

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

GODINEZ NATHAN ANTHONY & ALELY (PLN240265)

RESOLUTION NO. 26-035

Resolution by the County of Monterey Chief of Planning:

- 1) Find the project qualifies for Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Administrative Permit to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

[PLN240265, Godinez Nathan Anthony & Alely Godinez, 20B Gregory Road, Royal Oaks, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 119-171-018-000)]

The GODINEZ application (PLN240265) came on for an administrative decision hearing before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning 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 1982 Monterey County General Plan;
 - North County Land Use Plan (NC LUP);
 - Monterey County Coastal Implementation Plan, Part 2 (CIP);
 - and
 - Monterey County Zoning Ordinance (Title 20).

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 property is located at 20B Gregory Road, Royal Oaks, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 119-171-018-000). The parcel is zoned Medium Density Residential

with a maximum gross density of 4 units per acre in the Coastal Zone or “MDR/4(CZ)”. MDR zoning allows for the first single family dwelling per legal lot of record subject to the granting of a Coastal Administrative Permit in each case, pursuant to Title 20 sections 20.12.040.A and 20.12.040.H

. The proposed project includes construction of a 2,400 square foot manufactured single family dwelling on a permanent foundation, a detached 1,200 square foot carport and associated site improvements. Minimum grading required for placement of footings is estimated to be less than 100 cubic yards.

Additionally, the applicants intend to temporarily reside onsite in an recreational vehicle during construction, and pursuant to Title 20 Section 20.64.070, the project is consistent with regulations to allow owner or builder to reside on the building site during the course of the actual construction of the first residence on the lot. The Owner may not begin the use of the temporary residence until a building permit for the permanent residence is issued; actual construction must begin within the sixty (60) days of the issuance of the building permit; the use of temporary residence must cease within eighteen (18) months of the date of issuance of building permit or occupancy of the permanent dwelling whichever occurs first and be fully disconnected from all utilities, but need not to be removed from the property. Owner confirms that septic system connection will not be required as the motorized recreational vehicle is self contained and will be discharged at an approved site.

- c) Lot Legality. The subject parcel, APN: 119-171-018-000, is identified in its current size and configuration in Vol. 2 Assessor’s Parcel Book 119 Pg 17 Las Lomas Tract No. 5 – A Lots 1 thru 17. Therefore, the County recognizes the property as a legal lot of record.
- d) Development Standards. The development standards for the MDR/4(CZ) zoning district are identified in Title 20 Section 20.12.060. Required setbacks in the MDR district for main structures shall not be less than 20 feet from the front of the property or 5 feet from the side or 10 from the rear property line. The maximum height shall be 30 feet. The proposed location of the manufactured home is 35 feet from the front (eastern side) property line, 25 feet from side (northern side) property line, 35 feet from side (southern side) of the property line, and over 100 feet from the rear (western side). The height is proposed to be approximately 16 feet from finished grade on nearly flat area of the parcel. The required minimum setbacks for accessory non-habitable structures are 50 feet (front), 6 feet (side) on front one-half of property; one foot on rear one-half of property, 1 foot (rear), a maximum height shall be 15 feet and a distance of 6 feet between accessory non-habitable and main structures. The proposed location of the 1,200 square foot detached carport is 6 feet between the proposed manufactured home, 25 feet from side (northern side) property line, 35 feet from side (southern side) of the property line, and over 75 feet from the rear (western side). Therefore, the proposed 2,400 square foot manufactured single family dwelling and detached carport conform and comply with all setback and height requirements pursuant of the Monterey County Code.

- e) Site Coverage. Pursuant to Title 20 Section 20.16.060, the allowed site coverage maximum in the MDR/4 (CZ) zoning district is 35 percent. The lot size is 0.5036 acres, or approximately 21,940 square feet, which would allow site coverage of 7,679 square feet. Proposed lot coverage is approximately 6,620 square feet, or 0.06 percent. Therefore, as proposed, the project meets the required coverage limitations.
- f) Cultural Resources. The project site is in an area identified in County records as having a low archaeological sensitivity; therefore, a Preliminary Archaeological Report was not required. The County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction was added as condition of approval for the proposed project.
- g) Design/Neighborhood Character. The proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 1982 General Plan and the North County Coastal Land Use Plan. The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. Exterior colors and materials of the ranch style manufactured home consist of earth tone color vertical siding panels at walls and trims at openings, and brown color roof which blend well with the surrounding natural environment. An exterior lighting plan has been made a condition of approval (Condition No. 5) and a landscape plan and maintenance has been made a condition of approval (Condition No. 6) to ensure compliance with Monterey County Code.
- h) Parking. Pursuant to Title 20 section 20.58.050.F, at least one covered parking space and one uncovered parking space for each dwelling unit shall be provided, a total of 2 spaces required. As indicated on the attached plans, a minimum of 4 parking spaces are allocated on the site and therefore conform and comply with all regulations.
- i) Public Access. The project will not conflict with an existing access point to the coastline and does not require new access pursuant to standards in the North County Coastal Land Use Plan and Coastal Implementation Plan, Part 2. See Finding No. 6.
- j) Land Use Advisory Committee. The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral because there is not a Design overlay associated with the property and the project proposal is not subject to approval by the Zoning Administrator.
- k) The project planner conducted a site inspection on March 11, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240265.

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 the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, North County Fire Protection District (FPD), and the California Coastal Commission. 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 from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to soil and onsite wastewater treatment system feasibility. The following report has been prepared:
 - “Geotechnical Investigation” (LIB250374) prepared by Buckner Geotechnical and Coastal Engineers, Royal Oaks, CA, August 19, 2025.
 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 March 11, 2026, 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 PLN240265.
3. **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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, North County Fire Protection District (FPD), and the California Coastal Commission. The respective agencies have 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) All necessary public facilities will be provided. A can and will serve letter was provided by California American Water, demonstrating the ability to serve the property for potable water. A can and will serve letter was provided by the Pajaro County Sanitation District (PCSD), demonstrating the ability to serve the property for sewer service.
 - c) Staff conducted a site inspection on March 11, 2026, 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 PLN240265.

4. **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 violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records, and no violations were found to exist on the property.
 - b) Staff conducted a site inspection on March 11, 2026, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240265.
5. **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 for a Class 3 categorical exemption allows construction of a small structures and site improvements on a legal lot of record. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.
 - b) None of the exceptions under CEQA Guidelines section 15300.2 apply. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. Moreover, staff review has not found substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - c) Staff conducted a site visit on March 11, 2026 and reviewed satellite aerial imagery to verify that the site and proposed project meet the criteria for an exemption.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240265.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan (Part 2) can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.

- c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in North County Land Use Plan).
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240265.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors but not the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A(3) of the Monterey County Zoning Ordinance (Title 20), the project is not subject to appeal by/to the California Coastal Commission because the new construction of an accessory structure is considered a principal use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Chief of Planning does hereby:

1. Find the project qualifies for Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Coastal Administrative Permit to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

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 1st day of April 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

_____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN240265

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN240265) to allow the construction of a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements. The property is located at 20 Gregory Rd., Royal Oaks (Assessor's Parcel Number 119-171-018-000), North County Land Use Plan, Coastal Zone. 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Number 119-171-018-000 on April 1, 2026. 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: 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: 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: 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.

6. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (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 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."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected .

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

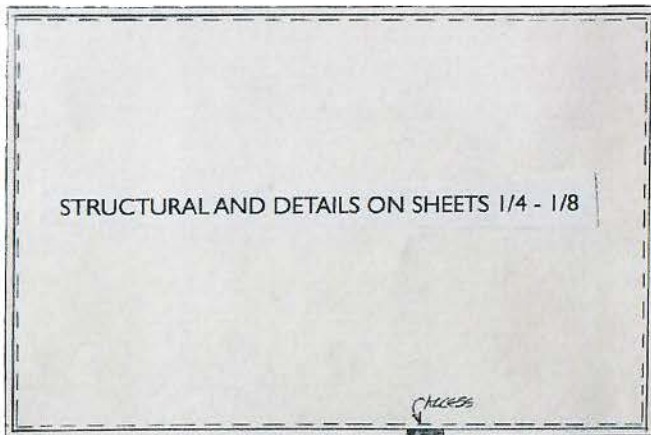


LOCATION MAP

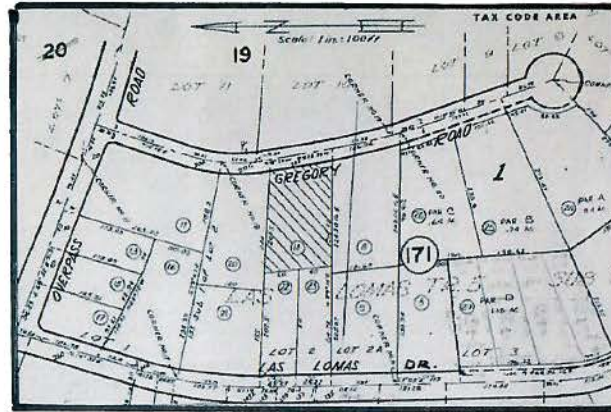
GENERAL NOTES:

Owner: Nathan Godinez
 Address: 20 B Gregory Road
 APN#: 119-171-018-000
 Lot Area: 25,200 sq./ft
 Total Building Area: 2400 sq./ft
 Lot Coverage: .095 %

60'



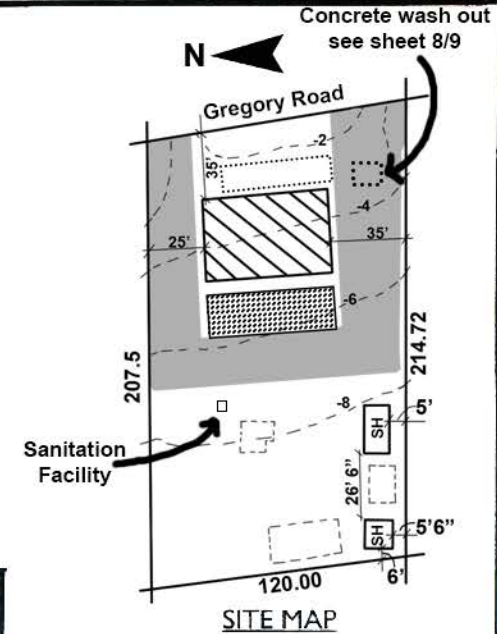
FOUNDATION LAYOUT



PARCEL MAP

SHEET INDEX:

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SITE MAP

SCALE 1" = 40' TOPO 2" intervals

- Proposed Manuf. Home** (2,400sqft)(60'x40')
- Proposed Carport**
To fit min 4 Cars (1,200sqft) (20'x60')
- SH Shed (perm)**
- Temp**
(will be removing)
- Drive Ways**
(Dirt Road)
- Stock Pile and Material Storage** (900sqft)

SCOPE OF WORK:

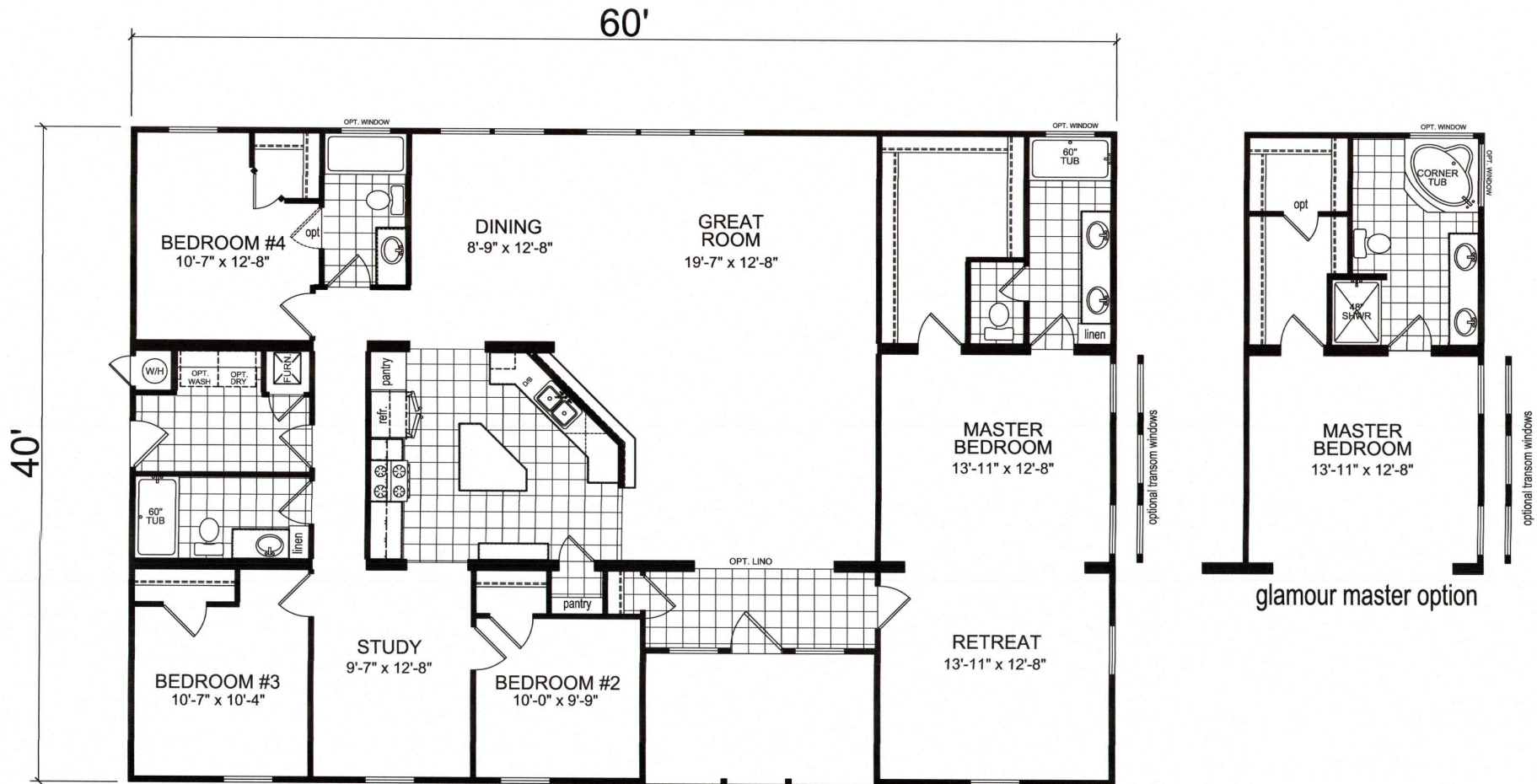
Build a 40' x 60' foundation as per factory plans
 Set 3 wide manufactured home on foundation

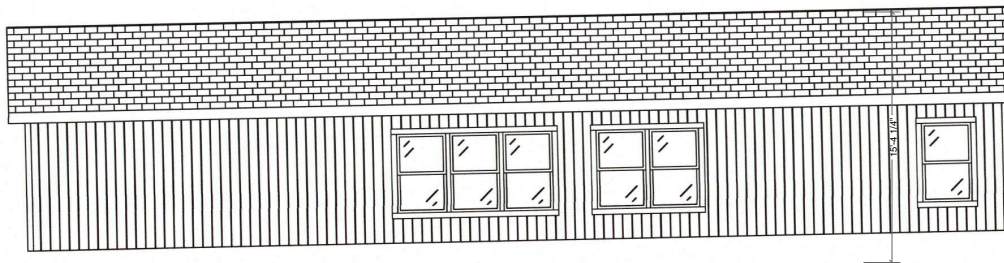
NOTE:
 SILT FENCE, FIBER ROLLS SEE PAGE 8/9
 LAND DISTURBANCE - 3500 SQ-FT
 NO NEW DRIVEWAY, TWO EXISTS ON SITE
 NO SIDEWALKS

ENGINEER OF RECORD:
 Structures Engineer Inc.
 201 Calle Del Rey Oaks St. C
 Del Rey Oaks, CA. 93940

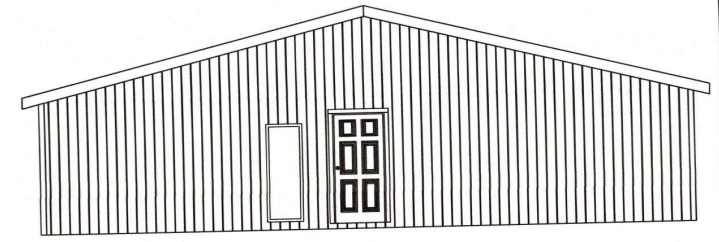
DRAWN BY:
 Paquin Construction
 448 Ramona Ave.
 Monterey, CA. 93040

OWNER:
 Mr. & Mrs. Godinez
 20 B Gregory Road
 Royal Oaks, CA. 95012

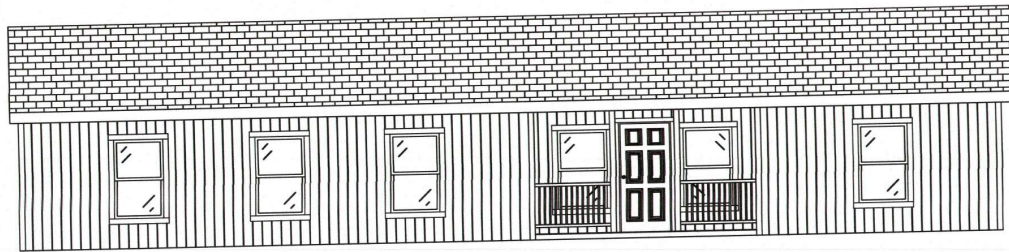




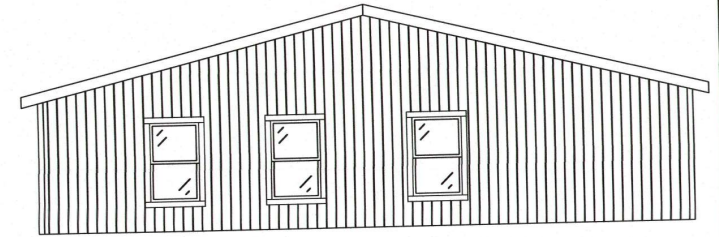
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

CREEK SIDE MANOR

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

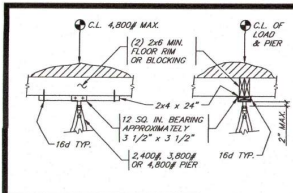
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CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

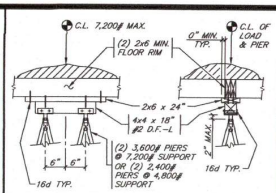
MODIFICATIONS	
<small>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL. PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION. COPYRIGHT © 1976-2006 BY CHAMPION</small>	

MODEL: 09-CM-7604B Model Description
TITLE: ELEVATION PLAN
DRAWN BY: J. SERPAS
DATE: 2/9/16
SCALE: N.T.S.
APPLICABLE MODEL # 09-000

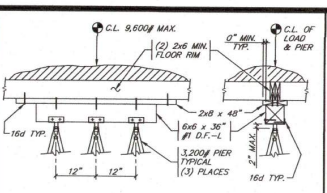
SHEET:
EV-101
3/9



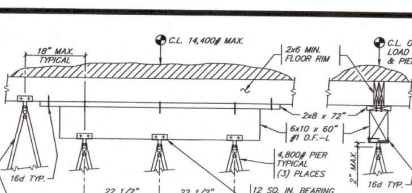
2,400#, 3,800# OR 4,800# SUPPORT AT M.L. NTS 1



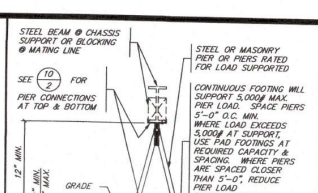
4,800# OR 7,200# SUPPORT AT M.L. NTS 2



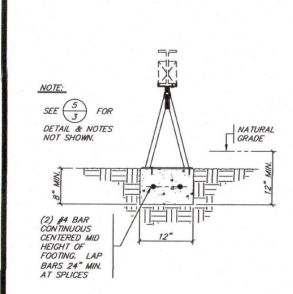
9,600# SUPPORT AT M.L. NTS 3



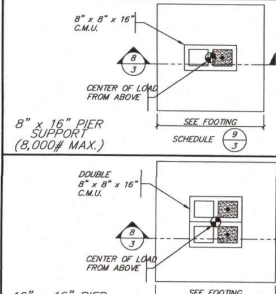
14,400# SUPPORT AT M.L. NTS 4



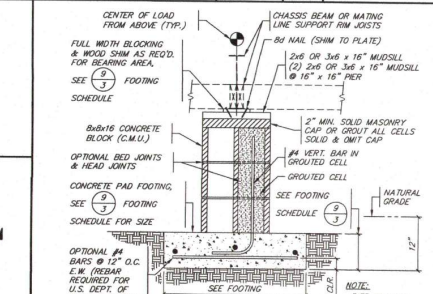
CONTINUOUS FOOTING NTS 5



ALT. CONTINUOUS FOOTING NTS 6



C.M.U. SUPPORT NTS 7

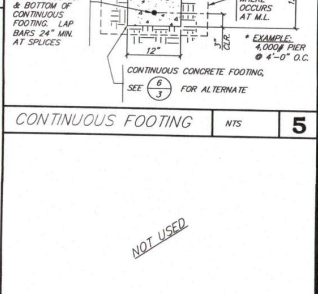


C.M.U. SUPPORT NTS 8

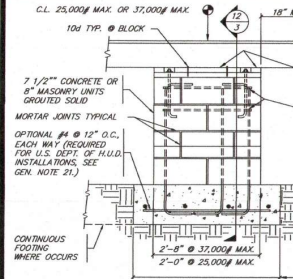
C.M.U. FOOTING SCHEDULE

SQUARE PAD FOOTING THICKNESS (IN.)	ALLOWABLE LOADS (LBS.)	C.M.U. PIER SIZE (IN. x IN.)	AREA (SQ. IN.)
1'-0"	2,820	8 x 16	7
1'-0"	3,570	8 x 16	9
1'-10"	4,360	8 x 16	11
2'-0"	5,270	8 x 16	13
2'-2"	6,260	8 x 16	16
2'-4"	7,270	8 x 16	19
2'-6"	8,000	8 x 16	23
2'-8"	8,960	8 x 16	23
2'-10"	10,130	16 x 16	25
3'-0"	11,480	16 x 16	29
3'-4"	14,300	16 x 16	36
3'-6"	16,000	16 x 16	40

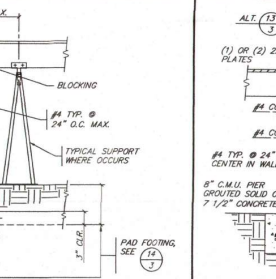
C.M.U. FOOTING SCHEDULE NTS 9



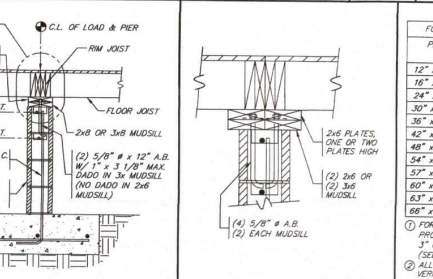
CONTINUOUS FOOTING NTS 5



25,000# MAX. OR 37,000# MAX. SUPPORT AT M.L. NTS 11



SUPPORT NTS 12

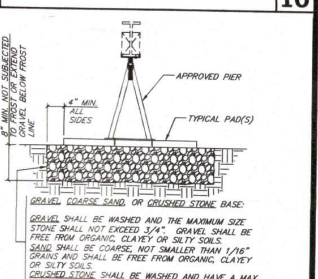


ALT. DETAIL NTS 13

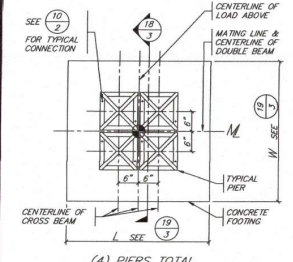
FOOTING PAD LOAD CAPACITY (LBS.)

PAD SIZE (MIN.)	SOIL BEARING (P.S.F.) 1	2,000 2
12" x 12" x 8"	1,400	1,900
16" x 16" x 8"	2,400	3,300
24" x 24" x 8"	3,600	7,600
30" x 30" x 11"	8,500	11,640
36" x 36" x 14"	11,930	16,430
42" x 42" x 17"	15,780	21,900
48" x 48" x 20"	20,000	28,000
54" x 54" x 23"	24,900	34,930
60" x 60" x 26"	27,640	38,920
66" x 66" x 29"	30,620	43,120
72" x 72" x 32"	33,760	47,550
78" x 78" x 35"	37,060	52,000

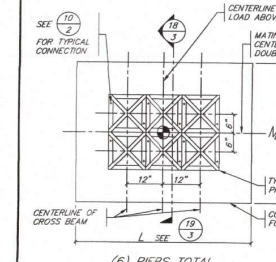
FOOTING PAD LOAD CAPACITY NTS 14



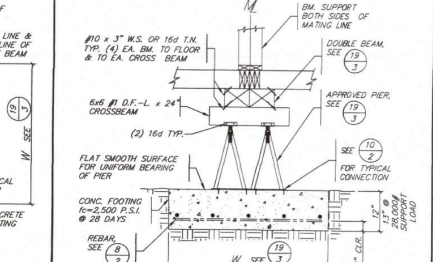
ALTERNATE GRAVEL FOOTING NTS 15



15,000# MAX. SUPPORT NTS 16



28,000# MAX. SUPPORT NTS 17

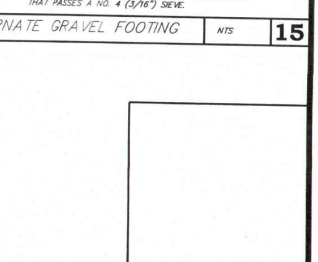


DETAIL NTS 18

PIER SUPPORT SCHEDULE

SUPPORT LOAD (LB)	QUANTITY OF PIERS & CAPACITY (LB)	DOUBLE BEAM	FOOTING L W
12,000	(4) 3,000	6x6 #1 D.F.-L 52" LONG	3'-0" 3'-0"
15,000	(4) 3,750	6x6 #1 D.F.-L 52" LONG	3'-0" 4'-0"
18,000	(6) 3,000	6x6 #1 D.F.-L 48" LONG	3'-6" 4'-0"
22,500	(6) 3,750	6x6 #1 D.F.-L 48" LONG	4'-2" 4'-0"
28,000	(6) 4,750	6x6 #1 D.F.-L 48" LONG	5'-4" 4'-0"

PIER SUPPORT SCHEDULE NTS 19



ALTERNATE GRAVEL FOOTING NTS 15

PROFESSIONAL SEAL
CSA
 LORENZO CRUZ DIMALANTA
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 License No. 85294

Digitally signed by Lorenzo Cruz Dimalanta
 Date: 2024.01.10 15:45:52 -05'00'

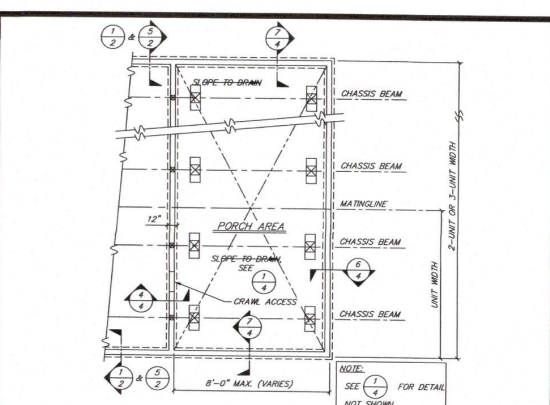
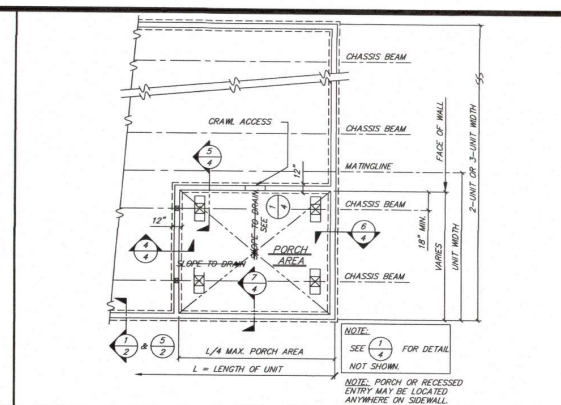
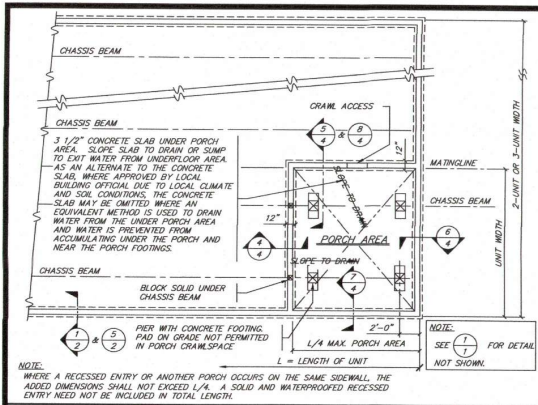
Silvercrest
 REDMAN HOMES
CHAMPION SKYLINE
 CHAMPION HOME BUILDERS
 HOME BUILDERS

MANUFACTURED HOME FOUNDATION
 MODEL No: SC-F01
 CHAMPION HOME BUILDERS
 755 W. BIG BEARER ROAD
 MOBILE, AL 36688

APPROVAL STAMP

DATE: 12-31-2019
 SCALE: AS SHOWN
 JOB NO.

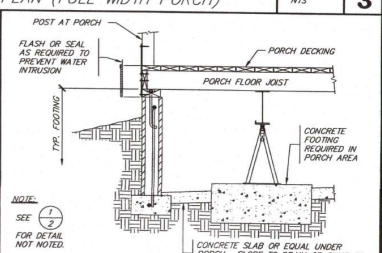
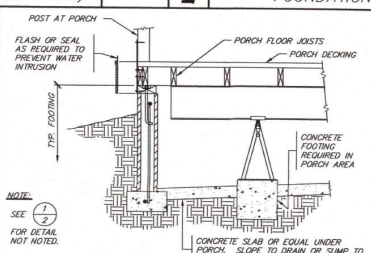
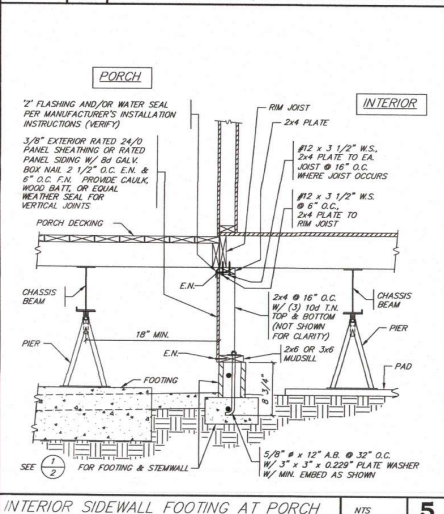
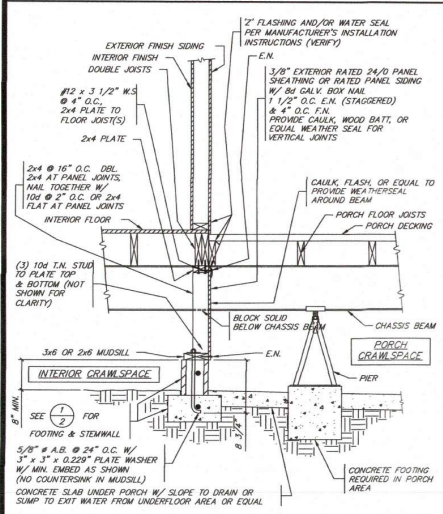
6/9



FOUNDATION PLAN (UNIT WIDTH PORCH) NTS 1

FOUNDATION PLAN (VARIABLE PORCH OR RECESSED ENTRY) NTS 2

FOUNDATION PLAN (FULL WIDTH PORCH) NTS 3

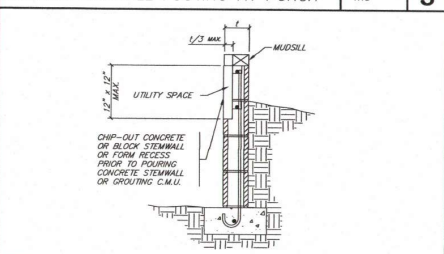
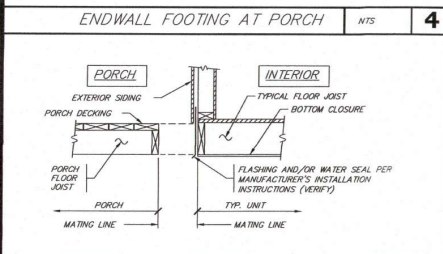


ENDWALL FOOTING AT PORCH NTS 4

INTERIOR SIDEWALL FOOTING AT PORCH NTS 5

ENDWALL FOOTING AT PORCH NTS 6

SIDEWALL FOOTING AT PORCH NTS 7




CONNECTION AT MATING LINE NTS 8

UTILITY CUT-OUT NTS 9

APPROVAL STAMP


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 Date: 2024.01.10 15:45:27 -0500





MANUFACTURED HOME FOUNDATION
 CHAMPION HOME BUILDERS
 725 W. 50th AVENUE ROAD
 TROY, MI 48064

MODEL No: SC-F01

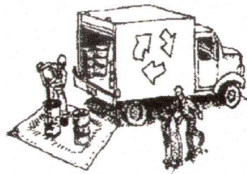
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Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



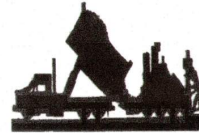
Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
 - ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

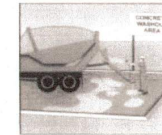


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

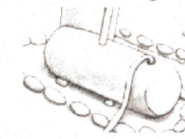
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



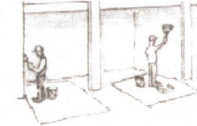
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

*Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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