

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

CARTY WILLIAM FRANCIS (PLN210118)

RESOLUTION NO. 22-

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the construction of a single family dwelling and accessory dwelling unit within a residential zone qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving Design Approval to allow the construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with a rooftop deck, and a 1,025 square foot detached accessory dwelling unit. Proposed colors and materials consist of light grey wood siding with charcoal colored trim, black asphalt shingle roof, and black downlit cast aluminum wall fixtures with seeded glass shading.

[PLN210118, Carty William Francis, 11421 Palmer Street, Castroville, Castroville Community Plan, (Accessor's Parcel Number: 030-202-010-000)]

The Carty application (PLN210118) came on for a hearing before the Monterey County Zoning Administrator on August 25, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - The 2010 Monterey County General Plan;
 - Castroville Community Plan; and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The project consists of a Design Approval to allow the construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with rooftop deck and secured safety rated lattice railing, and a 1,025 square foot detached accessory dwelling unit (ADU). The property is located at 11421 Palmer Street, Castroville, Castroville Community Plan, (Accessor's Parcel Number: 030-202-010-000) and is a vacant lot due to a structural fire. Zoning for this parcel is Community Plan or "CP". In this case, zoning refers to the development policies adopted for the Castroville Community Plan (CCP). The CCP land use designation of the subject property is Medium Density Residential-C or "MDR-C". Development of a single family dwelling units not exceeding 8 units per acre is an allowed use pursuant to the CCP Table B-2. Accessory dwelling units are not specifically addressed in the CCP and in accordance with Appendix B of the CCP, items contained within the Zoning Ordinance but not addressed within the community plan will remain as requirements. As such, pursuant to Title 21 Section 21.64.030.C.1.b, an ADU is an allowed use. See Finding No. 6 and supporting evidence below.
- c) Lot Legality. The subject parcel was created as a portion of Lot 47 as shown on the Map of Locke-Paddon Addition to Castroville, Monterey County, California filed for record April 6, 1915, in the office of the County Recorder of Monterey County (Map Book 2, Maps and Grants, Page 7). Prior to 1964, the Lot 47 was split into a southwest half and a northwest half. The current configuration and size of the subject property matches what is delineated in the Monterey County Assessor's records from 1964. Therefore, the County recognizes the property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Appendix A of the CCP, the project includes a Design Approval to allow for the proposed development. As demonstrated in Finding No. 3 and supporting evidence, the new single family dwelling with detached garage and detached accessory dwelling unit are consistent with purpose and regulations of Appendix A.
- e) Development Standards. The development standards for a single family residence are identified in CCP Appendix B under Table B-3. Required setbacks for main dwelling units are a minimum of 20 feet (front), 15 feet (rear), and 5 feet (sides). The maximum allowed height is 30 feet and the minimum distance between habitable structures is 10 feet. As proposed, the single-story single family dwelling has setbacks of 20 feet (front), 93 feet (rear), 5 feet from southern-side and 21 feet from the northern-side with a distance of 22 feet between the single family home and accessory dwelling unit. The proposed height of the main residence is 12 feet and detached garage is 15 feet 6 inches which is below the 30 foot maximum allowed. The maximum building site coverage is 40 percent on lots that allow single family homes. The property is 0.17 acres or 7,500 square feet, which allows site coverage of 3,000 square feet. The proposed project results in site coverage of 2,396 square feet

which equals 31.9 percent. The applicant has complied with all development standards pursuant of the CCP. The applicant has complied with all setback and height requirements pursuant of the Castroville Community Plan Appendix B requirements. For accessory dwelling unit height and setback requirements, see Finding No. 6 and supporting evidence below.

- f) Site Coverage. Pursuant to the Castroville Community Plan development standards in Appendix B, the maximum building site coverage is 40 percent on lots that allow single family homes. The property is 0.17 acres or 7,500 square feet, which allows site coverage of 3,000 square feet. The proposed project results in site coverage of 2,396 square feet which equals 31.9 percent. Therefore, as proposed, the project meets the required coverage limitations.
- g) Parking. The Castroville Community Plan requires a minimum of two off-street parking spaces be provided for the primary residence and one dedicated off-street parking for accessory units. Proposed project includes a new 242 square foot one-car garage to provide parking for the main residence. The new driveway into the parcel includes two off-street parking spaces between the main residence and accessory structure. There is room for one additional parking space in front of the proposed detached garage. Pursuant to Title 21 Section 21.58.040, there are no parking requirements for ADUs. The project as proposed will provide parking for up to four vehicles which equals two spaces per unit.
- h) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archeological report was prepared for the project site that concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Land Use Advisory Committee (LUAC) Review. The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338 and because the project is a Design Approval subject to approval by the Zoning Administrator. On June 21, 2022, the LUAC members held a meeting to discuss the project. The committee reviewed the project and had no objections. The project was unanimously recommended for approval by a vote of 4-0 with one member absent.
- j) The project planner conducted a site inspection on May 18, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210118.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological resources. The following report has been prepared:
 - “Phase 1 Inventory of Archaeological Resources” (LIB220231) prepared by Ruben Mendoza, Salinas, CA, September 14, 2021. County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.
 - c) Staff conducted a site inspection on May 18, 2022, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210118.
3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
- EVIDENCE:**
- a) Design standards for the MDR-C designation are identified in CCP, Appendix A which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. In comparison, the proposed single family dwelling, garage and ADU would have a similar layout to other residences in the vicinity.
 - b) Neighborhood Character. The proposed single family dwelling and accessory dwelling unit would have a comparatively similar layout to other residences in the vicinity. As proposed, the visible structure will remain comparable to the bulk and mass of other dwellings in the surrounding neighborhood.
 - c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. The single family dwelling and ADU are designed to reflect a common manufactured home style architecture that matches the surrounding neighborhood. The conventionally built garage is designed to match the residential structures. Proposed colors of the structures include light grey wood siding with charcoal colored trim and black asphalt shingle roofing. Proposed exterior lighting will consist of black downlit cast aluminum wall fixtures with seeded glass shading. The project has been conditioned to include a formal landscape plan and exterior lighting plan to ensure the project complies with the Monterey County lighting ordinance (Conditions Nos. 5 and 6). The applicant submitted a preliminary lighting plan; however, the exterior lighting plan condition was added to allow changes in the location, design, and fixture type during construction. The proposed exterior finishes described above

blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.

- d) Visual Resources. This property is not located within a visually sensitive area. However, the Castroville Community Plan does specify design guidelines to help maintain visual integrity of the surrounding area. The proposed development also does not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) The project planner conducted a site inspection on May 18, 2022, to verify that the project on the subject parcel conforms to the plans listed above. Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes).
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210118.

4. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public utilities are available and have existed on-site. Water and sewer connections are provided by the Castroville Community Services District (CCSD). On January 6, 2017, the previously existing single family dwelling suffered a structural fire which demolished the residence according to the North County Fire District report.
 - c) Staff conducted a site inspection on May 18, 2022, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210118.

5. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No open code violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and are aware of one closed violation existing on subject property.
 - b) Staff conducted a site inspection on May 18, 2022, and researched County records to assess if any violation exists on the subject property.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210118.

6. FINDING: ACCESSORY DWELLING UNIT – The proposed project must meet the regulations, standards, and circumstances under which an accessory dwelling unit (ADU) accessory to an existing or proposed main residence on a lot, may be permitted and to establish a means for creating affordable housing in Monterey County.

- EVIDENCE:**
- a) California State regulations for ADUs supersedes local jurisdiction policy and regulations. Government Code 65852.2. Title 21 Section 21.64.030.C.1.b allows detached ADUs to be no more than 1,200 square feet. Height limit for ADUs is 16 feet with 4-foot side and rear setbacks.
 - b) The project proposes a 1,025 square foot ADU with a height of 12 feet 6 inches. The left-side setback is 5 feet with right-side setback of 21 feet and a rear setback of 15 feet. Therefore, the project meets height and setback requirements.
 - c) The proposed exterior siding, windows and trim are designed to match the main residence on the property and meet design requirements in Finding No. 3 and supporting evidence above.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210118.

7. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) for a Class 3 categorical exemption allows for a single family dwelling and accessory dwelling unit within a residential zone. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On September 14, 2021, a preliminary archeological report was conducted by Ruben Mendoza (Finding , Evidence “b”) since the project is located in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property. A standard condition of approval has been incorporated to assure construction work be halted if archaeological resources are accidentally uncovered.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 18, 2022.
 - d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210118.

- 8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

1. Find the construction of a single family dwelling and accessory dwelling unit within a residential zone qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions pursuant to Section 15300.2; and
2. Approve Design Approval to allow the construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with rooftop deck, and a 1,025 square foot detached accessory dwelling unit. Proposed colors and materials consist of light grey wood siding with charcoal colored trim, black asphalt shingle roof, and black downlit cast aluminum wall fixtures with seeded glass shading.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of August. 2022.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210118

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval Permit (PLN210118) allows construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with rooftop deck, and a 1,025 square foot detached accessory dwelling unit. Proposed colors and materials consist of light grey wood siding with charcoal colored trim, black asphalt shingle roof, and black downlit cast aluminum wall fixtures with seeded glass shading. The property is located at 11421 Palmer Street, Castroville, (Assessor's Parcel Number 030-202-010-000), Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 030-202-010-000 on August 25, 2022. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (Suggested Native Species Landscaping List - North County Coastal Zone) from HCD - Planning. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

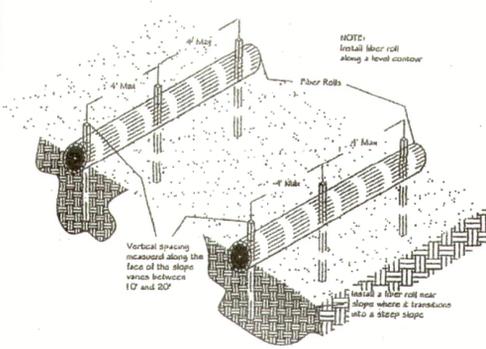
Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

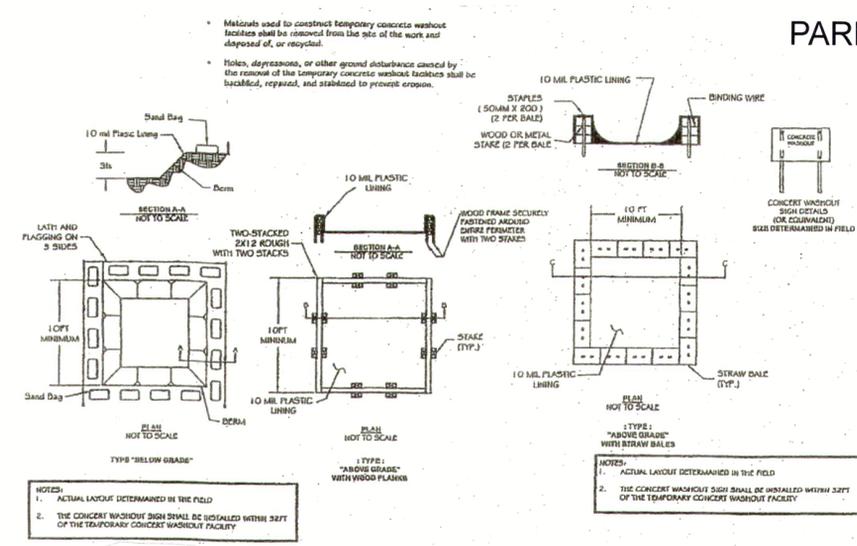
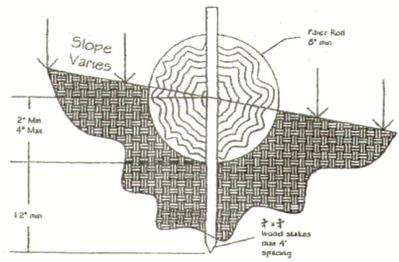
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

Seed and Straw Mulch

Seed and straw mulch is to be used for soil disturbed area as a means for temporary protection until permanent stabilization is established. It may be used on slopes up to 3:1 H:V (33%). Seed and straw mulch shall consist of spreading seed (a minimum of 5lbs/1000 sq ft.) over disturbed areas, then placing a uniform layer of straw (2-3 bales/1000 sq ft.) incorporating it into the soil with a studded roller, or anchoring it with a tracktifier stabilizing emulsion. Note: In areas that are not sensitive habitat, the seed shall be annual winter barley, and the straw shall be derived from rice, barley, or wheat. In areas that are sensitive habitat, the seed mix, and straw shall be as recommended by the project biologist, be indicated on the plans, and approved by the Planning Department.



TYPICAL FIBER ROLL INSTALLATION
N.T.S



WATER SERVICE - Castroville Community Service

HOUSE COMES FROM FACTORY FIRE SPRINKLED AS PER CRC & CFC

STANDARD INSPECTION NOTES:

1. Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations.
2. During construction, the owner/applicant shall schedule an inspection to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
3. Prior to final inspection, the owner/applicant shall schedule an inspection to ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.

GENERAL NOTES:

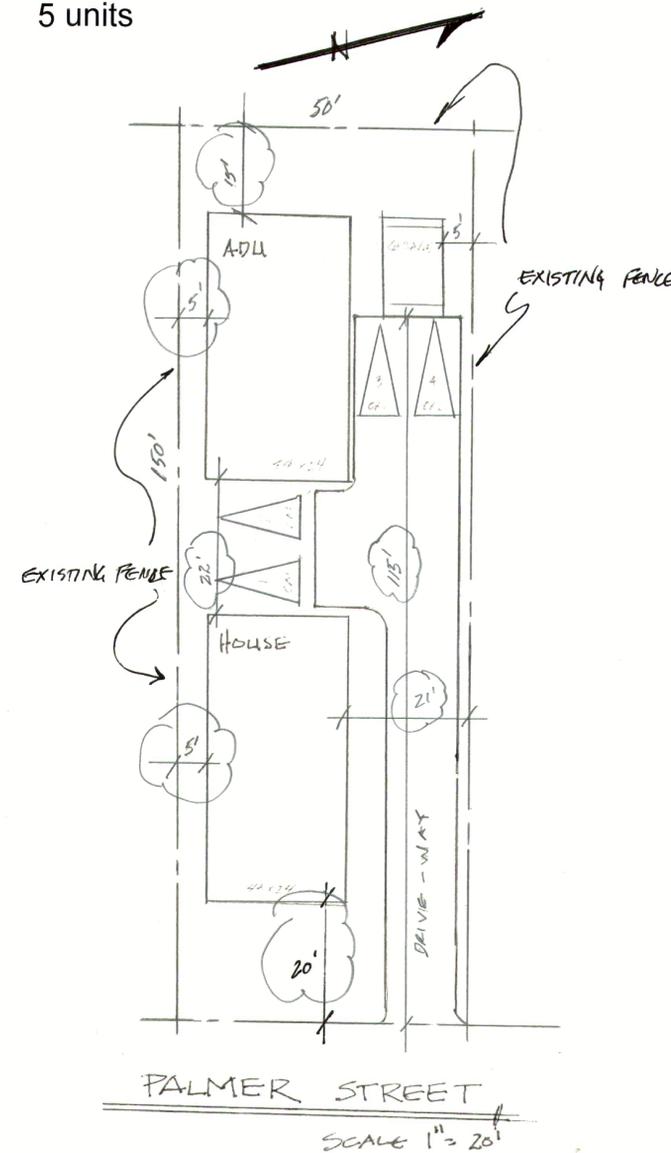
Owner: William (Bill) Carty
 Address: 11421 Palmer Street, Castroville, CA.
 Scope of work: Install 2 manufactured homes and garage
 APN#: 030-202-010-000
 Lot Area: 7500 sq/ft
 Total Building Area: 2396 sq/ft
 Lot Coverage: 31.9%

IMPERVIOUS AREA - Structures 2396 sq./ft.

- Drive/ walk 1780 sq./ft.

TOTAL..... 4176 sq./ft.

PARKING 5 units



Vicinity Map

GENERAL PLAN/ ZONING - (CP) Community Plan

SHEET INDEX:

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Factory Foundation Engineering Details	8-10
Green Building Notes	11-12
Garage Elev. Landscaping	L/S

OWNER:
 William (Bill) Carty
 155 Bangor Ave.
 San Jose, CA. 95123

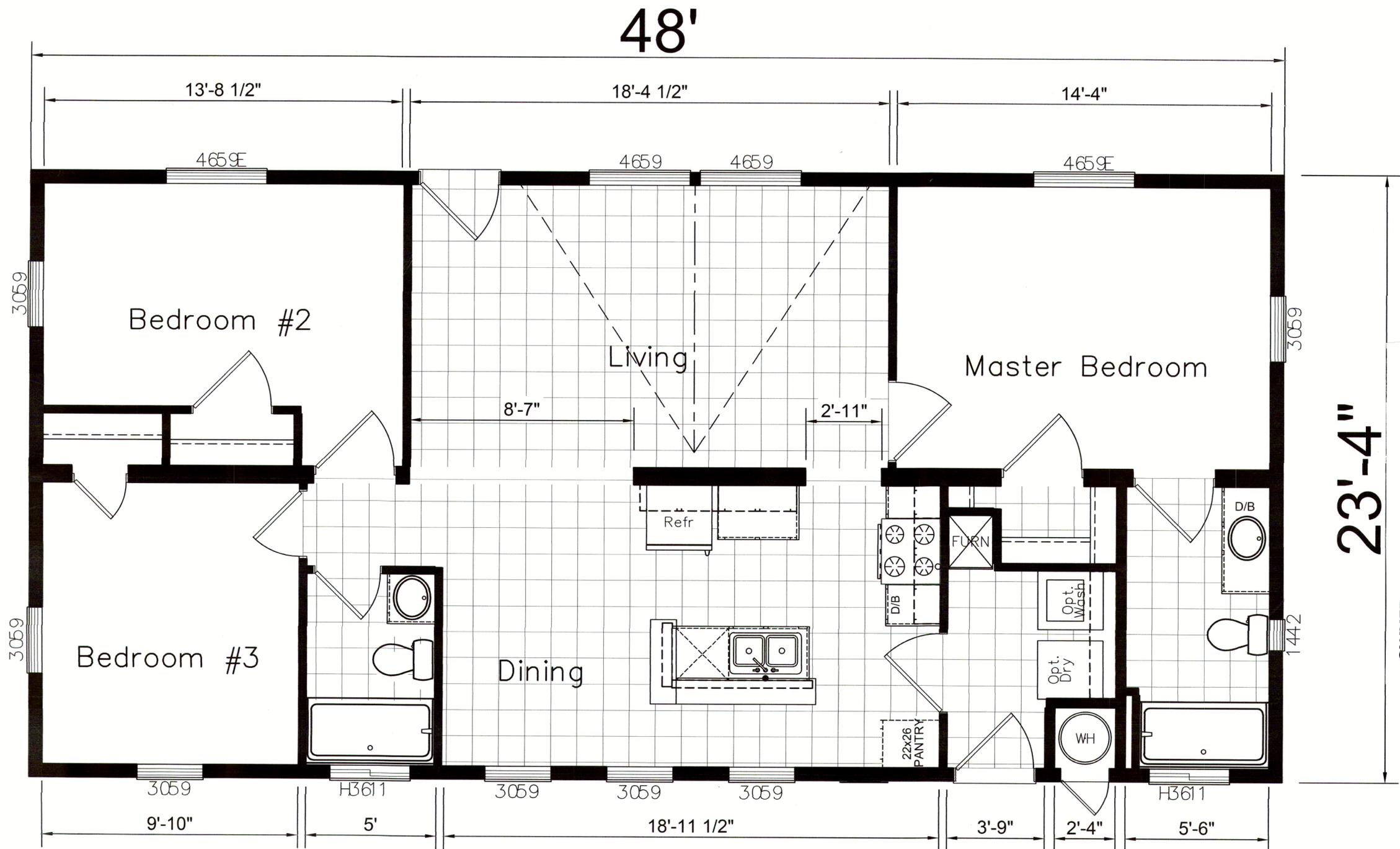
STRUCTURES Engineering, INC.
 1676 FREMONT BLVD. SUITE G
 SEASIDE, CA 93955
 831.809.7469
 structures@structuresenginc.com

PAQUIN CONSTRUCTION
 448 RAMONA ST.
 MONTEREY, CA 93940
 831.915.2026

DOCUMENT RECORD

DRAWN BY:	J.P.	
MARK	ISSUED FOR	DATE:
	START DATE	
	SUBMITTAL	

DRAFT # 1
 QT# 28050



OWNER:
 William (Bill) Carty
 155 Bangor Ave.
 San Jose, CA. 95123

CHAMPION
 MANUFACTURED BEAUTIFULLY™
 755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
 PHONE: 248-614-8200

MODIFICATIONS

PROJECT: **CM 3483B**
48' x 23' 4" 3 BD 2 BTH
 DRAWN BY: **A. CIFRES**
 DATE: **12-01-20**
 SCALE: **1/8" = 1'-0"**

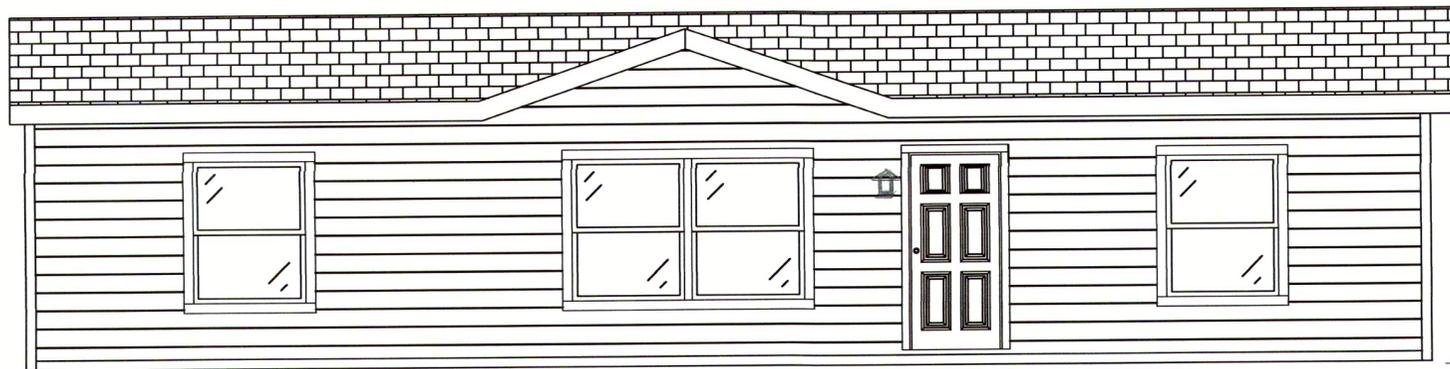
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 FILENAME: **QT# 28050**

SHEET: **L-101**

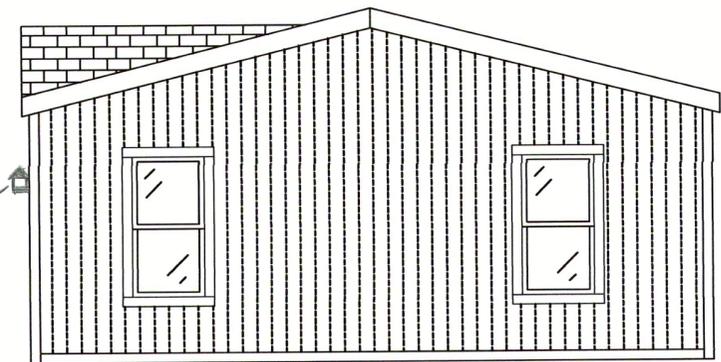
PROPRIETARY AND CONFIDENTIAL
 THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
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 CHAMPION

DRAFT # 1

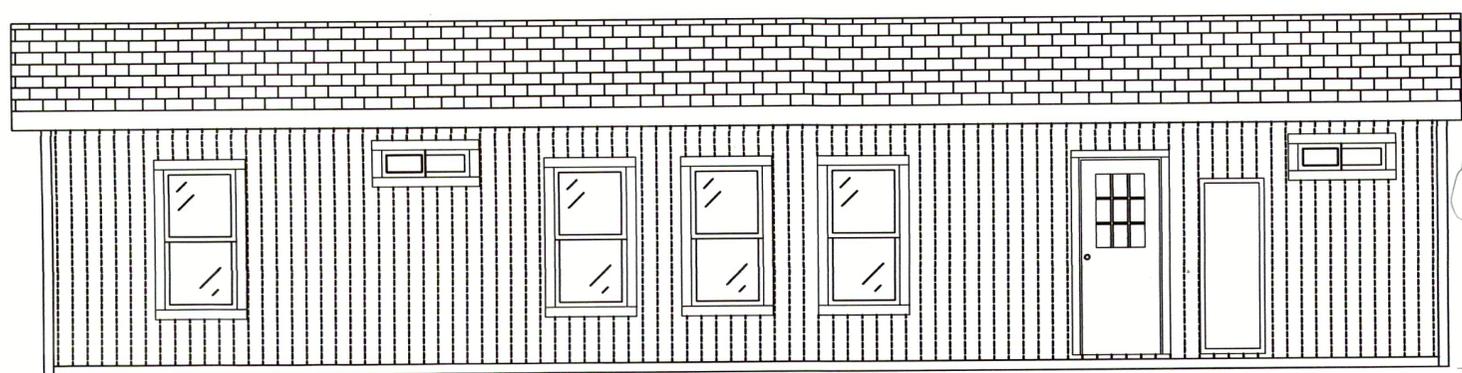
QT# 28050



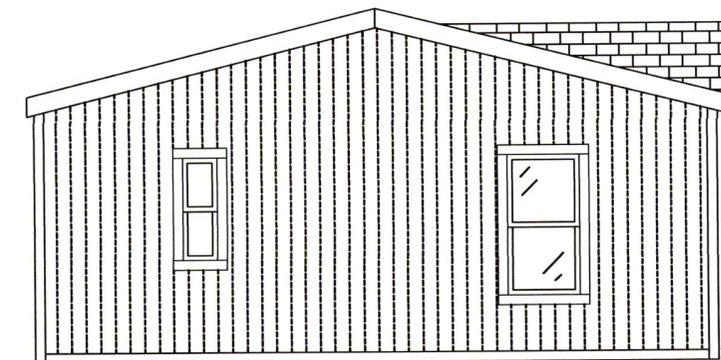
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

William (Bill) Carty
155 Bangor Ave.
San Jose, CA. 95123

MODIFICATIONS

CHAMPION

MANUFACTURED BEAUTIFULLY™

755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

PROJECT: **CM 3483B**
48' x 23' 4" 3 BD 2 BTH

DRAWN BY: **CPRES**
DATE: **12-02-20**
SCALE: **1/8"**

TITLE: **ELEVATION PLAN**

FILENAME: **QT# 28050**

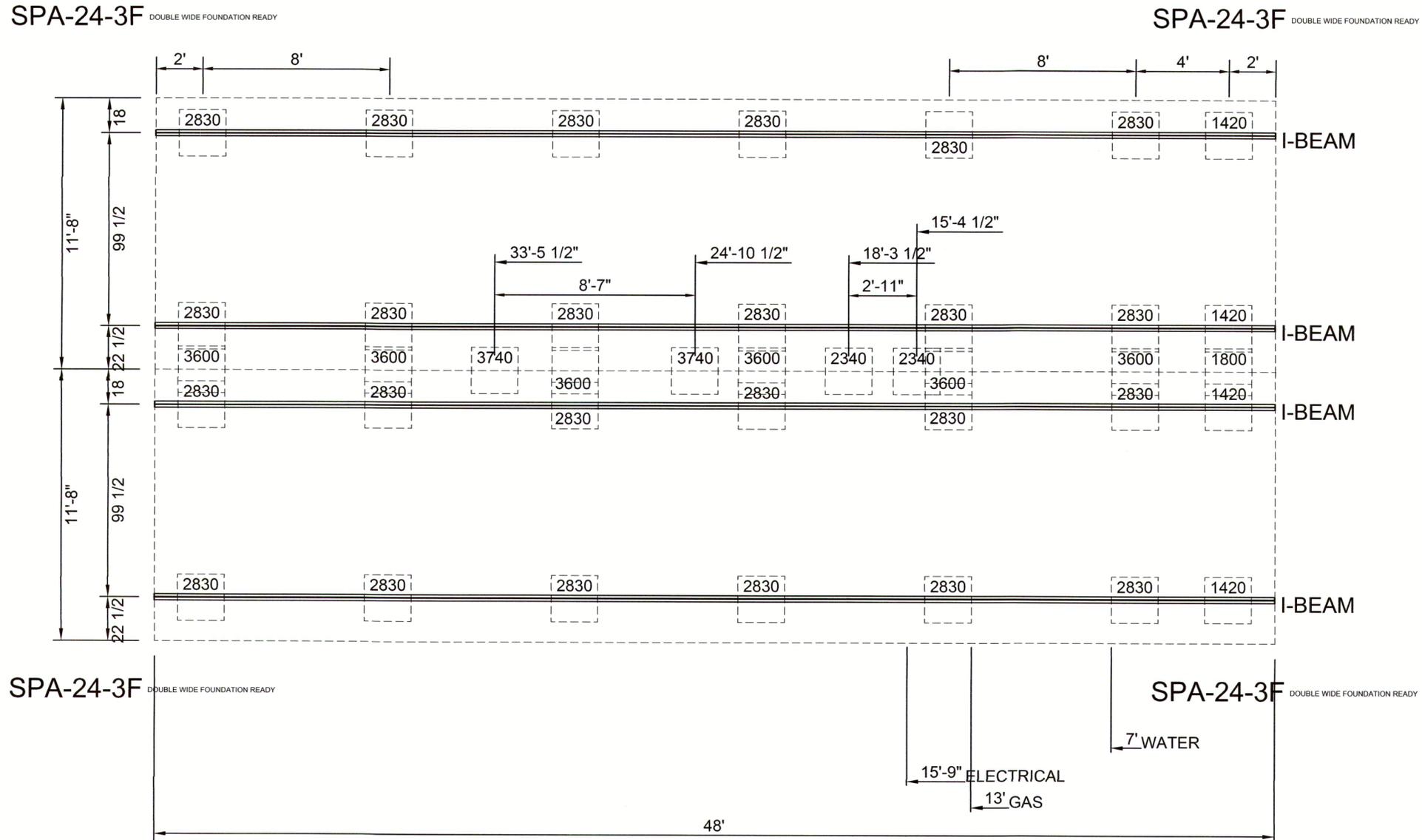
SHEET: **EL-101**

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PIER PLACEMENT GENERAL NOTES

1. This plan has been calculated with a 20 pound roof load.
2. All I-Beam piers have a maximum spacing of 8 feet o/c with end piers located no more than 2 feet from each end of I-Beam.
3. See installation manual for pier configurations.
4. Alternate methods of foundation and tie down construction may be used in lieu of the Champion Installation Manual provided the method has been designed and stamped by a registered Architect or Engineer and the method meets local and/or state building codes.
5. All dimensions taken from HITCH END of floor.
6. All utility measurements are approximate.

DRAFT # 1
QT# 28050



**THIS PAGE IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A FOUNDATION PLAN.
PLEASE REFER TO INSTALLATION MANUAL FOR ALL DETAILS REGARDING THE PIER FOUNDATION.**

OWNER:
William (Bill) Carty
155 Bangor Ave.
San Jose, CA. 95123

CHAMPION
MANUFACTURED BEAUTIFULLY™
755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

MODIFICATIONS

PROJECT: **CM 3483B**
48' x 23' 4" 3 BD 2 BTH
TITLE: **PIER FOUNDATION PLAN**
DRAWN BY: **A. CPRES**
DATE: **12-02-20**
SCALE: **N.T.S.**
FILENAME: **QT# 28050**

SHEET: **PR-101**

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DRAFT # 1

QT# 28053

44'

13'-2"
4659E

20'-8 3/8"
4659 4659

8'-10 5/8"
3059E

MASTER BEDROOM

BEDROOM #3

15'-8"

3'-7"

D/B

LINEN

KITCHEN

BEDROOM #2

36" x 60" Shwr

30 W/H

25 7/8" WASH OPT. DRYER OPT.

FURN.

18X25 PAN

D/B

4659

1442

3059E

3059E

23'-4"

H3611

3040

H3611

3059

4'-11 1/2"

7'-3 7/8"

13'-2"

4'-11"

8'-10 5/8"

2'-6 1/2"

MODIFICATIONS

CHAMPION

MANUFACTURED BEAUTIFULLY™

755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

PROJECT: 23'-4" x 44' 3 BD 2 BTH
CM-3443R

DRAWN BY: A. OPPES
DATE: 12-01-20
SCALE: 1/8"

TITLE: LITERATURE PLAN

FILENAME: QT# 28053

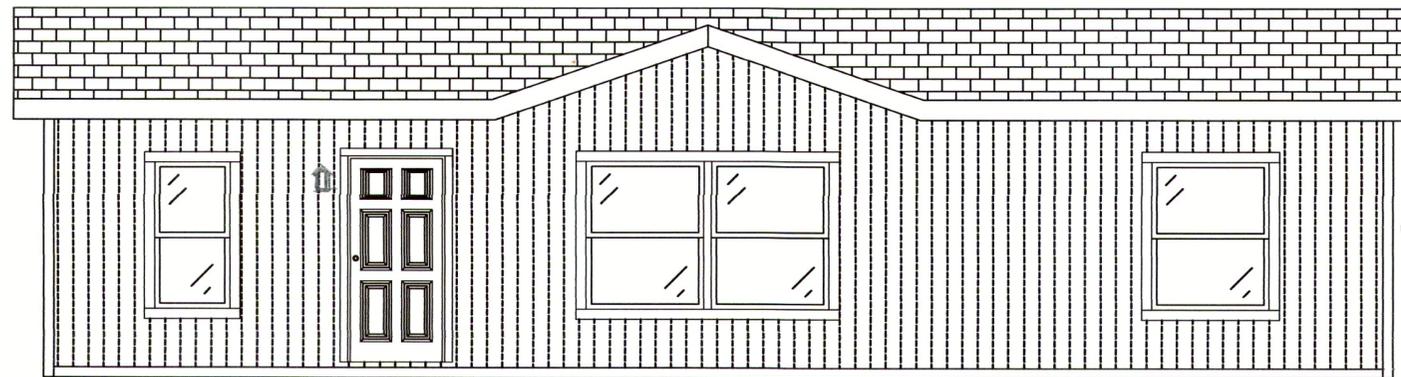
SHEET: L-101

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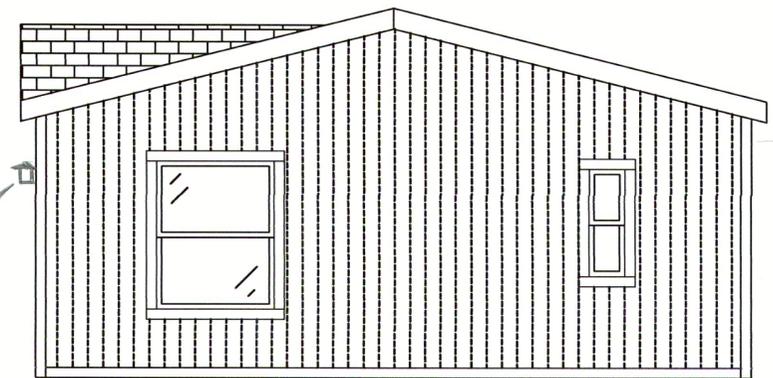
OWNER:
William (Bill) Carty
155 Bangor Ave.
San Jose, CA. 95123

DRAFT # 1

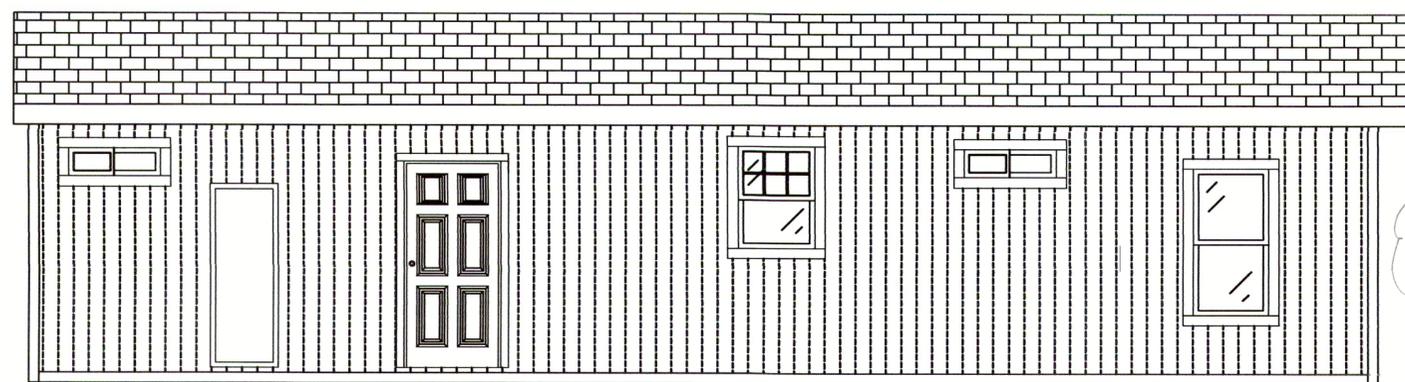
QT# 28053



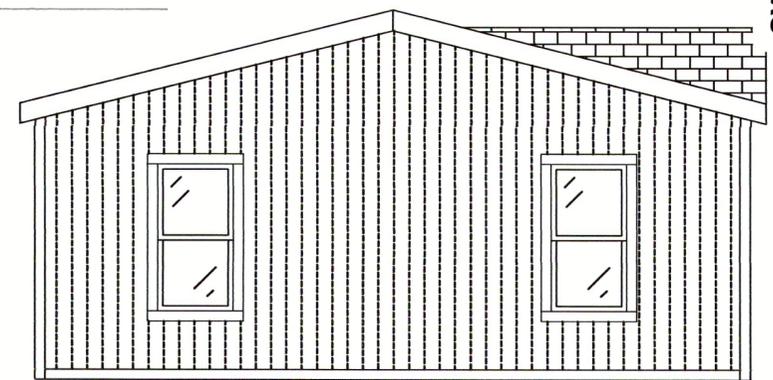
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

OWNER:

William (Bill) Carty
155 Bangor Ave.
San Jose, CA. 95123

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755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

MODIFICATIONS

PROJECT: **23'-4" x 44' 3 BD 2 BTH**
CM-3443R

DRAWN BY: **CPRES**
DATE: **12-01-20**
SCALE: **1/8"**

TITLE: **ELEVATION PLAN**

FILENAME: **QT# 28053**

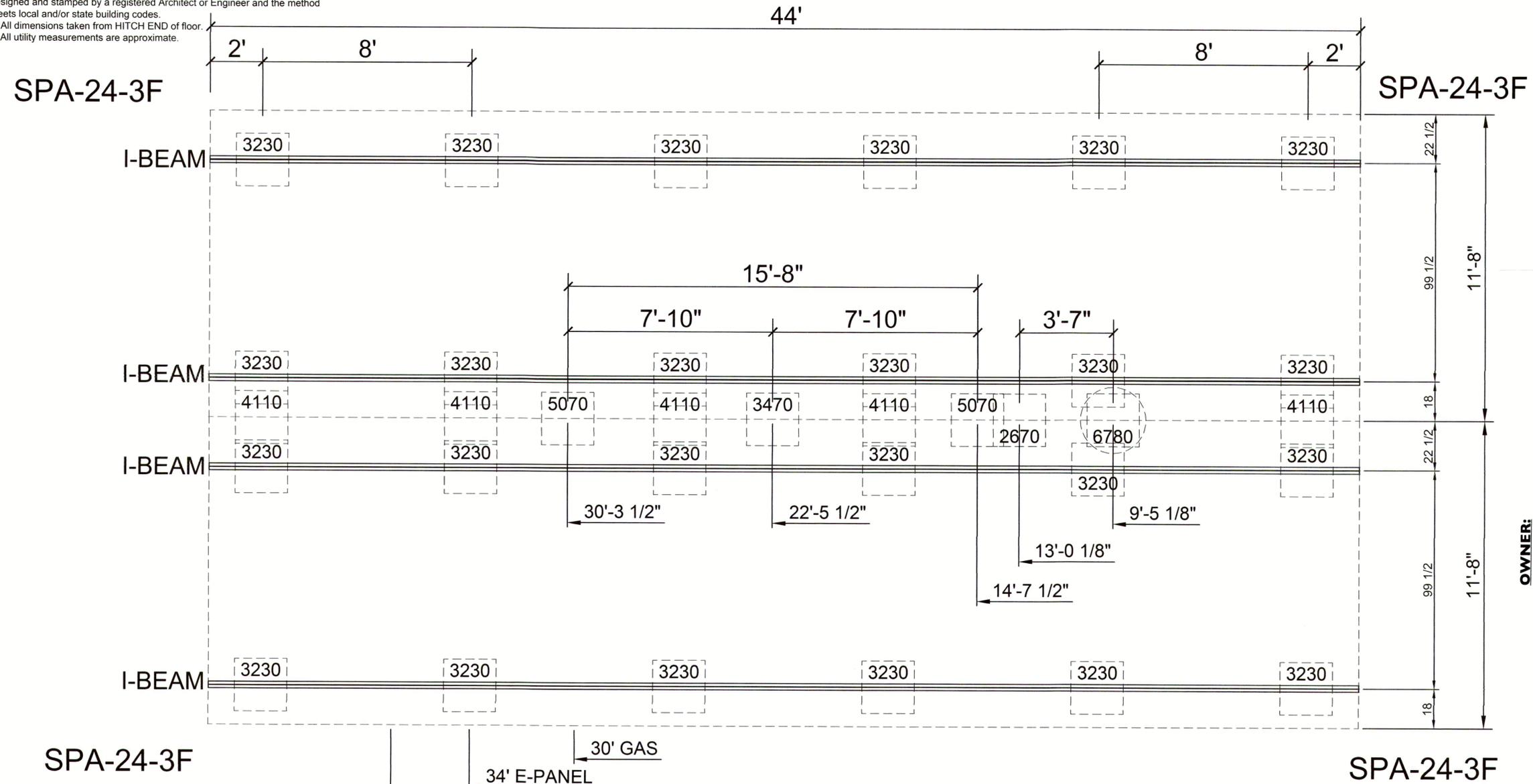
SHEET: **EL-101**

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PIER PLACEMENT GENERAL NOTES

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5. All dimensions taken from HITCH END of floor.
6. All utility measurements are approximate.

DRAFT # 1
QT# 28053



OWNER:
William (Bill) Carty
155 Bangor Ave.
San Jose, CA. 95123

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MANUFACTURED BEAUTIFULLY™
755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

MODIFICATIONS

PROJECT: CM-3443R 23'-4" x 44' 3 BD 2 BTH	TITLE: PIER FOUNDATION PLAN
DRAWN BY: CPRES	FILENAME: QT# 28053
DATE: 12-01-20	
SCALE: 1:1	

SHEET: PF-101
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7/12

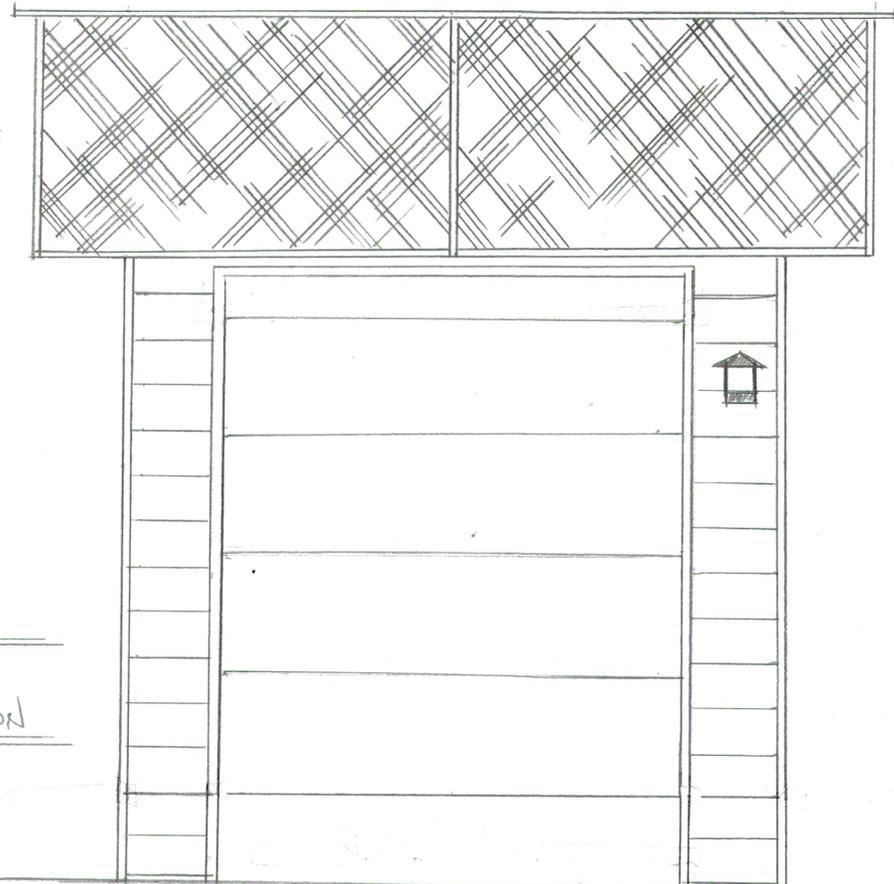


- Cast aluminum construction with aged iron finish offers an antique look.
- Clear seeded glass shade enhances the weathered appearance and creates a diffused effect when illuminated.

OUTSIDE LIGHTS

FRONT ELEVATION

1/2" = 1'

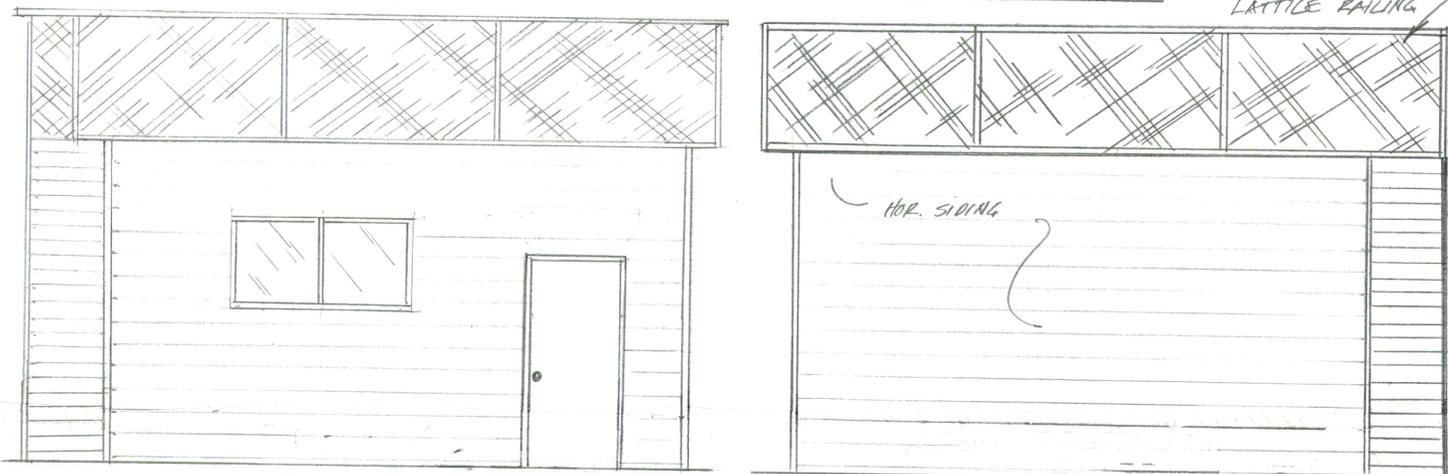


LANDSCAPING LEGEND

- [Hatched pattern] - GROUND COVER - BROWN BARK
- [Star symbol] - (#12) 1-GAL BOTTLE BRUSH (CALLISTEMON VIMINATUS)
- [Cloud symbol] - (#5) 1-GAL BOX WOOD (MYRSINE AFRICANA)
- [V-shape symbol] - (#8) 1-GAL FEATHERY CASSIA (CASSIA ALEMISIODES)

IRRIGATION:

- ORBIT 1 STATION - TIMER
- LARGE - 1.0 GPH DRIPPER BIN 35
- SMALL PLANTS - .25 GPH

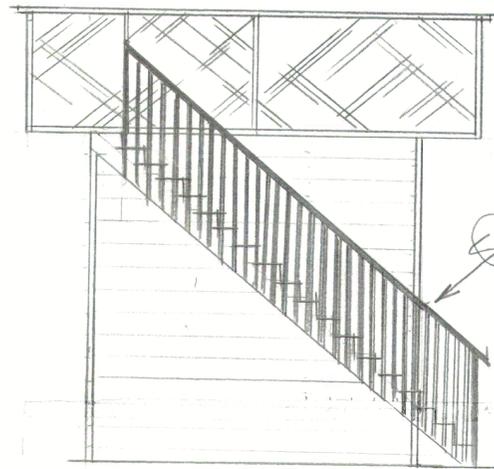


LEFT SIDE

1/4" = 1'

RIGHT SIDE

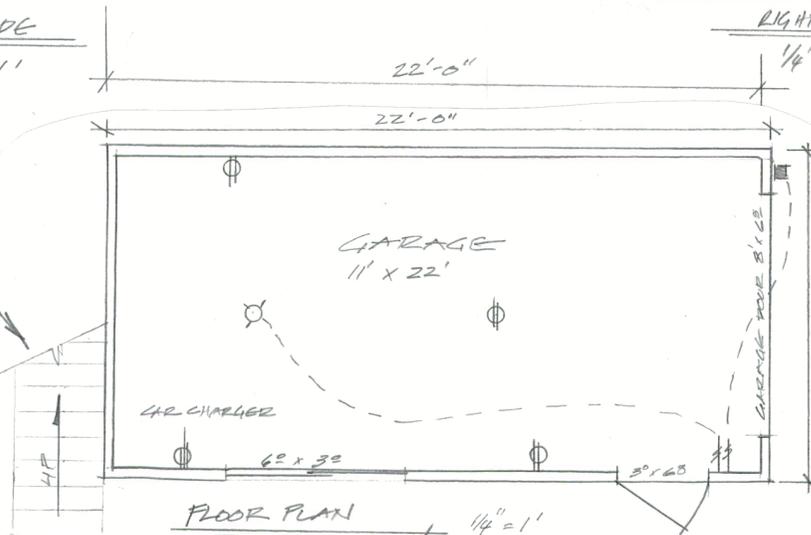
1/4" = 1'



STAIRS

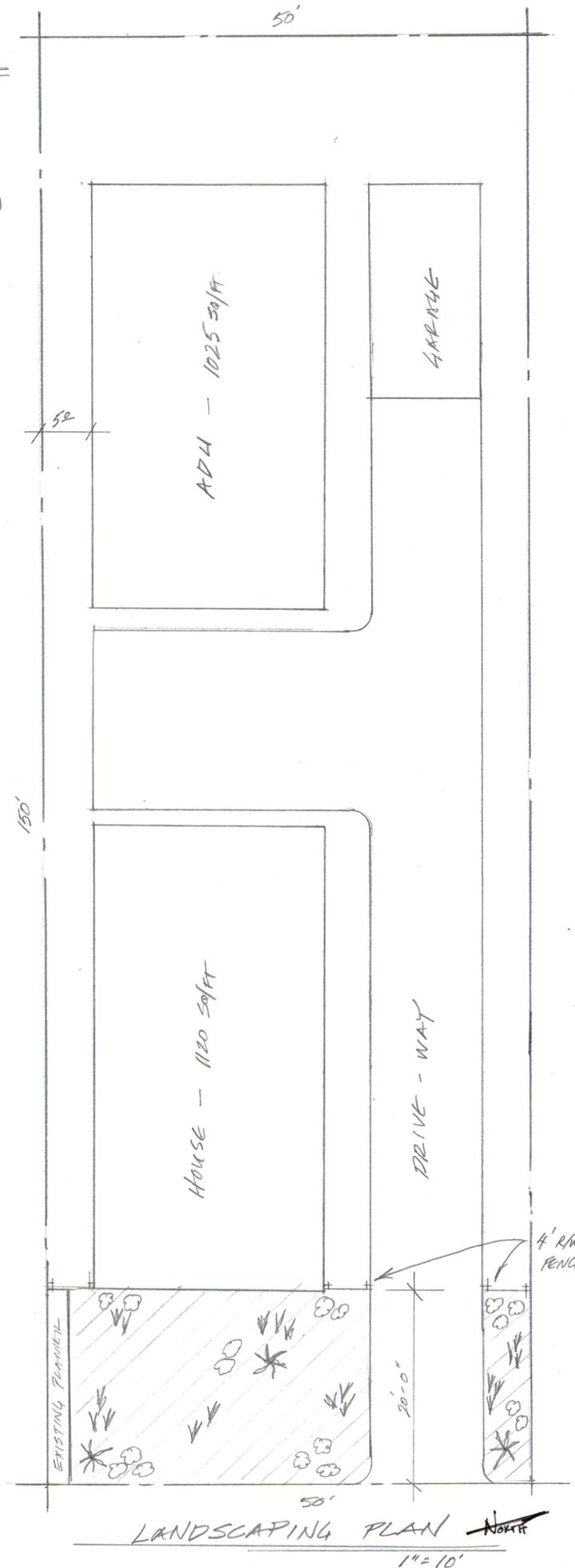
BACK

1/4" = 1'



FLOOR PLAN

1/4" = 1'



LANDSCAPING PLAN

1" = 10'

DRAWN BY: Paquin Construction
448 Ramona Ave.
Monterey, CA. 93040

LANDSCAPING/ IRRIGATION PLAN

OWNER: William (Bill) Carty
155 Bangor Ave.
San Jose, CA. 95123

L / S

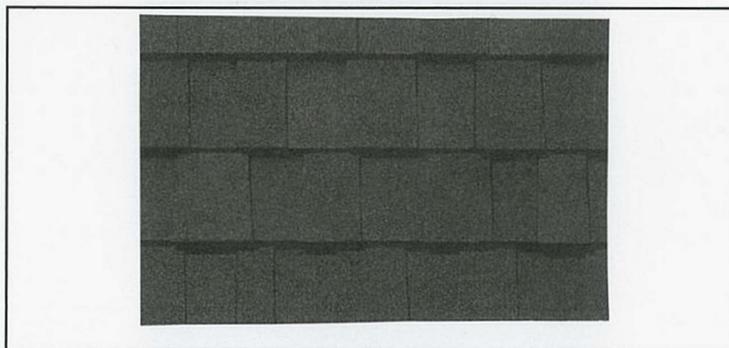
COLOR SAMPLES FOR PROJECT FILE NO. 11421 PALMER STREET



Materials: PAIN T SIDING Colors: MARQUEE (LITE GREY)
Description: HOR. SIDING



Materials: PAINT WOOD Colors: CHARCOAL
Description: EXTERIOR TRIM



Materials: ASPHAL SHINGLES Colors: BLACK
Description: ROOF

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