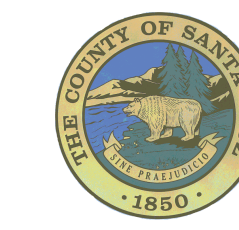


GENERAL PLAN BOUNDARIES



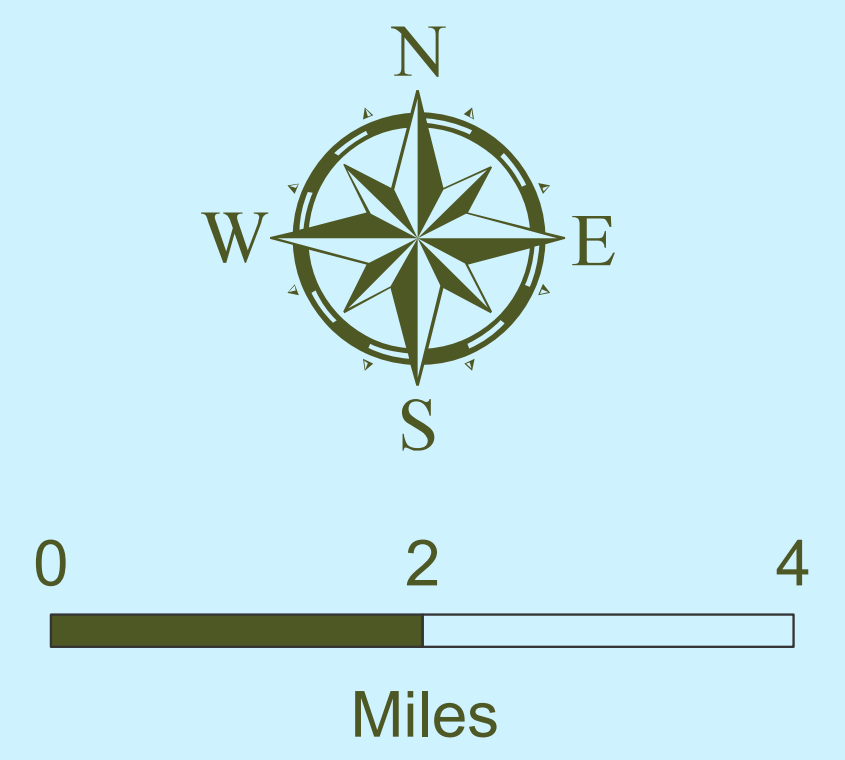
SANTA CRUZ COUNTY, CALIFORNIA



Legend	
APTOS HILLS	
APTOS	
BONNY DOON	
CARBONERA	
EUREKA CANYON	
LIVE OAK	
LA SELVA	
NORTH COAST	
PAJARO VALLEY	
SAN ANDREAS	
SKYLINE	
SAN LORENZO VALLEY	
SUMMIT	
SOQUEL	
SALSIPUEDES	
CITY LIMITS	



180-07
 PREPARED BY SANTA CRUZ COUNTY
 GEOGRAPHIC INFORMATION SYSTEM STAFF
 November 2007



SAN MATEO COUNTY

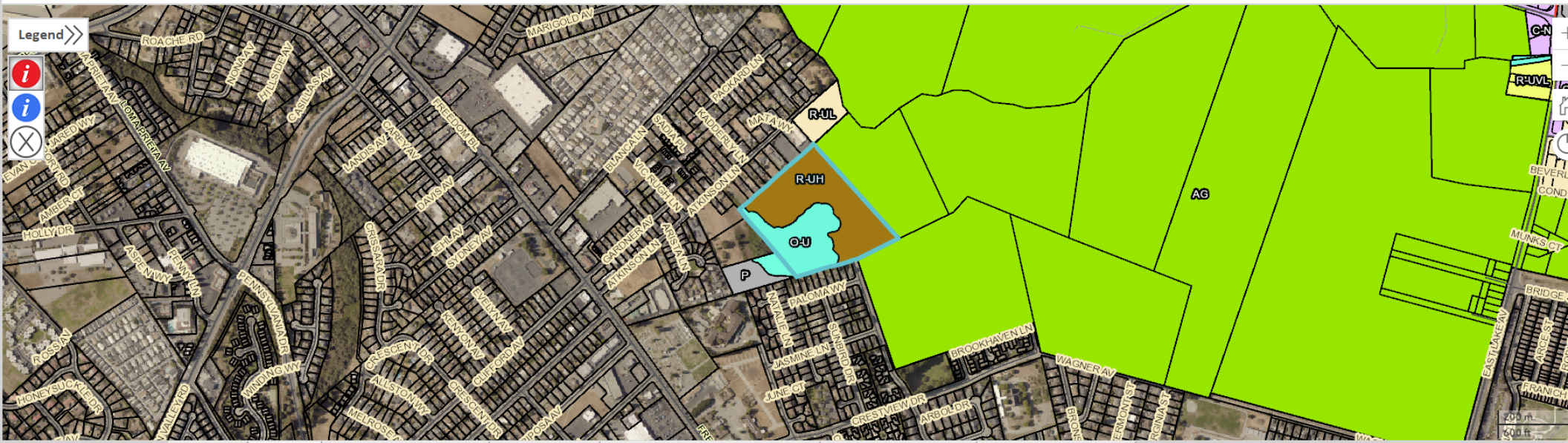
SANTA CLARA COUNTY

MONTEREY COUNTY

SAN BENITO COUNTY

APN
 Address
 Street
 Intersection

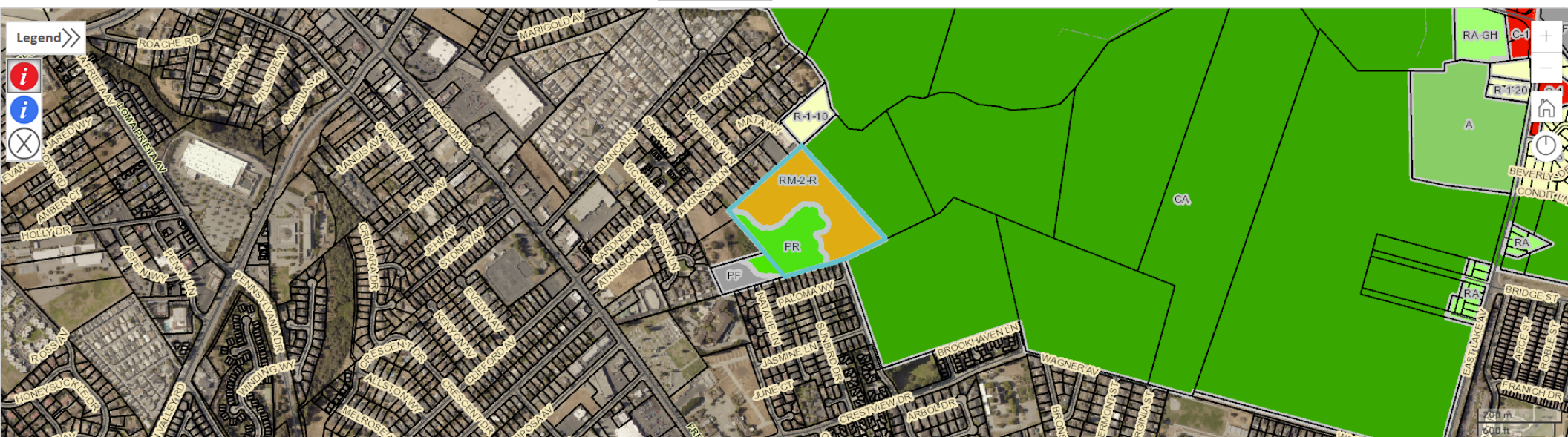
048-221-09



	Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
	Click on Zoning for Description:		PR_RM-2-R		Septic Constraints		No
Parcel Information	General Plan Designation	O-U; R-UH		No Shoot Areas		8.28.030(B)	
	Sustainable Santa Cruz Focus Area	n/a		Airport Influence Area		Yes	
	200 Feet of CA Zoning or Ag Resource	Yes-Portion		Airport Clear Zones		n/a	
Recorded Maps & Docs	Adjacent to TP Zoning	No		Agricultural Resources		n/a	
	General Plan Futures	n/a		Coastal Zone		No	
	General Plan Public Facilities	n/a		Coastal Zone Residential Exclusion		n/a	
	General Plan Parks	n/a		Coastal Zone Appeal Jurisdiction		n/a	
Select and Query Results	General Plan Special Communities	n/a		Code Compliance Areas		CCA-SOUTH COUNTY	
	Special Communities Description	n/a		Planner Team Areas		SOUTH COUNTY-PLANNING TEAM AREA	
	General Plan Boundaries(Planning Area)	PALO VALLEY		Environmental Planner Team Areas		South County	

APN
 Address
 Street
 Intersection

048-221-09



	Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
	Click on Zoning for Description: PR, RM-2-R						
Parcel Information	General Plan Designation	O-U; R-UH				Septic Constraints	No
	Sustainable Santa Cruz Focus Area	n/a				No Shoot Areas	8.28.030(B)
Recorded Maps & Docs	200 Feet of CA Zoning or Ag Resource	Yes-Portion				Airport Influence Area	Yes
	Adjacent to TP Zoning	No				Airport Clear Zones	n/a
Select and Query Results	General Plan Futures	n/a				Agricultural Resources	n/a
	General Plan Public Facilities	n/a				Coastal Zone	No
	General Plan Parks	n/a				Coastal Zone Residential Exclusion	n/a
	General Plan Special Communities	n/a				Coastal Zone Appeal Jurisdiction	n/a
	Special Communities Description	n/a				Code Compliance Areas	CCA-SOUTH COUNTY
	General Plan Boundaries(Planning Area)	PA IRO VALLEY				Planner Team Areas	SOUTH COUNTY-PLANNING TEAM AREA
						Environmental Planner Team Areas	South County



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131

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 or refer to the online Santa Cruz County Code (<http://www.sccoplanning.com>) Section 13.10.

Zone District	Allowed Uses
"CA" Commercial Agriculture	Commercial agriculture, farm buildings, livestock raising, greenhouses, 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
"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	has an Agricultural Preserve or Farmland Security contract with the County to maintain the land in its natural state for 10-years.
"PP" Pleasure Point 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
"SBE" Seascape Beach Estates	Denotes parcels in the Seascape Beach Estates neighborhood with special residential development standards intended to maintain characteristics of the existing built environment and ensure protection of the public viewshed.
"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.

City of Watsonville

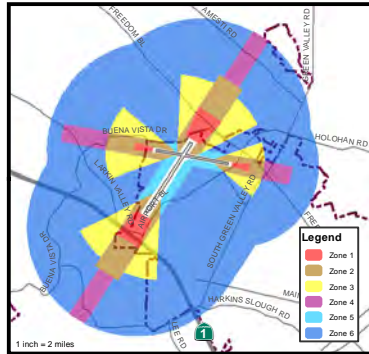


Adopted by City Council

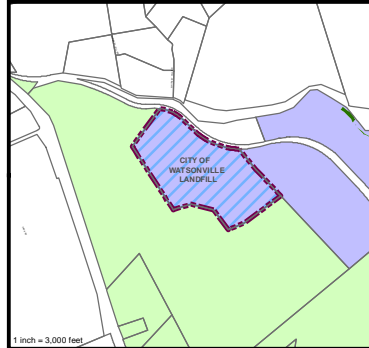
Date: May 23, 2006
Resolution No: 115-06 (CM)

Motto: "Opportunity Through Diversity, Unity Through Cooperation"

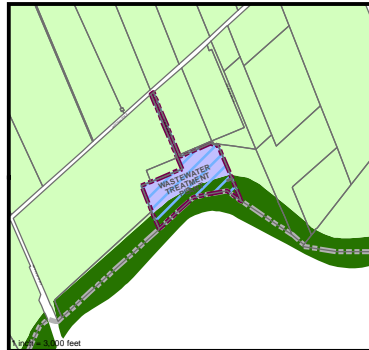
INSET 1: Airport Safety Compatibility Zones



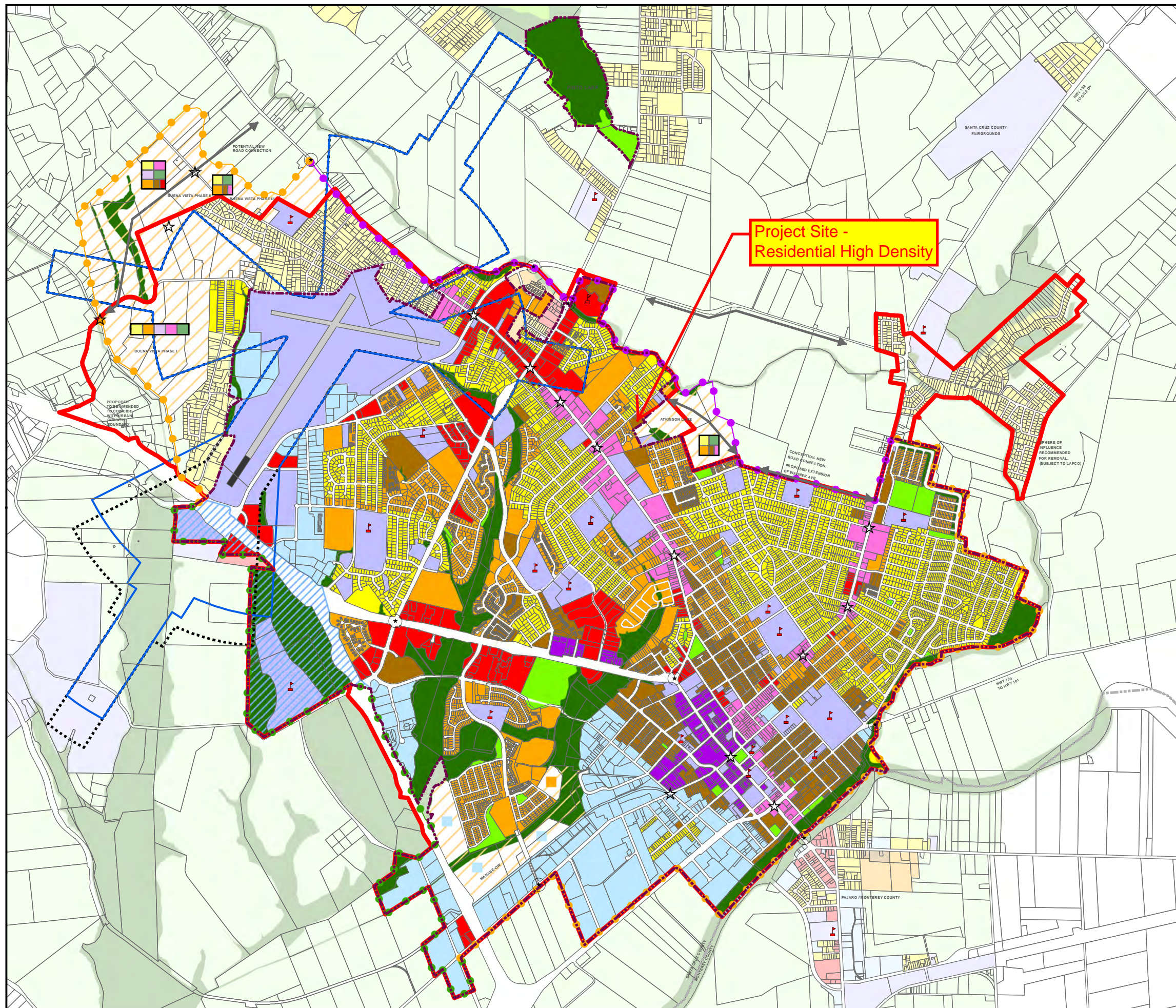
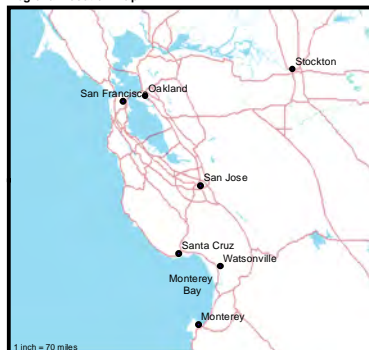
INSET 3: City Landfill



INSET 4: Wastewater Treatment Plant



Regional Location Map



**Figure 3.17
Land Use Diagram**

LEGEND

RESIDENTIAL

- Residential High Density
17.0 - 42.0 dwelling units per net acre
- Residential Medium Density
10.0 - 16.99 dwelling units per net acre
- Residential Low Density
up to 9.99 dwelling units per net acre

COMMERCIAL and INDUSTRIAL

- General Commercial
- Industrial

MIXED USE

- Downtown Mixed Use
allowable up to 4.0 FAR
- Neighborhood/Corridor Mixed Use
allowable up to 2.0 FAR

COMMUNITY FACILITIES, OPEN SPACE, and AGRICULTURE

- Public/Quasi-Public
- Public Park
- Agriculture
- Environmental Management

OTHER

- Specific Plan Area
The proportions of land uses shown in the insets is conceptual only, subject to the outcome of the specific plan. In addition to the primary uses shown in the insets, specific plan areas may contain secondary uses described in the Land Use Chapter.
- Coastal Zone

BOUNDARIES and SYMBOLS

- Public School
- Potential Gateway
- Potential Node
- Watsonville City Limit
- County Boundary
- Sphere of Influence
- 20-Year Urban Limit Line
- 25-Year Urban Limit Line
- Westerly Urban Limit Line
- Parcel Lines
- Airport Safety Compatibility Zones 1-5
- Future Airport Safety Compatibility Zones

North arrow pointing North.

1 inch = 2,300 feet

Scale bar: 750 375 0 750 1,500 2,250 3,000 Feet

Prepared by Watsonville GIS Center 05/16/2012 (CDD03105).
This document is a graphic representation using the best currently available sources.
The City of Watsonville assumes no responsibility for any errors.

Zoning Map



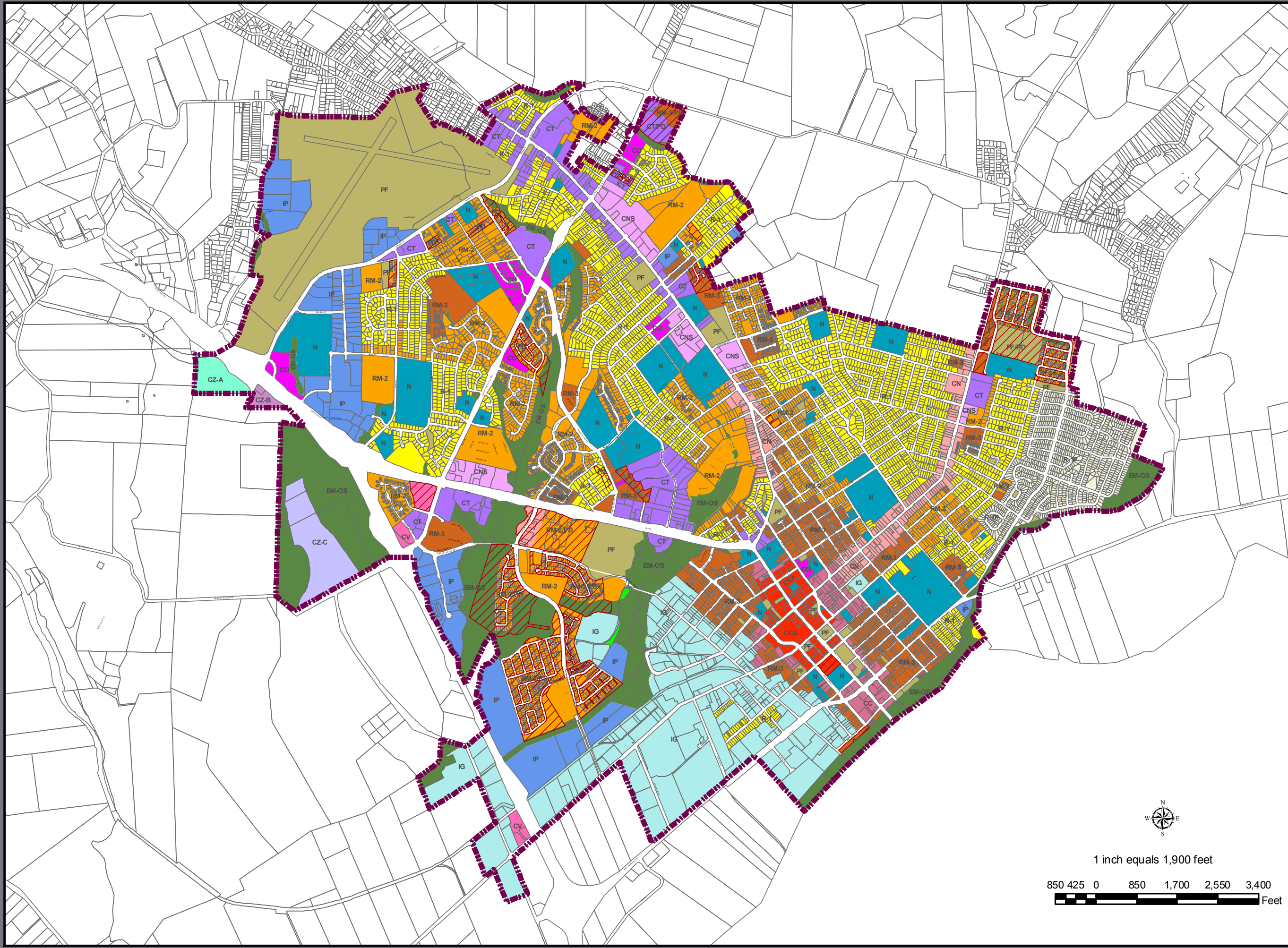
City of
Watsonville

Legend

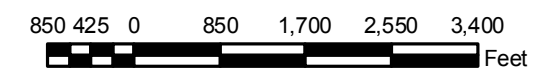
- Parcel
- Watsonville City Limit
- PD: Planned Development
- Zoning**
- R-1P: Planned Single Family Residential
- R-1: Single Family Residential-Low Density
- RM-2: Multiple Residential-Medium Density
- RM-3: Multiple Residential-High Density
- CC: Central Commercial
- CCA: Central Commercial Core Area
- CN: Neighborhood Commercial
- CNS: Neighborhood Shopping Center
- CO: Office
- CT: Thoroughfare Commercial
- CV: Visitor Commercial
- IG: General Industrial
- IP: Industrial Park
- N: Institutional
- PF: Public Facilities
- EM-A1: Exclusive Agriculture
- EM-OS: Environmental Mgmt. Open Space-Private Land
- CZ-A: Coastal Zone-A
- CZ-B: Coastal Zone-B
- CZ-C: Coastal Zone-C
- CZ-D: Landfill
- CZ-E: Coastal Zone-E

Prepared by Watsonville GIS Center 1-19-2007.

This Document is a graphic representation using the best currently available sources. The City of Watsonville assumes no responsibility for any errors.

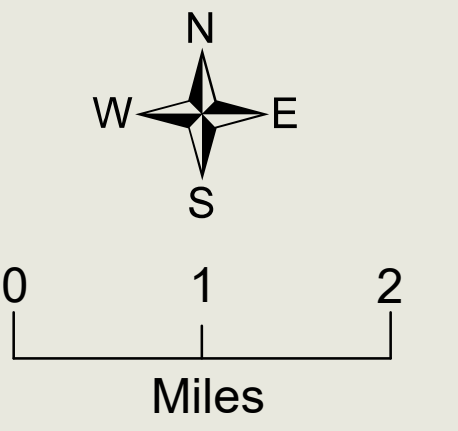
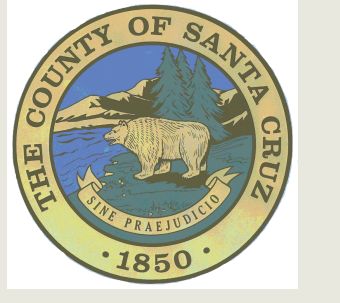


1 inch equals 1,900 feet



FIRE SERVICE AREAS

SANTA CRUZ COUNTY, CALIFORNIA



Legend

- APTOS/LA SELVA
- AROMAS
- BEN LOMOND
- BOULDER CREEK
- BRANCIORTE
- CAL FIRE
- CENTRAL
- FELTON
- PAJARO DUNES
- PAJARO VALLEY
- SANTA CRUZ CITY
- SCOTTS VALLEY
- UCSC
- WATSONVILLE
- ZAYANTE
- CITY LIMITS

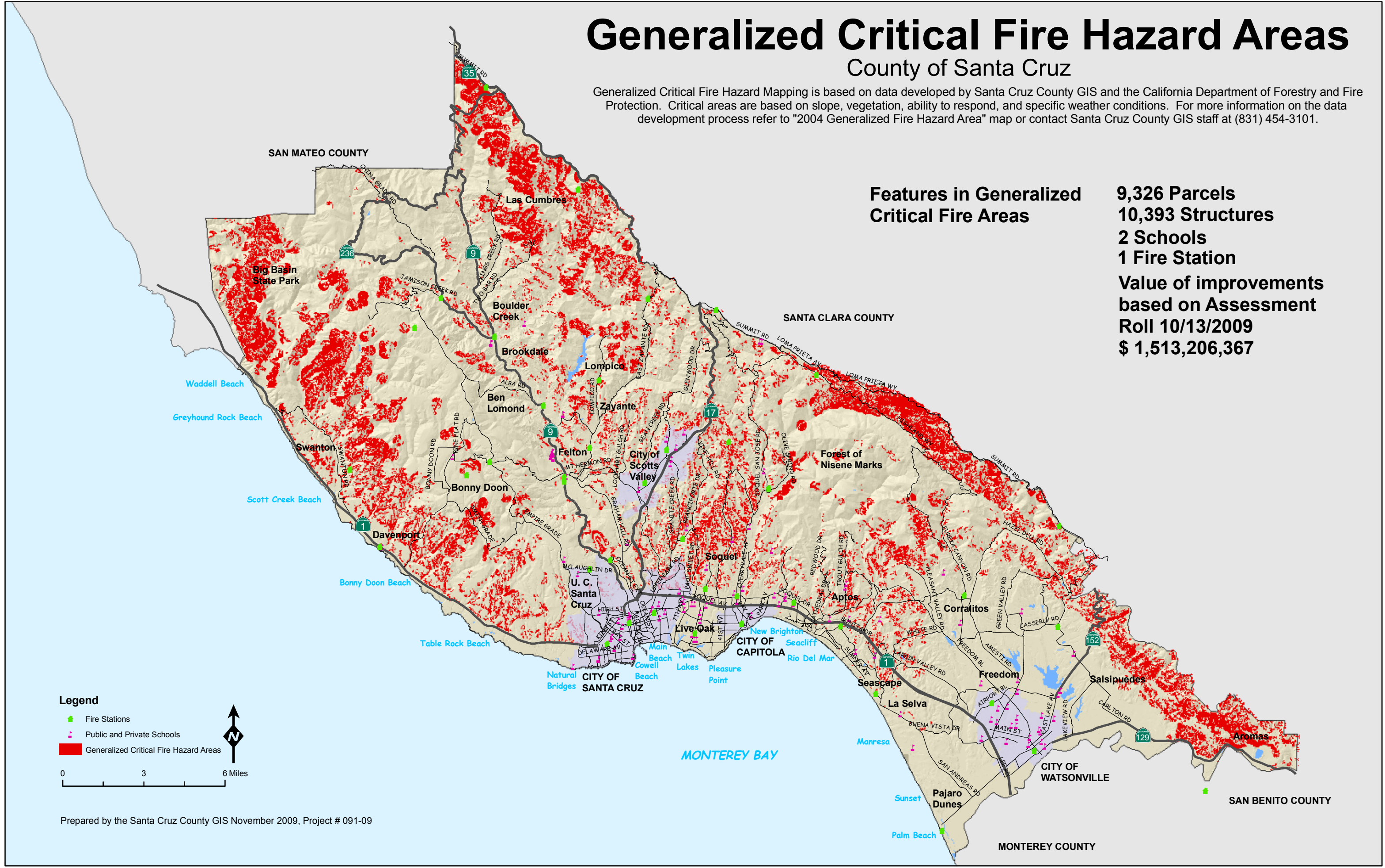
Generalized Critical Fire Hazard Areas

County of Santa Cruz

Generalized Critical Fire Hazard Mapping is based on data developed by Santa Cruz County GIS and the California Department of Forestry and Fire Protection. Critical areas are based on slope, vegetation, ability to respond, and specific weather conditions. For more information on the data development process refer to "2004 Generalized Fire Hazard Area" map or contact Santa Cruz County GIS staff at (831) 454-3101.

Features in Generalized Critical Fire Areas

9,326 Parcels
10,393 Structures
2 Schools
1 Fire Station
Value of improvements based on Assessment Roll 10/13/2009
\$ 1,513,206,367



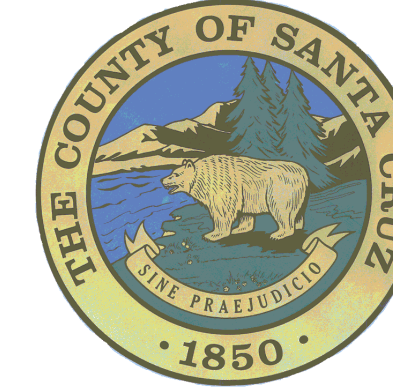
Legend

- Fire Stations
- Public and Private Schools
- Generalized Critical Fire Hazard Areas

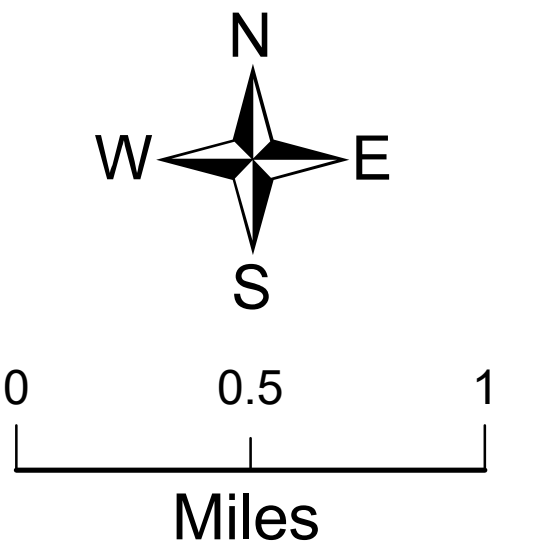
0 3 6 Miles

PAJARO VALLEY FIRE DISTRICT

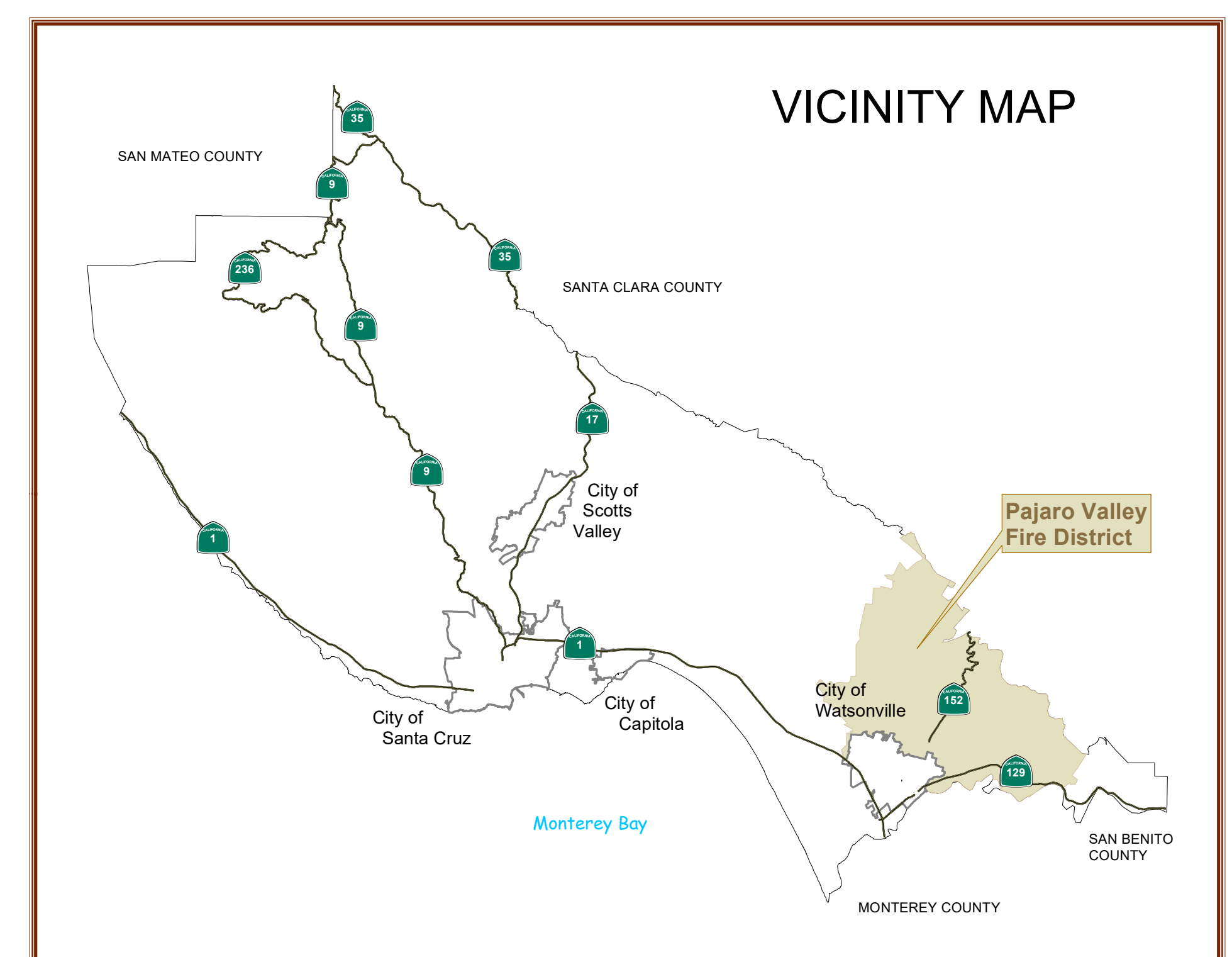
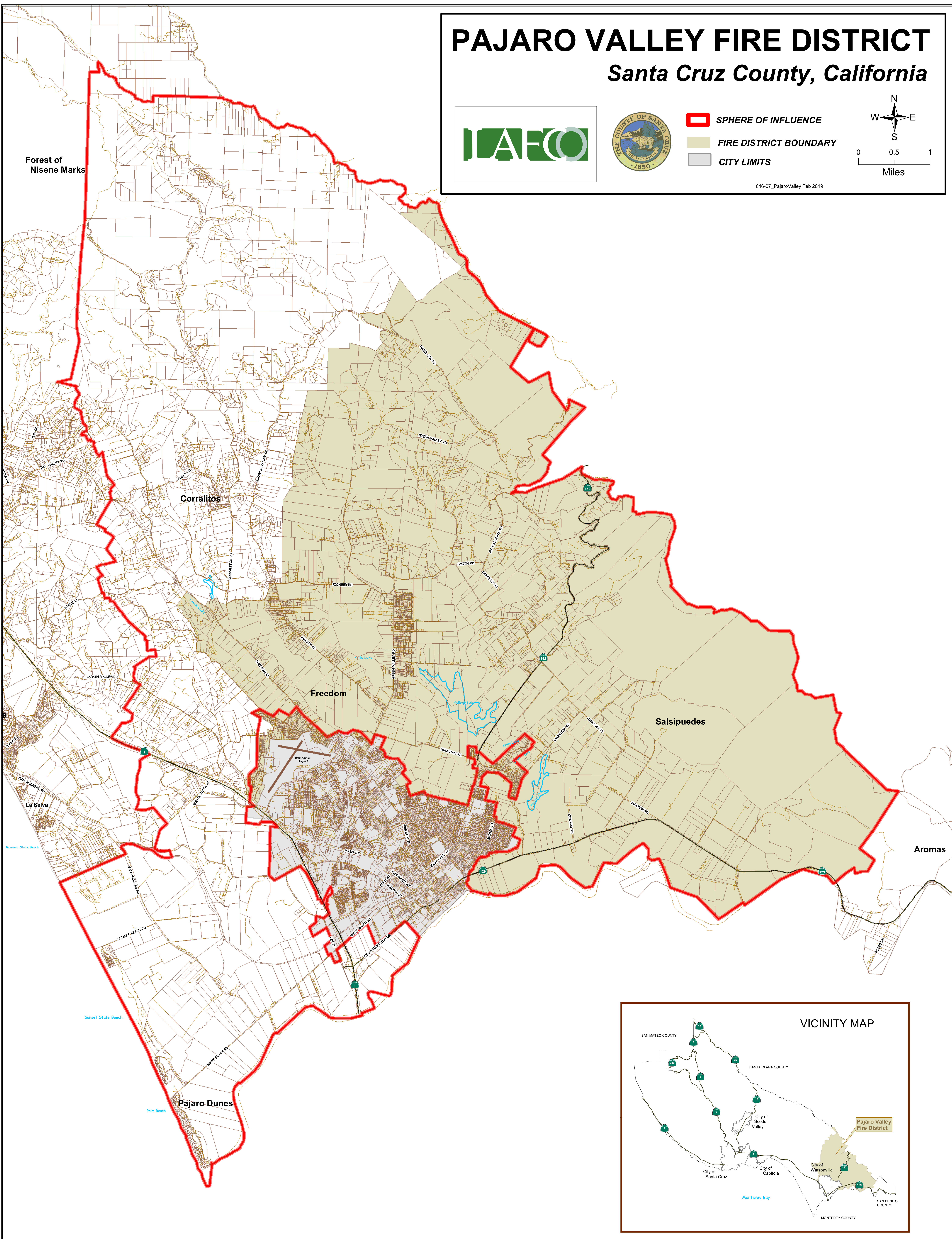
Santa Cruz County, California



- SPHERE OF INFLUENCE
- FIRE DISTRICT BOUNDARY
- CITY LIMITS



046-07_PajaroValley Feb 2019



DRAFT FIRE HAZARD SEVERITY ZONES IN LRA



FIRE HAZARD SEVERITY ZONES

- LRA Very High
- LRA High
- LRA Moderate
- LRA Unzoned
- Other Very High
- Other High
- Other Moderate
- Other Unzoned
- Incorporated Cities

Government Code 51175-89 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map areas of very high fire hazard within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on relevant factors such as fuels, terrain, and weather. VHFHSZ maps were initially developed in the mid-1990s but are now being updated based on improved science, mapping techniques, and data.

The California Building Commission adopted the Wildland-Urban Interface codes in late 2005 to be effective in 2008. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated fire hazard severity zones will be used by building officials to determine appropriate construction materials for new buildings in the Wildland-Urban Interface. The updated zones will also be used by property owners to comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

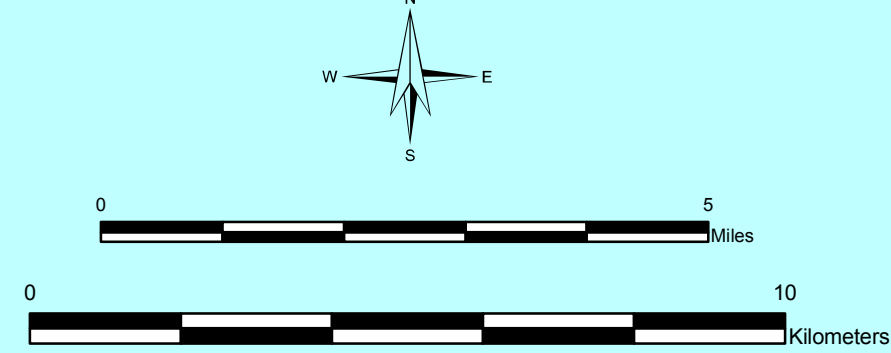
This map has been created by CAL FIRE's Fire and Resource Assessment Program (FRAP) using data and models describing development patterns, potential fuels over a 30-50 year time horizon, expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to new construction. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/projects/hazard/methods.htm>.

The version dated September 17, 2007 of the map shown here represents draft VHFHSZs within LRA, for review and comment by local government.

An interactive system for viewing map data is hosted by the UC Center for Fire at <http://firecenter.berkeley.edu/fhsz/>.

Questions can be directed to;

Kathleen Schori (Northern Region) (530) 472-3121 kathleen.schori@fire.ca.gov
 Sass Barton (Southern Region) (559) 243-4130 sass.barton@fire.ca.gov



Projection Albers, NAD 1927
 Scale 1: 100,000
 at 29" x 24.5"
 October 03, 2007



The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>
 For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,
 State of California
 Mike Chrisman, Secretary for Resources,
 The Resources Agency
 Ruben Grijalva, Director,
 Department of Forestry and Fire Protection

MAP ID: FHSZL06_1_MAP
 DATA SOURCES
 CAL FIRE Fire Hazard Severity Zones (FHSZL06_1)
 CAL FIRE State Responsibility Areas (SRA05_4)
 CAL FIRE Incorporated Cities (Incorp07_2)
 PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)

Fault Zone Hazard Areas

County of Santa Cruz

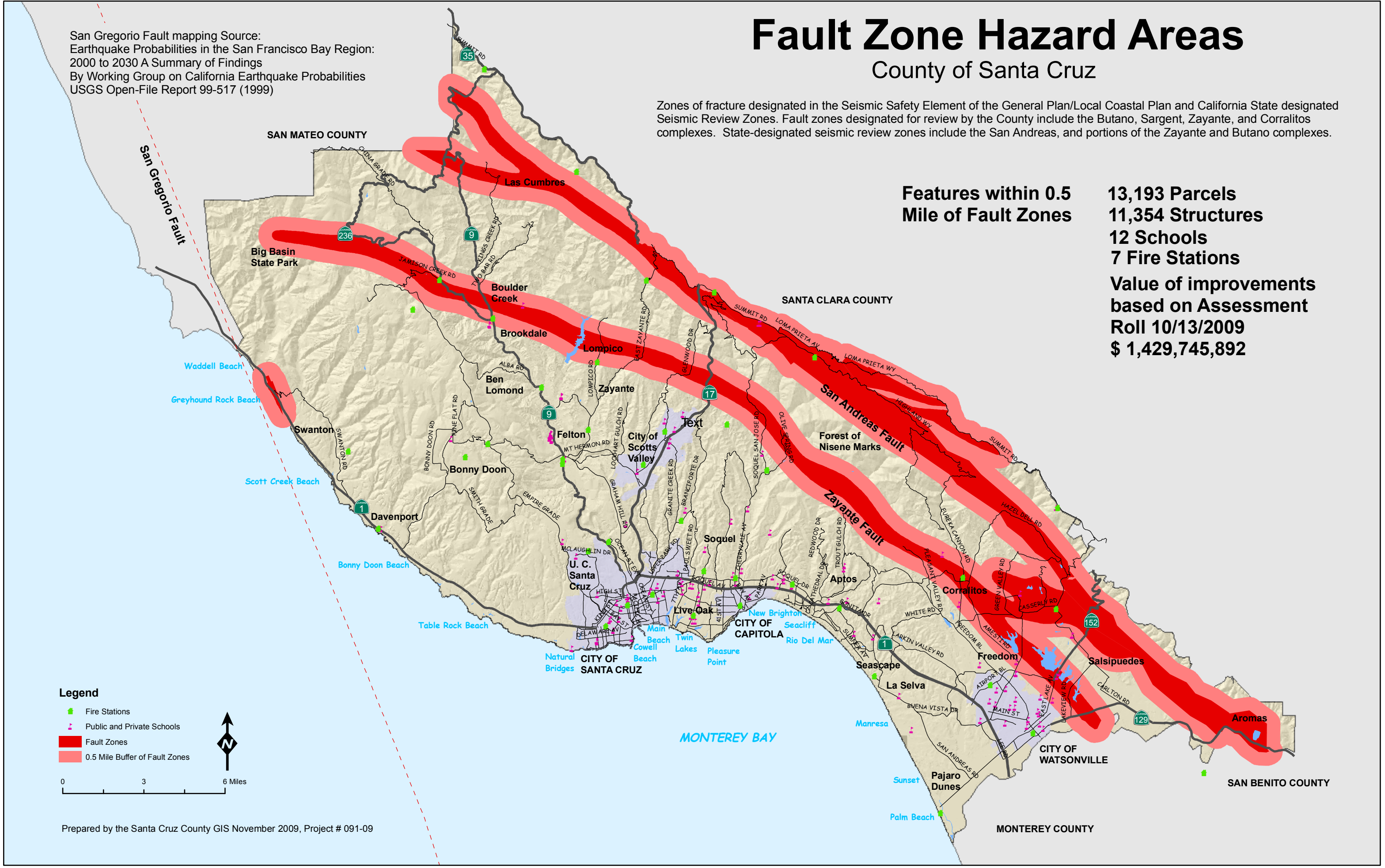
San Gregorio Fault mapping Source:
 Earthquake Probabilities in the San Francisco Bay Region:
 2000 to 2030 A Summary of Findings
 By Working Group on California Earthquake Probabilities
 USGS Open-File Report 99-517 (1999)

Zones of fracture designated in the Seismic Safety Element of the General Plan/Local Coastal Plan and California State designated Seismic Review Zones. Fault zones designated for review by the County include the Butano, Sargent, Zayante, and Corralitos complexes. State-designated seismic review zones include the San Andreas, and portions of the Zayante and Butano complexes.

**Features within 0.5
 Mile of Fault Zones**

**13,193 Parcels
 11,354 Structures
 12 Schools
 7 Fire Stations**

**Value of improvements
 based on Assessment
 Roll 10/13/2009
 \$ 1,429,745,892**



- Legend**
- Fire Stations
 - Public and Private Schools
 - Fault Zones
 - 0.5 Mile Buffer of Fault Zones

0 3 6 Miles

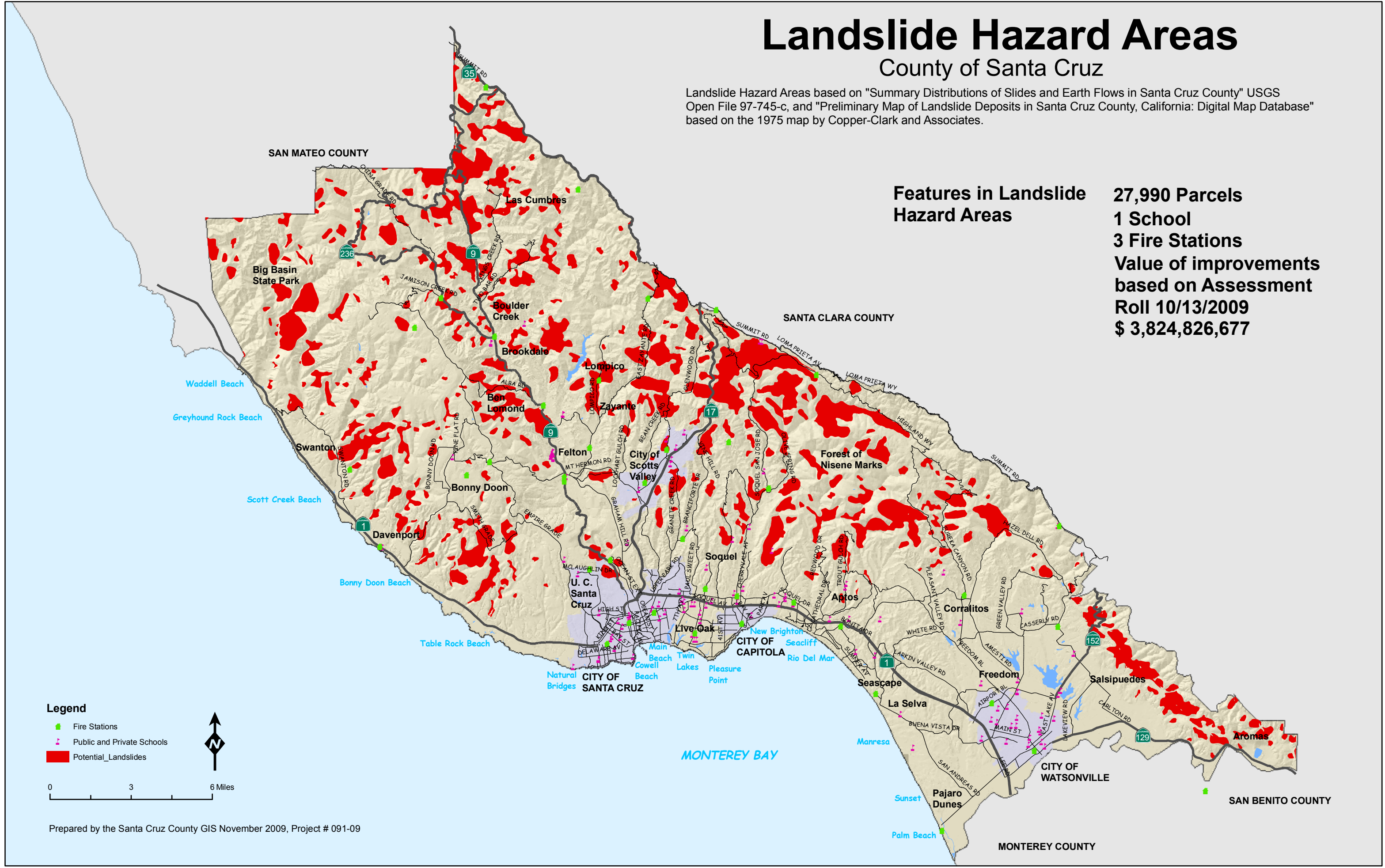
Landslide Hazard Areas

County of Santa Cruz

Landslide Hazard Areas based on "Summary Distributions of Slides and Earth Flows in Santa Cruz County" USGS Open File 97-745-c, and "Preliminary Map of Landslide Deposits in Santa Cruz County, California: Digital Map Database" based on the 1975 map by Copper-Clark and Associates.

Features in Landslide Hazard Areas

27,990 Parcels
1 School
3 Fire Stations
Value of improvements based on Assessment Roll 10/13/2009
\$ 3,824,826,677



- Legend**
- Fire Stations
 - Public and Private Schools
 - Potential_Landslides

0 3 6 Miles

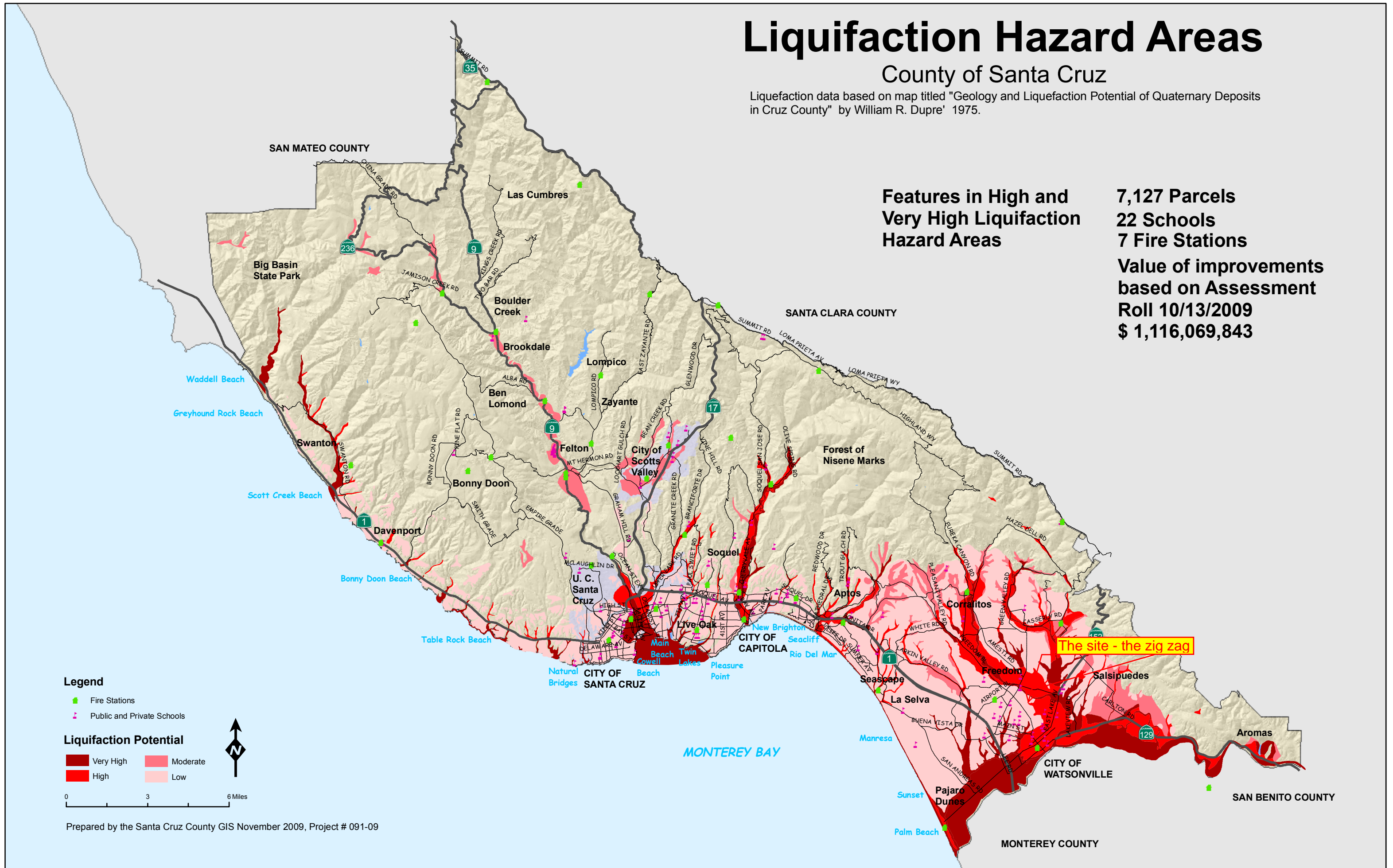
Liquifaction Hazard Areas

County of Santa Cruz

Liquefaction data based on map titled "Geology and Liquefaction Potential of Quaternary Deposits in Cruz County" by William R. Dupre' 1975.

Features in High and Very High Liquefaction Hazard Areas

7,127 Parcels
22 Schools
7 Fire Stations
Value of improvements based on Assessment Roll 10/13/2009
\$ 1,116,069,843



Legend
Fire Stations
Public and Private Schools

Liquefaction Potential
Very High
High
Moderate
Low

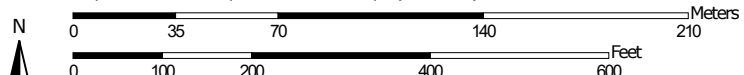
0 3 6 Miles

Prepared by the Santa Cruz County GIS November 2009, Project # 091-09

Representative Slope—Santa Cruz County, California



Map Scale: 1:2,580 if printed on A landscape (11" x 8.5") sheet.



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

 0 - 5
 5 - 15
 15 - 45
 45 - 60
 60 - 100
 Not rated or not available


Soil Rating Lines

 0 - 5
 5 - 15
 15 - 45
 45 - 60
 60 - 100
 Not rated or not available






Soil Rating Points

 0 - 5
 5 - 15
 15 - 45
 45 - 60
 60 - 100
 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 13, Sep 16, 2019

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

Date(s) aerial images were photographed: Mar 16, 2019—Apr 7, 2019

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.

Representative Slope

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
129	Elder sandy loam, 0 to 2 percent slopes, MLRA 14	1.0	3.4	24.5%
162	Pinto loam, 2 to 9 percent slopes	6.0	2.6	19.1%
177	Watsonville loam, 2 to 15 percent slopes	9.0	6.7	48.7%
185	Water		1.1	7.7%
Totals for Area of Interest			13.8	100.0%

Description

Slope gradient is the difference in elevation between two points, expressed as a percentage of the distance between those points.

The slope gradient is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Expansive Soils

County of Santa Cruz

Expansive soils are soils that swell when subjected to moisture.

Features Within
Expansive Soils Area

16,100 Parcels




17 Schools

2 Fire Stations

Value of improvements
based on Assessment
Roll 10/13/2009

\$ 2,786,254,269

Legend

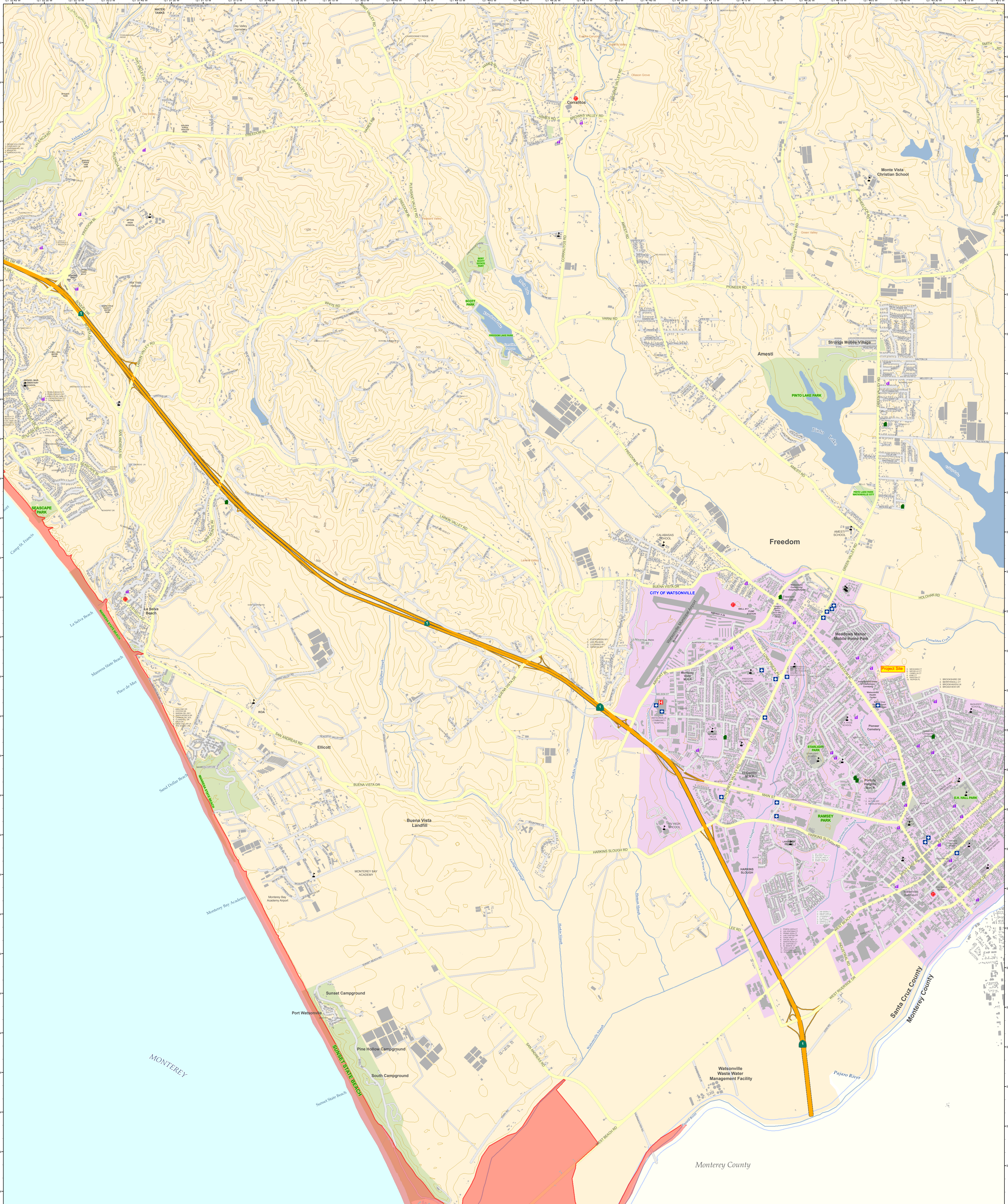
-  Fire Stations
-  Public and Private Schools
-  ExpansiveSoils



0 3 6 Miles

Prepared by the Santa Cruz County GIS November 2009, Project # 091-09



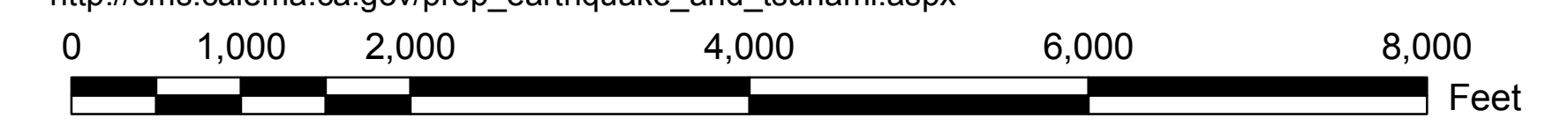


Santa Cruz County
Overlaid USGS Quad Mapping
Map Extents Based on USGS 7.5 Minute Series
Datum: NAD 83
Projection: State Plane California Zone III
Scale: 1" = 1000'
Contour Interval: 50'
Structures and Road Centerlines mapped from 2003 Ortho-photography
007-11_WatsonvilleWest
PREPARED BY SANTA CRUZ COUNTY GIS
JANUARY 2011



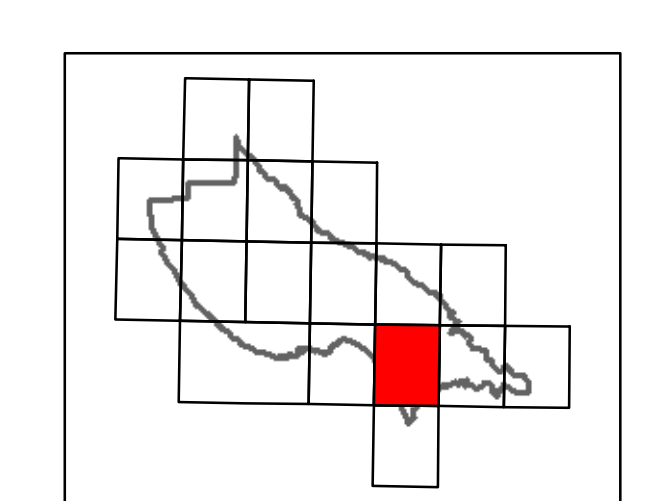
WATSONVILLE WEST TSUNAMI COASTAL INUNDATION MAP

TSUNAMI COASTAL INUNDATION Source:
State of California Emergency Management Agency
University of Southern California Tsunami Research Center
http://cms.calema.ca.gov/prep_earthquake_and_tsunami.aspx



- Hospital
- Clinic
- School Site
- Rest and Group Home
- Church
- Fire Station

- Inundation Area
- Park
- City Limits
- County Boundary
- USGS Quad Boundary



ISRAEL ZEPEDA FARMS, INC.
APN 048-231-01

ISRAEL ZEPEDA FARMS, INC.
APN 048-231-17

WATSONVILLE CITY LIMITS

SANTISSIMA TRINIDADE
WATSONVILLE IRMANDADE
5209 OR 827

SANTISSIMA TRINIDADE
WATSONVILLE IRMANDADE
5209 OR 827

GREGORIO
2008-0051803

LOMELI
2002-0095882

GOLDMAN
5501 OR 698

CHOATE
1349 OR 355

AGUADO / HIPOLITO
5225 OR 167

CR #749
PARCEL A
16 PM 10

HAMMILL TRUST
2018-0021274

APN 019-236-01

BECHTEL
2010-0035589

MP PIPPIN ORCHARDS, LP
2016-0046260

40 M 90

WATSONVILLE CITY LIMITS

MP PIPPIN ORCHARDS, LP
2016-0046260

PACIFIC GAS & ELECTRIC CO.
APN 048-211-24

BAJOG
2006-0035604

NOTES

1. ALL ACCESS ROADS SHALL BE A MINIMUM OF 20 FEET IN WIDTH AND SHALL BE DEEMED AND MARKED AS FIRE LANES IN ACCORDANCE WITH CFC 503.3 AND CVC 22500.1.

TREE REMOVAL COUNT

- 4 - REMOVE DUE TO CONDITION (T52, T56, T57, T59)
- 11 - REMOVE DUE TO CONSTRUCTION (T51, T53, T54, T55, T58, T60, T72, T73, T76, T77, T78)
- 15 - TOTAL TREES TO BE REMOVED

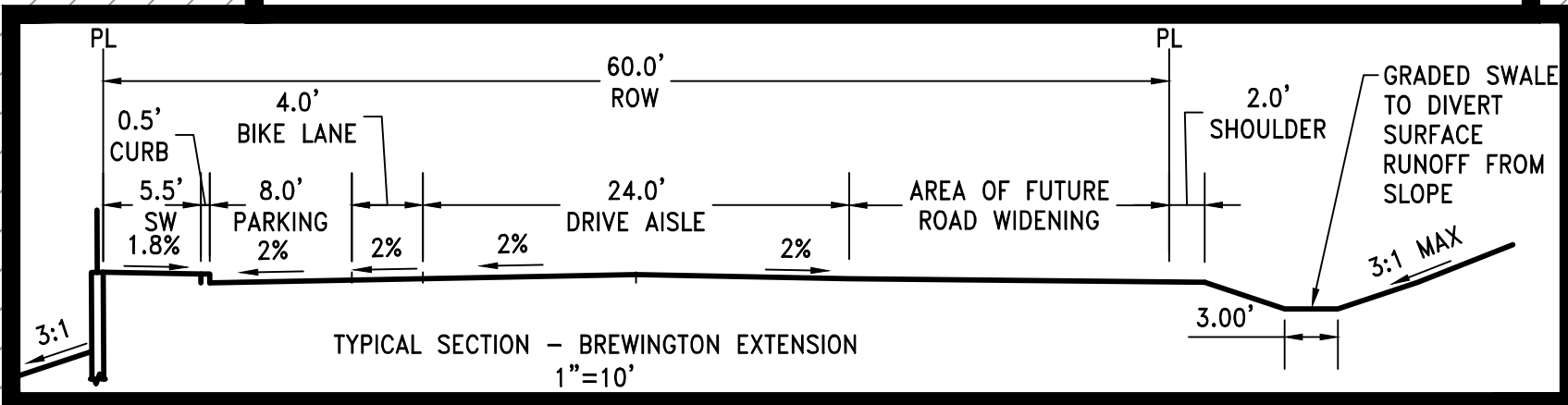
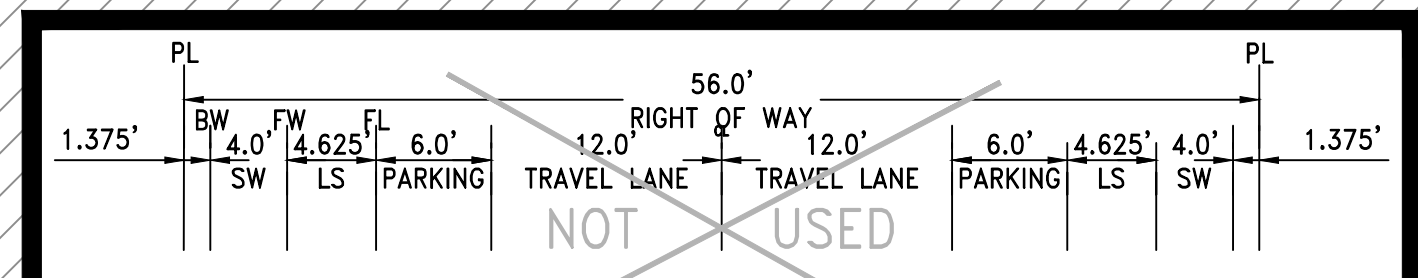
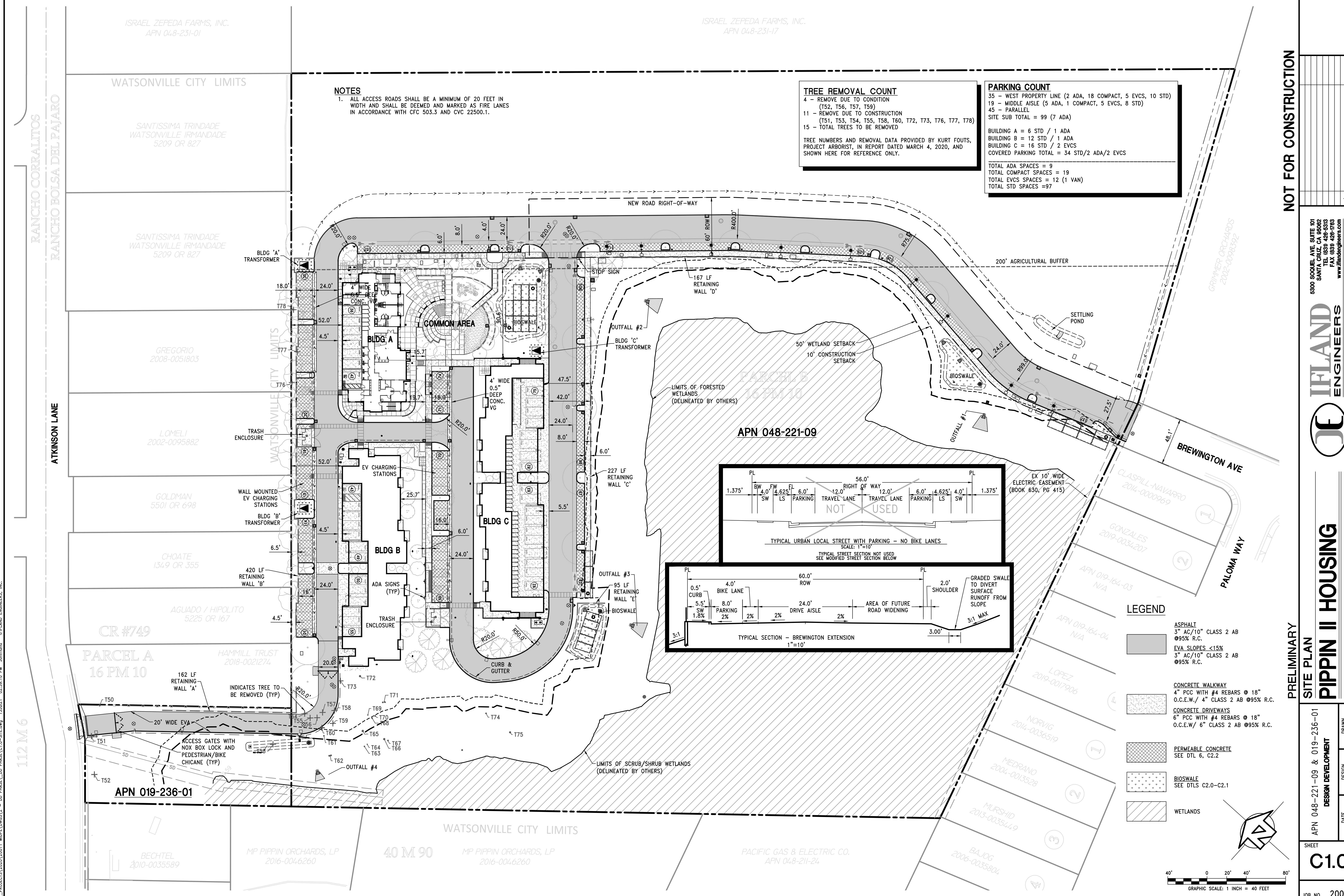
TREE NUMBERS AND REMOVAL DATA PROVIDED BY KURT FOOTS, PROJECT ARBORIST, IN REPORT DATED MARCH 4, 2020, AND SHOWN HERE FOR REFERENCE ONLY.

PARKING COUNT

- 35 - WEST PROPERTY LINE (2 ADA, 18 COMPACT, 5 EVCS, 10 STD)
- 19 - MIDDLE AISLE (5 ADA, 1 COMPACT, 5 EVCS, 8 STD)
- 45 - PARALLEL
- SITE SUB TOTAL = 99 (7 ADA)

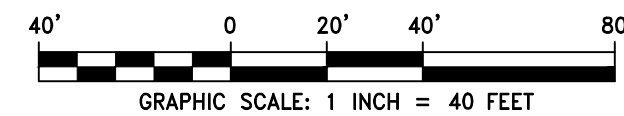
- BUILDING A = 6 STD / 1 ADA
- BUILDING B = 12 STD / 1 ADA
- BUILDING C = 16 STD / 2 EVCS
- COVERED PARKING TOTAL = 34 STD/2 ADA/2 EVCS

- TOTAL ADA SPACES = 9
- TOTAL COMPACT SPACES = 19
- TOTAL EVCS SPACES = 12 (1 VAN)
- TOTAL STD SPACES = 97



LEGEND

- ASPHALT
3" AC/10" CLASS 2 AB @95% R.C.
- EVA SLOPES <15%
3" AC/10" CLASS 2 AB @95% R.C.
- CONCRETE WALKWAY
4" PCC WITH #4 REBARS @ 18" O.C.E.W./ 4" CLASS 2 AB @95% R.C.
- CONCRETE DRIVEWAYS
6" PCC WITH #4 REBARS @ 18" O.C.E.W./ 6" CLASS 2 AB @95% R.C.
- PERMEABLE CONCRETE
SEE DTL 6, C2.2
- BIOSWALE
SEE DTLs C2.0-C2.1
- WETLANDS



NOT FOR CONSTRUCTION

PRELIMINARY
SITE PLAN

PIPPIN II HOUSING

78 ATKINSON LANE, WATSONVILLE, CALIFORNIA

APN 048-221-09 & 019-236-01
DESIGN DEVELOPMENT

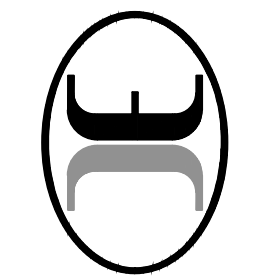
DATE: 06/04/2021
DRAWN: MR
STAFF

SHEET
C1.0

JOB NO. 20011

6800 SQUEL AVE SUITE 101
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TEL (831) 426-6318
FAX (831) 426-6763
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CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

IFLAND ENGINEERS



DATE: 07/13/21
REVISION: BT

PROJECTS\2020\20011 MIDP\DWGS\2 - DD PHASE\DD PHASE\CI-O-SITE.dwg 13Jul21 02:38:10 PM Jandford © IFLAND ENGINEERS, INC.

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