3 ANCHORS SHALL BE PROVIDED AT EACH SIDE WALL TRUSS POST BASE.
   - A MINIMUM OF 2 ANCHORS SHALL BE PROVIDED AT EACH END WALL DBL POSTS BASE.
3. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
4. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS.
7. CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.
8. IF LEVELING CURB IS REQUIRED, CONTACT METAL BUILDING MANUFACTURER FOR DETAILS BEFORE PROCEEDING. MIN 8" WIDE CURB REQ.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	CBC 2019 (IBC 2018)
USE GROUP:	S (STORAGE)
CONSTRUCTION TYPE:	II - B
RISK CATEGORY:	II
BUILDING FOOTAGE:	2100 SQ.FT
1. DEAD LOAD (D)	
COLLATERAL LOAD	2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 0 PSF
IMPORTANCE FACTOR	Is = 1.00
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 0 PSF
SLOPED ROOF SNOW LOAD	Ps = 0 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	Vult = 92 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	1.999/0.752
SDs / SD1	1.599/NULL
DESIGN CATEGORY	E
SITE CLASS	D (DEFAULT)
IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:
1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

MEMBER PROPERTIES	
BASE RAIL	2 1/4" SQ. X 12GA TUBE
TRUSS CHORD	2½" SQ. X 12GA TUBE
TRUSS WEB	2½" SQ. X 12GA TUBE
END COLUMN POST	(2) 2 1/4" SQ. X 12GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2Ø" X 7" LG. TITEN HD SCREW ANCHOR (PER ESR 2713)

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DRAWING INDEX

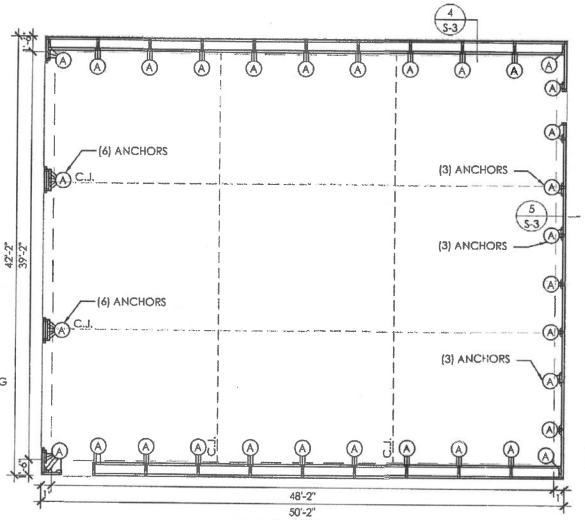
LIST OF SPECIAL INSPECTIONS

1.	STEEL CONSTRUCTION
1.1	STRUCTURAL STEEL MATERIALS
1.2	STRUCTURAL STEEL WELDING
1.3	STRUCTURAL STEEL FRAME JOINT DETAILS
2.	CONCRETE CONSTRUCTION
2.1	REINFORCING STEEL PLACEMENT
2.2	ON SITE CONCRETE TESTING
3.	POST INSTALLED ANCHOR BOLTS
3.1	ANCHOR BOLTS ARE TO BE INSPECTED AS PER ICC-ESR RECOMMENDATION

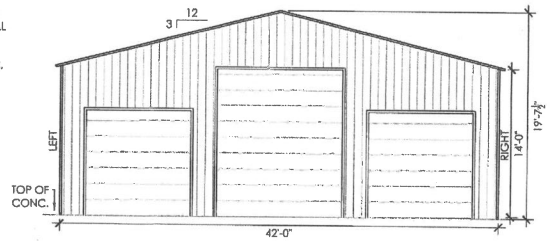
THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.

DESIGN NOTES

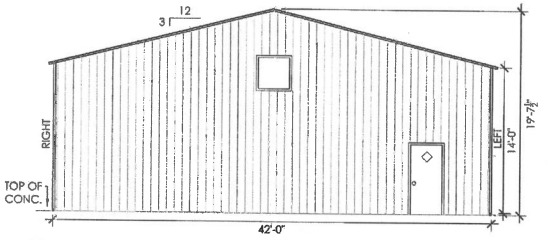
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF & WALL SHEATHING SHALL BE: CLASS A RATED 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80 KSI) OR EQ.
4. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).
5. ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



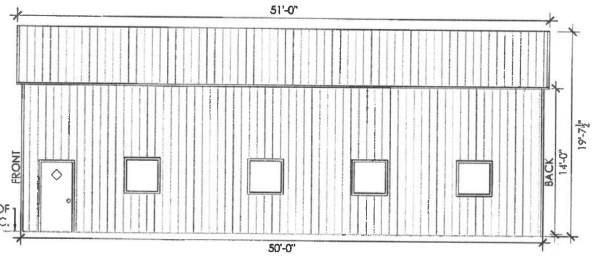
FOUNDATION PLAN
SCALE: 1/8" : 1'



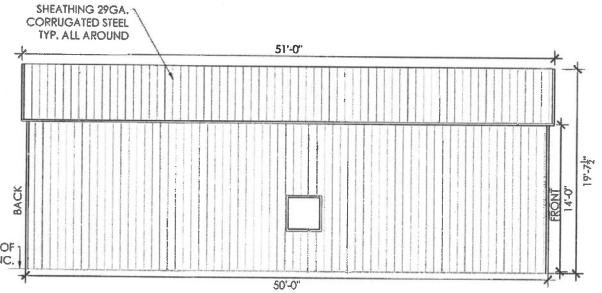
FRONT END WALL ELEVATION
SCALE: 1/8" : 1'



BACK END WALL ELEVATION
SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

DESIGNED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place • Toledo, OH 43623
Tel. 419-292-1988 • Fax. 419-292-0955
www.aa-engineers.com

MANUFACTURED BY:

ENTERPRISE STEEL CARPORTS
PO BOX 422
KERMAN, CA 93630
Phone: 559-715-1868

LEGAL INFORMATION

BUILDING INFORMATION

OWNER:
STEFAN KASSOVIC

LOCATION:
95 CREST DRIVE
WATSONVILLE , CA 95076

BUILDING INFORMATION

WIDTH:	LENGTH:	HEIGHT:
42'-0"	50'-0"	14'

DRAWING INFORMATION

PROJECT NO: 340-22-2206
SHEET TITLE: COVER SHEET, ELEVATIONS, & FOUNDATION PLAN
DRAWN BY: A.F DATE: 07/28/2022
CHECKED BY: O.A. DATE: 07/28/2022
SHEET NO.: S-1 OF S-4

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRATION DATE: 12/31/2022
DATE SIGNED: JULY 27 2022

22054.01 Stefan and Laura Kassovic, Agricultural Viability Assessment, APN 046-251-02

Exhibit 3
Surrounding area

Rush & Duttle Consulting

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Basic Zone Districts – Summary of Uses

The following list is provided to give a general idea of the uses allowed in each zone district. Most non-residential uses are allowed only with a development permit (use approval), approved by the County. A building permit is also required for a use involving new construction or structural additions and remodels. For a complete list of uses allowed in any given zone district and the level of review required, contact the Zoning Counter at (831) 454-2130, between the hours of 1:00 p.m. and 4:00 p.m.daily.

Zone District	Allowed Uses
"CA" Commercial Agriculture	Commercial agriculture, farm buildings, livestock raising, green-houses, farm worker camps. One single-family dwelling.
"A" Agriculture	Agriculture, farm buildings, livestock raising, lumber mills, visitor accommodations, zoos & natural science museums. One single-family dwelling.
"AP" Agricultural Preserve	Similar to "CA" zone; applies to parcels under agricultural preserve contracts with the County.
"RA" Residential Agricultural	One single-family dwelling, one second dwelling unit, home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities, open space and recreational uses.
"RR" Rural Residential	One single-family dwelling, one second dwelling unit, home occupations, and horses with a use approval.
"R-1" Single-Family Residential	One single-family dwelling, one second dwelling unit, home occupations, not more than 2 cats and 2 dogs, community facilities.
"RB" Single-Family Ocean Beach Residential	One single-family dwelling, one second dwelling unit, home occupations, not more than 2 cats and 2 dogs.
"RM" Multi-Family Residential	Single- and multi-family dwellings and dwelling groups, mobile home parks, home occupations, 2 cats and 1 dog per dwelling.

"PA" Professional-Administrative Office	Banks, community facilities, travel agencies, medical, insurance, real estate and executive offices, nursing homes, and conference facilities.
"VA" Visitor Accommodations	Hotels, motels, inns, conference centers, organized camps, vehicle and tent camping parks.
"CT" Tourist Commercial	Gas stations, restaurants, and visitor accommodations.
"C-1" Neighborhood Commercial	Animal grooming, banks, barber & beauty shops, small repair shops, print shops, shoe repair, offices (not exceeding 50% of the building area), fitness centers, restaurants, bookshops, bicycle shops, hardware stores, jewelry stores, pet shops, clothing stores, and stationary stores. Multi-family residential as a mixed use up to 50% of floor area.
"C-2" Community Commercial	All uses permitted in the "C-1" zone plus veterinary clinics (without overnight boarding), offices, indoor theaters, and retail sales involving large areas such as appliance showrooms, automobile supply stores, department stores, and garden supply stores. Plus hotels, motels, and inns. Multi-family residential as a mixed use up to 50% of floor area.
"C-4" Commercial Services	Boat building, sales, and storage, nightclubs, bowling alleys, indoor theaters, flea markets, skating rinks, sports arenas, contractor's shops, mini-storage buildings, automobile repair shops, contractors' storage yards, shipping terminals, automobile sales, building materials yards, nurseries, feed and farm supply stores, and all allowed uses in the "M-1" zone with certain restrictions.
"M-1" Light Industrial	Agricultural service establishments, poultry hatcheries, light manufacturing, assembly, or processing.
"M-2" Heavy Industrial	Large factories involving hazardous chemicals such as manufacture of construction materials or household goods, glass, carpets, pharmaceuticals, petroleum processing, and wood processing.
"M-3" Mineral Extraction Industrial	Quarries and mining.
"PR" Parks, Recreation and Open Space	Community centers, open space uses, recreational facilities, visitor accommodations, and timber harvesting.
"PF" Public and Community Facilities	Administrative offices, cemeteries, churches, community centers, fire stations, hospitals, libraries, nursing homes, parks, and schools and colleges.
"TP" Timber Production	Growing and harvesting of timber and other forest products, agriculture. One single-family dwelling.
"SU" Special Use	All uses allowed in the "RA" or "R-1" zone district provided the use is consistent with the General Plan. All other permitted or conditionally permitted uses provided they are consistent with the General Plan and a Level 5 use approval is obtained.

Combining Zone Districts

The following combining districts have been applied to the basic zone districts in order to impose specific limitations or exercise some form of land use regulation.

Overlay Zone	Summary of Limitations Imposed
"AS" Aptos Seascape	Designates and regulates those lands which are in Aptos Seascape Subdivision Tracts 483, 511, and 574 to which special site standards apply.
"D" Designated Park Site	Designates land as a potential County park site.
"GH" Geologic Hazards	Denotes the presence of physical hazard to development and that any use is subject to the Geologic Hazards Ordinance.
"H" Assisted Housing	Denotes where affordable housing priority site regulations apply.
"I" Statement of Intention	Board of Supervisors has agreed not to rezone the property in the foreseeable future.
"L" Historic Landmark	The property or structure has been designated a historic landmark and is subject to the Historic Resources Ordinance.
"MH" Mobile Home Park	Denotes the location of a legal mobile home park.
"O" Open Space Easement	Owner has executed an open space easement contract with the County to maintain the land in its natural state for 10-years.
"P" Agricultural Preserve and Farm-land Security	Owner has executed an Agricultural Preserve or Farmland Security contract with the County to maintain the land in its natural state for 10-years.
"PP" Pleasure Point Community Design	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point Neighborhood.
"R" Regional Housing Need	Designated sites for development at 20 units per acres in order to meet the requirements of the Regional Housing Needs Allocation as required by State Government Code Section 65584.
"SP" Salamander Protection	Denotes areas where special site standards apply to protect endangered species and that uses are subject to the Sensitive Habitat Protection Ordinance.
"W" Watsonville Utility Prohibition	Designated to prevent the provision of urban services to undeveloped/rural areas west of the City of Watsonville, so as to discourage urban development in the farmlands, wetlands and other environmentally sensitive areas in the Coastal Zone west of Watsonville.

22054.01 Stefan and Laura Kassovic, Agricultural Viability Assessment, APN 046-251-02

Exhibit 5
Surrounding area

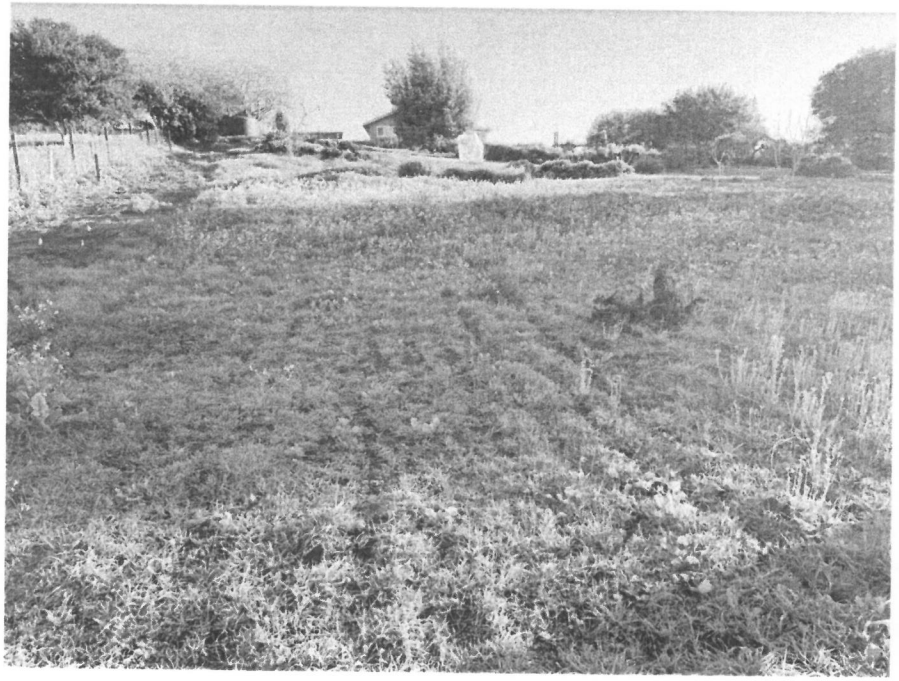
Rush & Duttle Consulting

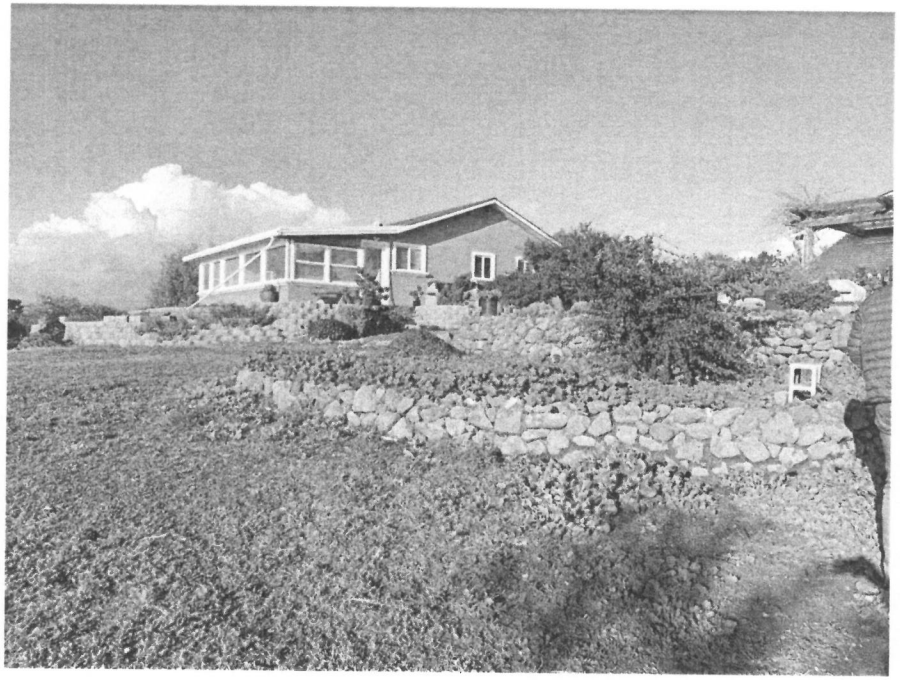
22052.01 Sandbar Solar Ag Viability Assessment, APN 046-251-02, Exhibit 6 Topographical features

Rush & Duttle Consulting

22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 6, Topographical features

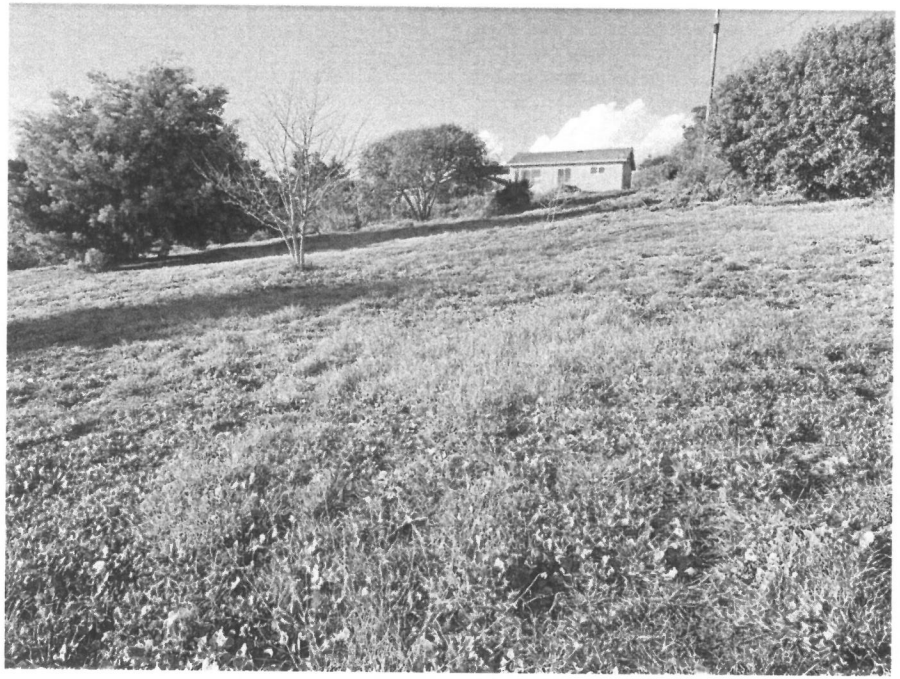
Rush & Duttle Consulting

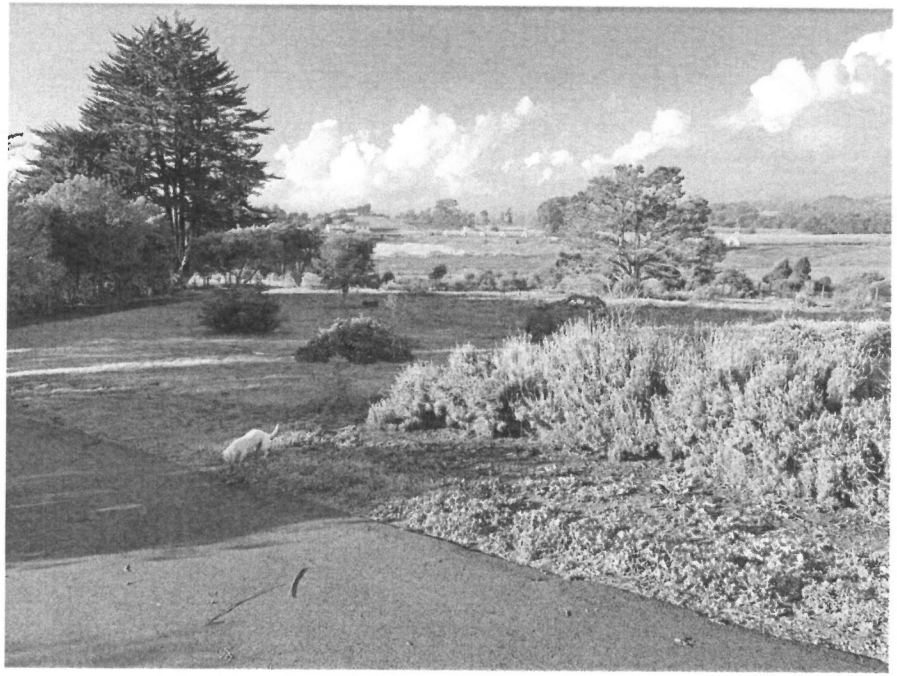




22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 6, Topographical features

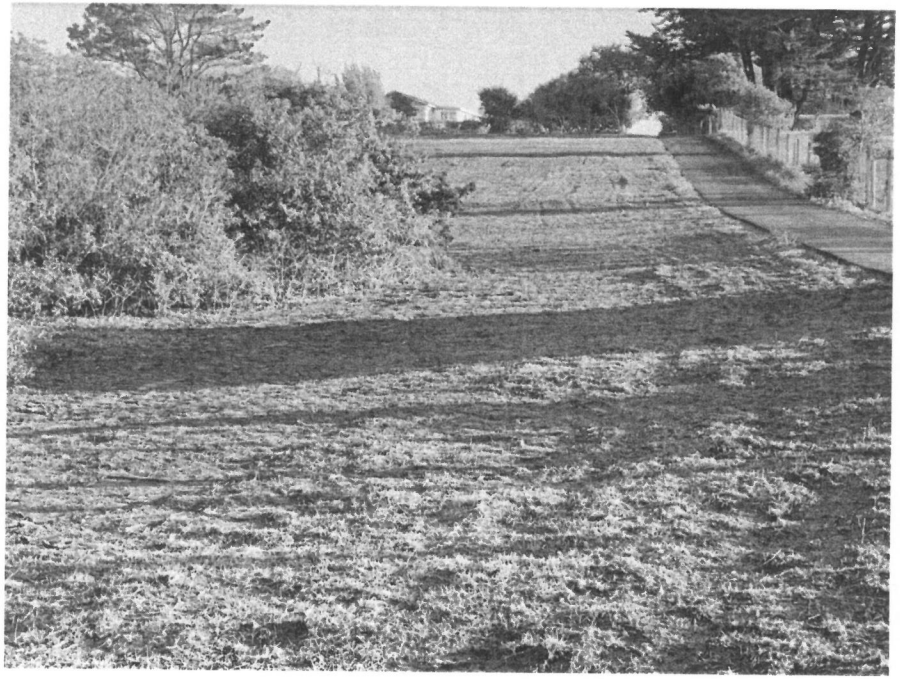
Rush & Duttle Consulting





22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 6, Topographical features

Rush & Duttle Consulting



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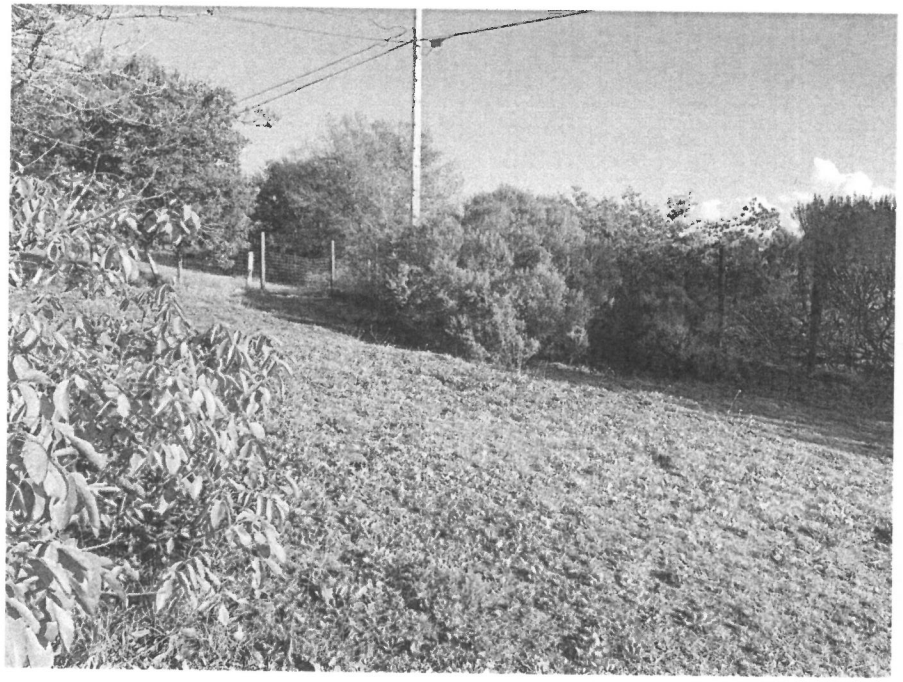
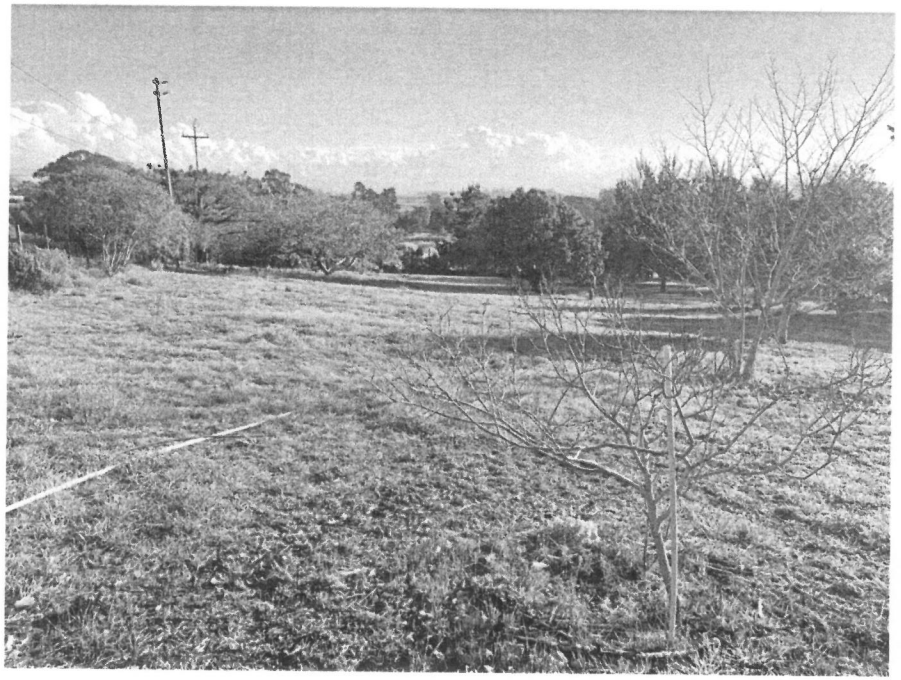




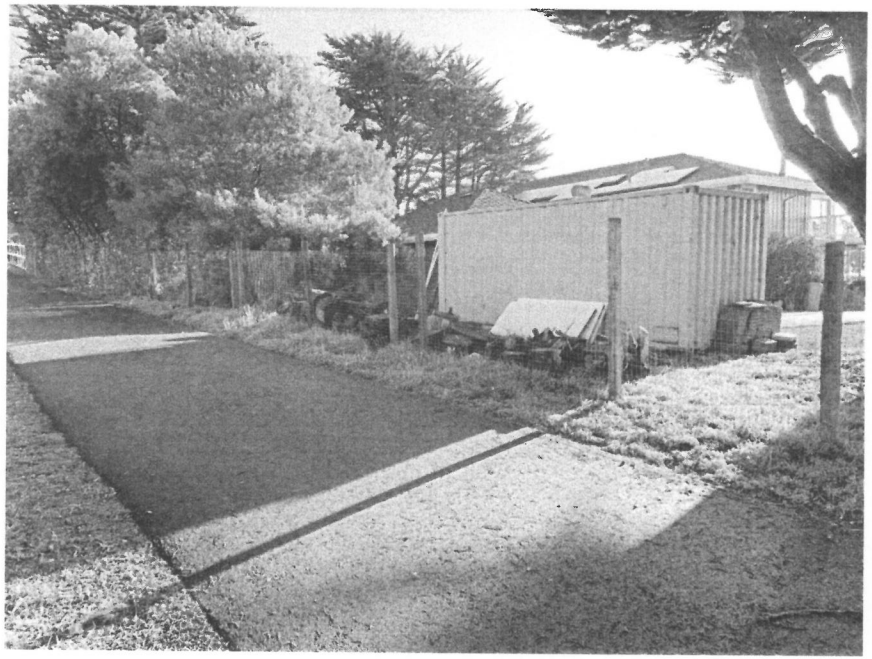
22054.01 Stefan and Laura Kassovic, Agricultural Viability Assessment, APN 046-251-02

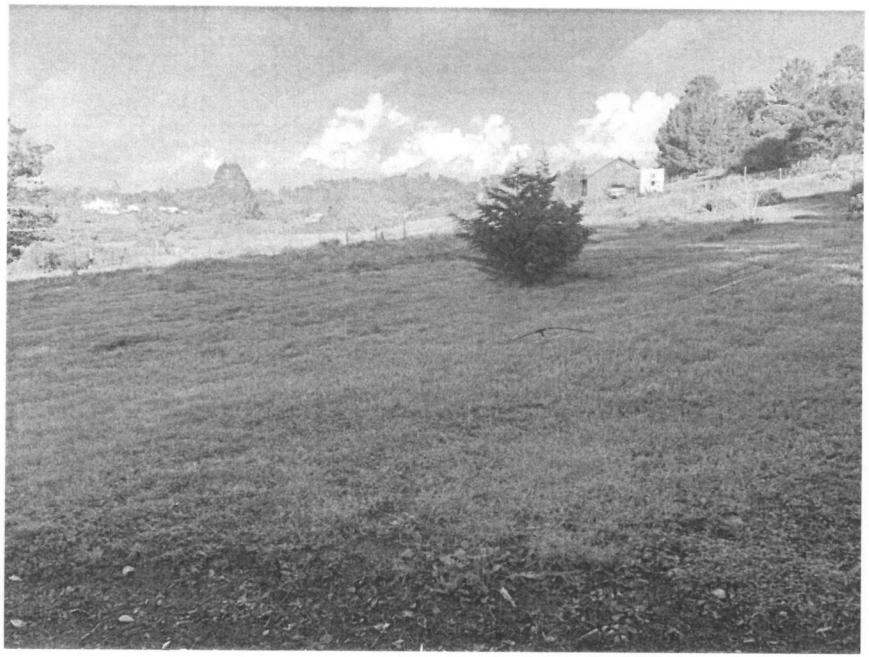
Exhibit 7, Surrounding parcels

Rush & Duttle Consulting

22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 7, Surrounding parcels

Rush & Duttle Consulting





22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 7, Surrounding parcels

Rush & Duttle Consulting

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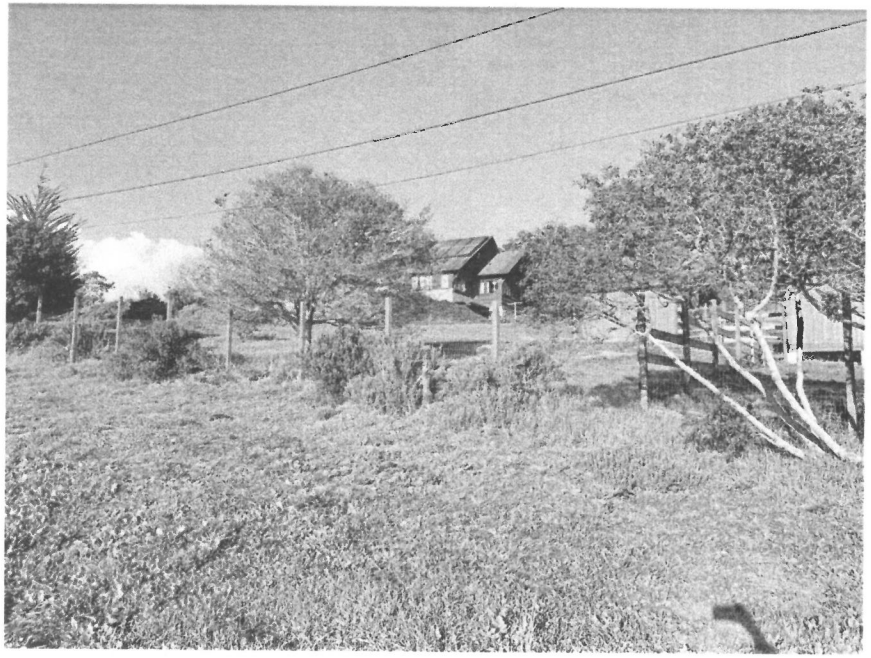
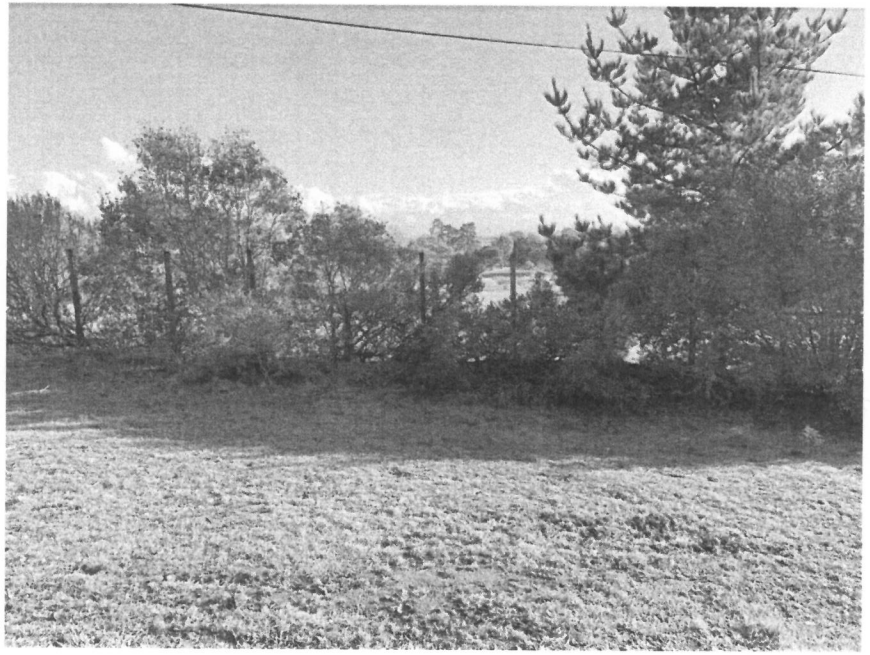
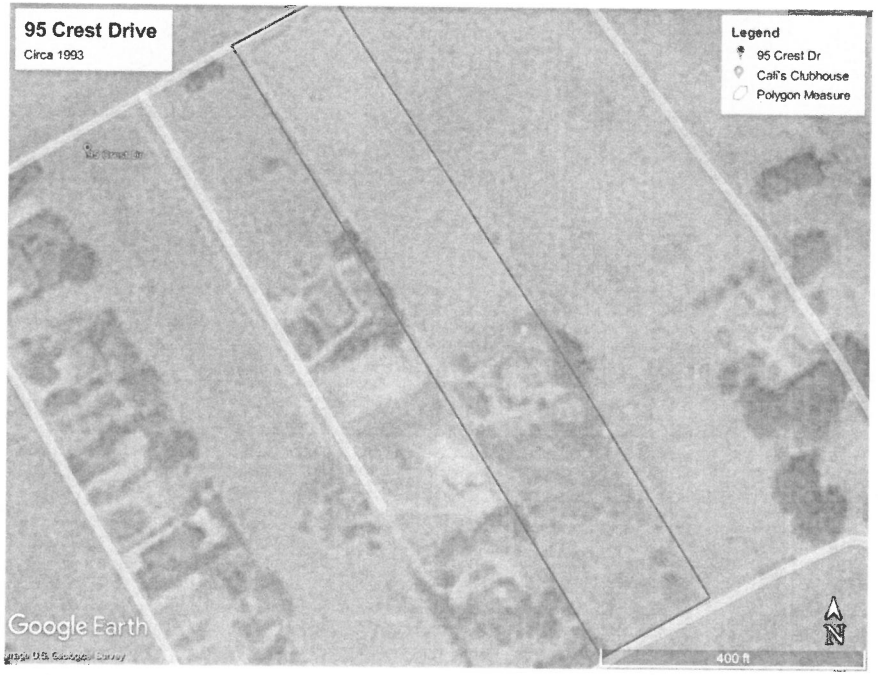
Rush & Duttle Consulting





22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 8, Historic imagery

Rush & Duttle Consulting



Circa 1993

Circa 2003

22054.01 Stefan and Laura Kassovic,
Agricultural Viability Assessment, APN 046-251-02
Exhibit 8, Historic imagery

Rush & Duttle Consulting

Circa 2013

Circa 2021

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Santa Cruz County, California

December 5, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (95 Crest Lane, Watsonville, CA)

9

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 16, Sep 14, 2022

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 (95 Crest Lane, Watsonville, CA)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	0.3	6.2%
Totals for Area of Interest		**4.8**	**100.0%**

Map Unit Descriptions (95 Crest Lane, Watsonville, CA)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Santa Cruz County, California

105—Baywood loamy sand, 2 to 15 percent slopes

Map Unit Setting

National map unit symbol: h9cv
Elevation: 20 to 500 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 245 to 275 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Baywood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Baywood

Setting

Landform: Dunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Eolian deposits

Typical profile

H1 - 0 to 17 inches: loamy sand
H2 - 17 to 61 inches: loamy sand

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R014XD059CA - SANDY
Hydric soil rating: No

Minor Components

Elder

Percent of map unit: 4 percent
Hydric soil rating: No

Elkhorn
Percent of map unit: 4 percent
Hydric soil rating: No

Tierra
Percent of map unit: 3 percent
Hydric soil rating: No

Baywood
Percent of map unit: 3 percent
Hydric soil rating: No

Watsonville
Percent of map unit: 1 percent
Landform: Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Hydric soil rating: Yes

106—Baywood loamy sand, 15 to 30 percent slopes

Map Unit Setting
National map unit symbol: h9cw
Elevation: 20 to 500 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 245 to 275 days
Farmland classification: Not prime farmland

Map Unit Composition
Baywood and similar soils: 85 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Baywood

Setting
Landform: Dunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Eolian deposits

Typical profile
H1 - 0 to 17 inches: loamy sand
H2 - 17 to 61 inches: loamy sand

Properties and qualities
Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R014XD059CA - SANDY
Hydric soil rating: No

Minor Components

Elder

Percent of map unit: 2 percent
Hydric soil rating: No

Elkhorn

Percent of map unit: 2 percent
Hydric soil rating: No

Baywood

Percent of map unit: 1 percent
Hydric soil rating: No

Tierra

Percent of map unit: 1 percent
Hydric soil rating: No

Watsonville

Percent of map unit: 1 percent
Landform: Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Hydric soil rating: Yes

131—Elder sandy loam, 9 to 15 percent slopes, MLRA 14

Map Unit Setting

National map unit symbol: 2tyyg
Elevation: 30 to 1,280 feet
Mean annual precipitation: 20 to 24 inches
Mean annual air temperature: 56 to 58 degrees F
Frost-free period: 300 to 360 days
Farmland classification: Not prime farmland

Map Unit Composition

Elder and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elder

Setting

Landform: Terraces, marine terraces, flood plains, alluvial fans
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

A1 - 0 to 12 inches: sandy loam
A2 - 12 to 37 inches: sandy loam
C - 37 to 60 inches: sandy loam

Properties and qualities

Slope: 9 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 9.92 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: R014XD103CA - COARSE LOAMY BOTTOM
Hydric soil rating: No

Minor Components

Soquel

Percent of map unit: 4 percent
Hydric soil rating: No

Elder

Percent of map unit: 3 percent
Hydric soil rating: No

Baywood

Percent of map unit: 2 percent
Hydric soil rating: No

Briones

Percent of map unit: 2 percent
Hydric soil rating: No

Elkhorn

Percent of map unit: 2 percent
Hydric soil rating: No

Arnold

Percent of map unit: 2 percent
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

California Revised Storie Index (CA) (95 Crest Lane, Watsonville, CA)

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development

- Factor B: texture of the surface layer

- Factor C: steepness of slope

- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)

- Grade 2: Good (61 to 80)

- Grade 3: Fair (41 to 60)

- Grade 4: Poor (21 to 40)

- Grade 5: Very poor (11 to 20)

- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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

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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

Soil Rating Lines

- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

Soil Rating Points

- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

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 16, Sep 14, 2022

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.

Table—California Revised Storie Index (CA) (95 Crest Lane, Watsonville, CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	Grade 2 - Good	Baywood (85%)	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	Grade 3 - Fair	Baywood (85%)	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	Grade 1 - Excellent	Elder (85%)	0.3	6.2%
Totals for Area of Interest				4.8	**100.0%**

Rating Options—California Revised Storie Index (CA) (95 Crest Lane, Watsonville, CA)

Aggregation Method: Dominant Condition

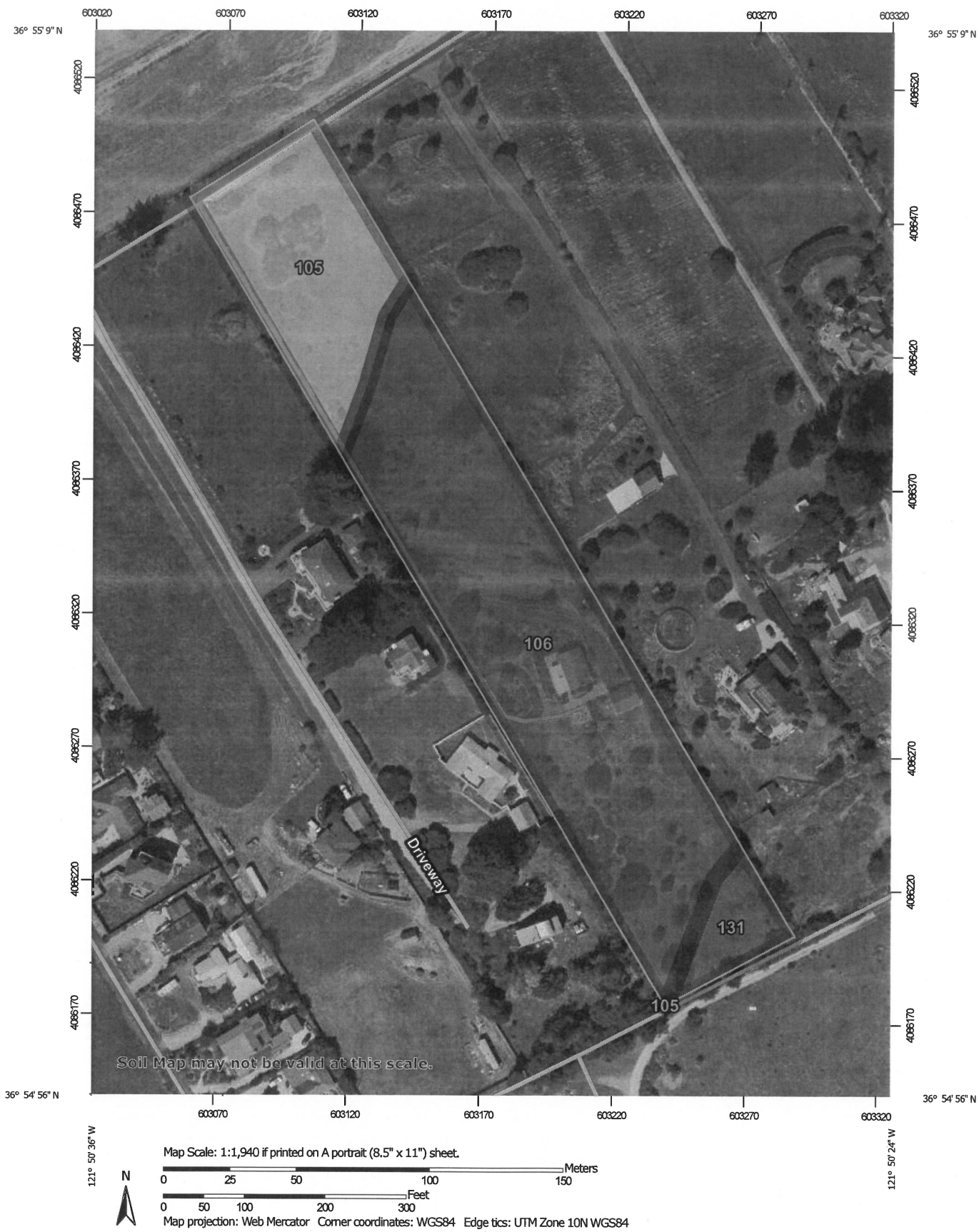
Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Farmland Classification (95 Crest Lane, Watsonville, CA)

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report
Map—Farmland Classification (95 Crest Lane, Watsonville, CA)



Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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

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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated

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- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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

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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)

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Survey Area Data: Version 16, Sep 14, 2022

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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.

Table—Farmland Classification (95 Crest Lane, Watsonville, CA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	Prime farmland if irrigated	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	Not prime farmland	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	Not prime farmland	0.3	6.2%
Totals for Area of Interest			**4.8**	**100.0%**

Rating Options—Farmland Classification (95 Crest Lane, Watsonville, CA)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Irrigated Capability Class (95 Crest Lane, Watsonville, CA)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

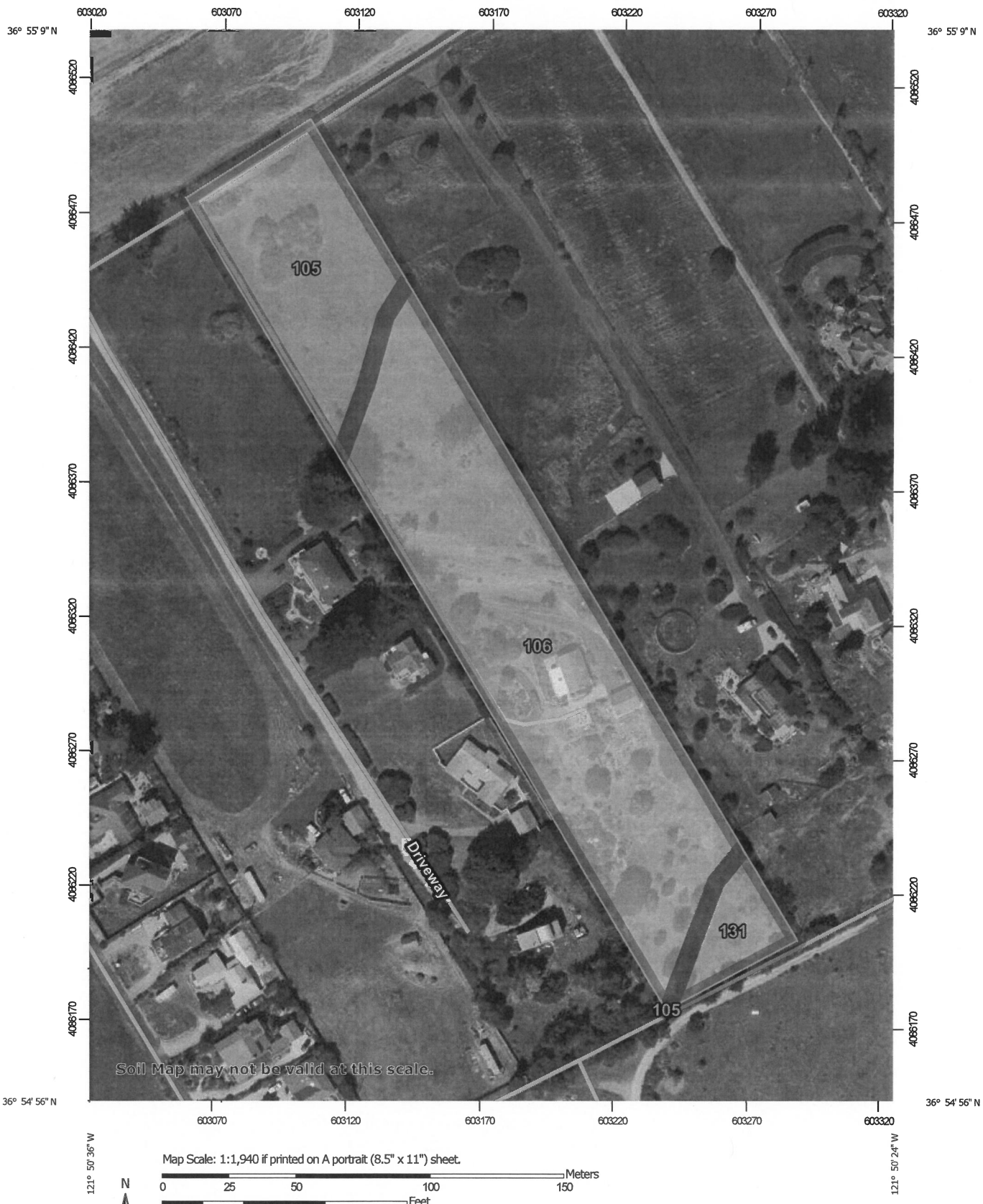
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (95 Crest Lane, Watsonville, CA)



Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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

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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

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.

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 16, Sep 14, 2022

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

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Table—Irrigated Capability Class (95 Crest Lane, Watsonville, CA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	3	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	4	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	3	0.3	6.2%
Totals for Area of Interest			**4.8**	**100.0%**

Rating Options—Irrigated Capability Class (95 Crest Lane, Watsonville, CA)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Irrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability subclasses are soil groups within one capability class. They are designated by adding a small letter, "e," "w," "s," or "c," to the class numeral, for example, 2e. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by "w," "s," or "c" because the soils in class 5 are subject to little or no erosion. They have other limitations that restrict their use to pasture, rangeland, forestland, or wildlife habitat.

Custom Soil Resource Report
Map—Irrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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

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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Erosion
- Soil limitation within the rooting zone
- Excess water
- Climate condition
- Not rated or not available

Soil Rating Lines
- Erosion
- Soil limitation within the rooting zone
- Excess water
- Climate condition
- Not rated or not available

Soil Rating Points
- Erosion
- Soil limitation within the rooting zone
- Excess water
- Climate condition
- Not rated or not available

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 16, Sep 14, 2022

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.

Table—Irrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	e	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	e	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	e	0.3	6.2%
Totals for Area of Interest			**4.8**	**100.0%**

Rating Options—Irrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Nonirrigated Capability Class (95 Crest Lane, Watsonville, CA)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Nonirrigated Capability Class (95 Crest Lane, Watsonville, CA)

Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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 Rating Polygons

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

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)

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Soil Survey Area: Santa Cruz County, California
Survey Area Data: Version 16, Sep 14, 2022

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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.

Table—Nonirrigated Capability Class (95 Crest Lane, Watsonville, CA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	4	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	4	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	3	0.3	6.2%
Totals for Area of Interest			**4.8**	**100.0%**

Rating Options—Nonirrigated Capability Class (95 Crest Lane, Watsonville, CA)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Nonirrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability subclasses are soil groups within one capability class. They are designated by adding a small letter, "e," "w," "s," or "c," to the class numeral, for example, 2e. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by "w," "s," or "c" because the soils in class 5 are subject to little or no erosion. They have other limitations that restrict their use to pasture, rangeland, forestland, or wildlife habitat.

Map—Nonirrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Map Scale: 1:1,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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 Rating Polygons
- Erosion
- Soil limitation within the rooting zone
- Excess water
- Climate condition
- Not rated or not available

Soil Rating Lines
- Erosion
- Soil limitation within the rooting zone
- Excess water
- Climate condition
- Not rated or not available

Soil Rating Points
- Erosion
- Soil limitation within the rooting zone
- Excess water
- Climate condition
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
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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.

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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.

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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.

97

Table—Nonirrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	e	1.2	25.4%
106	Baywood loamy sand, 15 to 30 percent slopes	e	3.3	68.4%
131	Elder sandy loam, 9 to 15 percent slopes, MLRA 14	e	0.3	6.2%
Totals for Area of Interest			**4.8**	**100.0%**

Rating Options—Nonirrigated Capability Subclass (95 Crest Lane, Watsonville, CA)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

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Exhibit E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

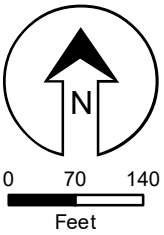
Parcel Location Map

Parcel: 04625102

Study Parcel

Assessor Parcel Boundary

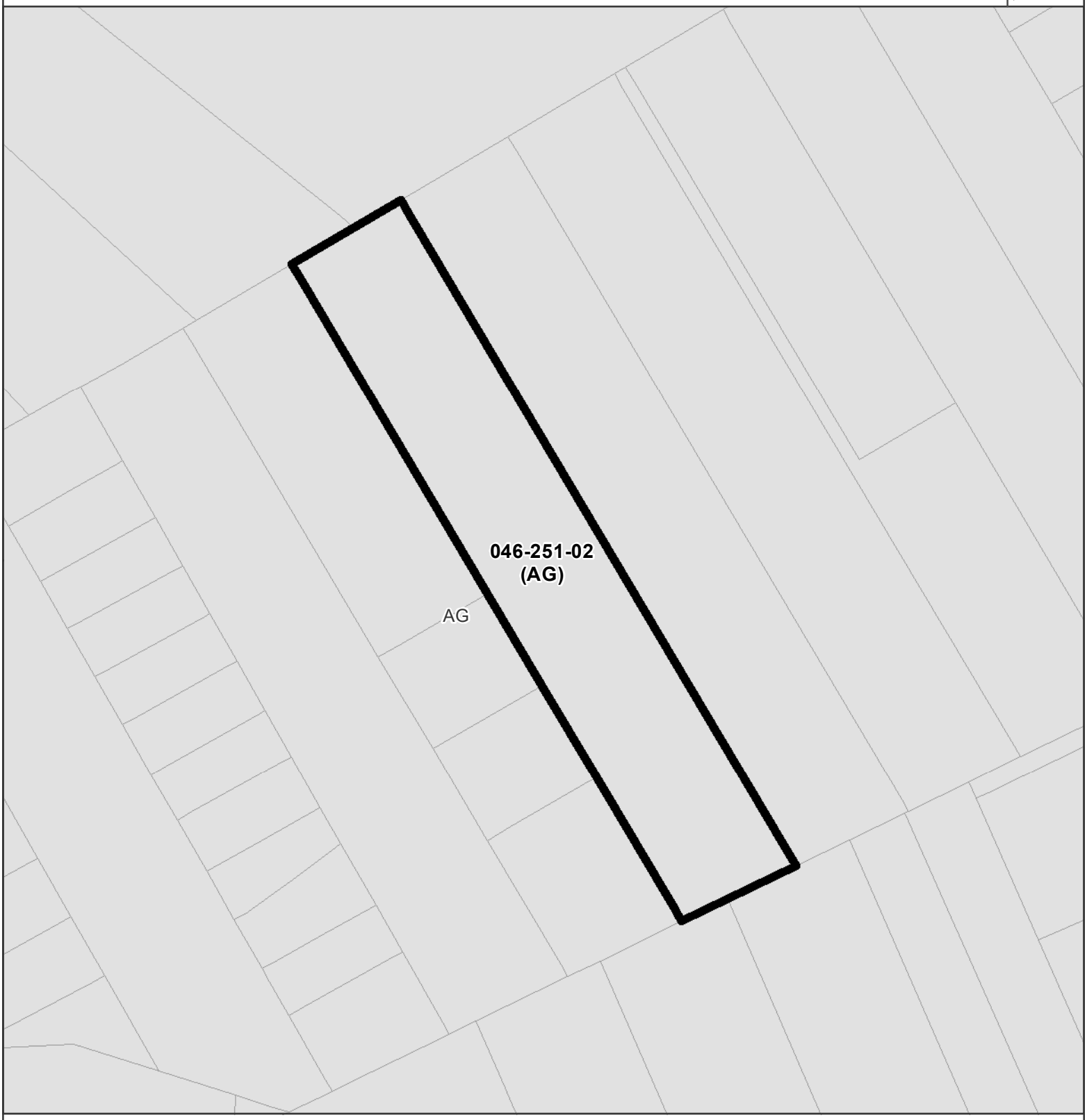
Exhibit F



Map printed: 5 Jan. 2023

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



AG *Agricultural*

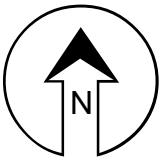


Exhibit F

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map

RA

CA

046-251-02
(CA)

RA

RA

RA

CA *Commercial Agriculture*
RA *Residential Agricultural*

N

0 70 140
Feet

Exhibit F

Parcel Information

Services Information

Urban/Rural Services Line:	__ Inside _X_ Outside
Water Supply:	Private
Sewage Disposal:	Septic
Fire District:	Central Fire Protection District
Drainage District:	N/A

Parcel Information

Parcel Size:	5.01 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Commercial Agricultural, Residential
Project Access:	Public, via Crest Drive
Planning Area:	San Andreas
Land Use Designation:	AG (Agricultural)
Zone District:	CA (Commercial Agricultural)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Minimal slopes (less than 15 percent across most of site)
Env. Sen. Habitat:	Mapped constraint, SC Long-Toed Salamander habitat
Grading:	68 cubic yards
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

Exhibit G