

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.3

HEARING DATE: January 14, 2021

CASE NUMBER: ZAP1035FL20 – Old Plantation Investors, L.P.,
(Representative: Cirus Development Co. Inc.)

APPROVING JURISDICTION: City of Jurupa Valley

JURISDICTION CASE NO: MA19216 [CZ20013, CUP19005] (Change of Zone,
Conditional Use Permit)

LAND USE PLAN: 2004 Flabob Airport Land Use Compatibility Plan

Airport Influence Area: Flabob Airport

Land Use Policy: Zones B1, C

Noise Levels: Portion within 55-60 CNEL contour from aircraft, and portion
outside the 55 CNEL contour

MAJOR ISSUES: The project proposes adding 9 mobile home spaces to an existing 223 space mobile home park located in Compatibility Zones B1 and C. The existing density of the mobile home park, 8.04 dwelling units per acre, already exceeds the density criteria for these compatibility zones. The proposal to add 9 mobile home spaces to the existing 223 space mobile home spaces (for a total of 232 spaces), results in a density of 8.37 dwelling units per acre, which is also inconsistent with these zones residential density criteria of a maximum 0.05 dwelling units per acre (one dwelling unit per 20 acres) for Zone B1, and a maximum 0.2 dwelling units per acre (one dwelling unit per 5 acres) for Zone C.

The mobile home park is an existing use not in conformance with the Compatibility Plan. Expansion of nonconforming uses may be permitted only if “the expansion does not result in more dwelling units than currently exist on the parcel.” The Compatibility Plan’s infill provisions are not applicable in Zone B1, and would only allow densities up to 0.4 dwelling units per acre (one dwelling unit per 2½ acres) in Zone C.

The project is also inconsistent with the ALUC open area requirements (none provided). The project does not provide the required ALUC open area used for emergency landings, largely because there is no room as the site is already fully developed with the existing 223 space mobile home park.

RECOMMENDATION: Staff recommends that the Commission find the proposed Change of Zone **INCONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, and find the proposed Conditional Use Permit also **INCONSISTENT**, based on the fact that the proposed residential density and ALUC open area are inconsistent with the Compatibility Zones B1 and C criteria.

PROJECT DESCRIPTION: The applicant proposes to add nine (9) new mobile home (spaces) to the existing 223-space (total 232 spaces) “Old Plantation” mobile home park on a combined total acreage of 27.72 acres over two parcels, located at 3825 Crestmore Road. The applicant also proposes changing the zoning of the site from Planned Residential (R-4) and General Commercial (C-1/C-P) to Mobile Home Subdivisions and Mobile Home Parks Zone (R-T).

A similar proposal (ZAP1010FL08) to add nine (9) new mobile home spaces to the existing 223-space mobile home park at this site was found inconsistent by the Commission on September 11, 2008 (when the project was under the jurisdiction of Riverside County).

PROJECT LOCATION: The project site is located at 3825 Crestmore Road, southerly of Mission Boulevard, both westerly and easterly of Crestmore Road, and northerly of Capary Road, approximately 1,290 feet northeasterly of the northeasterly terminus of Ruway 6-24 at Flabob Airport.

BACKGROUND:

Original Project ZAP1010FL08: On September 11, 2008, the Commission found a proposal to add 9 new mobile home spaces to an existing 223-space mobile home park, inconsistent, based on the fact that the resulting density of 8.37 dwelling units per acre was inconsistent with the Compatibility Zones B1 and C residential density criteria. It was also identified that the existing 223-space mobile home park density of 8.04 dwelling units per acre was also inconsistent (a copy of the original staff report is included in this staff report package).

Residential Density: Pursuant to the Flabob Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone B1 (22.08 acres) and Zone C (5.64 acres), which Zone B1 restricts residential density to a maximum 0.05 dwelling units per acre (one dwelling unit per 20 acres), and Zone C restricts residential density to a maximum 0.2 dwelling units per acre (one dwelling unit per 5 acres).

The applicant proposes adding 9 new mobile home spaces to the existing 223 mobile home spaces (total 232) on a combined total acreage of 27.72 acres over two parcels, resulting in a density of 8.37 dwelling units per acre.

When we calculate the density based on the airport zone, the project proposes adding 7 new mobile home spaces to the existing 189 spaces in Zone B1 (total 196 spaces), resulting in a density of 8.87

dwelling units per acre, which is inconsistent with the Zone B1 residential density criteria of a maximum of 0.05 dwelling units per acre (one dwelling unit per 20 acres). The project also proposes adding 2 new mobile home spaces to the existing 34 spaces in Zone C (total 36 spaces), resulting in a density of 6.38 dwelling units per acre, which again is inconsistent with the Zone C residential density criteria of a maximum 0.02 dwelling units per acre (one dwelling unit per 5 acres).

Countywide Policy 3.3.1 (Infill) allows infill development of similar land uses in Compatibility Zone C where development not in conformance with Compatibility Plan criteria already exists. The infill criteria does not apply to Compatibility Zones A and B1. However, pursuant to Section 3.3.1 (b), the average development density shall not exceed “double the density permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A”. Therefore, the maximum allowable density would be 0.4 dwelling units per acre (one dwelling unit per 2 ½ acre) for Compatibility Zone C, and would not support the project’s inconsistent density.

Pursuant to Section 3.3.2 of the Countywide Policies, “Existing uses...not in conformance with this Compatibility Plan may only be expanded...provided that the expansion does not result in more dwelling units than currently exist on the parcel...” The existing 223-space mobile home park has an existing density of 8.04 dwelling units per acres, and is proposing an expansion by adding 9 mobile homes spaces, resulting in an increase in density to 8.37 dwelling units per acre. Therefore, the proposed expansion does result in more dwelling units than currently exist on the parcel, and therefore cannot be considered an existing non-conforming use.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zones B1 or C (children’s schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two aboveground habitable floors, critical community infrastructure facilities, and aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials, highly noise-sensitive outdoor nonresidential uses), other than the proposed prohibited residential density range.

Noise: The Flabob Airport Land Use Compatibility Plan depicts a portion of the project being located within the 55-60 CNEL contour range from aircraft noise, and a portion outside the 55 CNEL contour. Mobile homes are marginally acceptable within this contour range. The mobile homes would be affected by aircraft generated noise. However, standard construction is normally considered to provide for a 15 dB reduction from exterior noise levels. A condition is recommended to incorporate noise attenuation measures into the design of the mobile homes to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 6-24 at its easterly terminus is approximately 766.8 feet above mean sea level (766.8 feet AMSL). As the runway length does not exceed 3,200 feet, the relevant slope for purposes of determining Federal Aviation Administration notice requirements is 50:1. At a distance of approximately 1,290 feet from the closest point of the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 791 feet AMSL. The project’s site highest elevation is 772 feet AMSL, with a proposed maximum

building height of 18 feet, resulting in the project's highest top point elevation of 790 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons was not required

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 1,290 feet from the runway, and therefore would be subject to the above requirement.

Although the nearest portion of the proposed project is located within 10,000 feet of the runway (approximately 1,290 feet), the project utilizes an existing underground detention systems which will not contain surface water or attract wildlife and, therefore, would not constitute a hazard to flight.

Open Area: Compatibility Zone B1 requires a minimum of 30% and Zone C requires 20% of open area for projects 10 acres or larger be set aside as open area that could potentially serve as emergency landing areas. Approximately 22.08 acres is located within Zone B1, which requires the project to provide a minimum 6.62 acres of open area consistent with ALUC open area criteria (300 feet by 75 feet minimum shape, and prohibit obstructions greater than 4 feet in height that are at least 4 inches in diameter). The project's 5.64 acres located within Zone C would not require ALUC open area as it is below 10 acres in size.

The applicant has not provided any ALUC open area, as the site is already 100% developed as a 223 space mobile home park. The project site is physically adjacent to the Santa Ana River, which could serve as the ALUC open area if a Special Policy 3.3.6 was to be considered.

Change of Zone: The applicant also proposes changing the zoning of the site from Planned Residential (R-4) and General Commercial (C-1/C-P) to Mobile Home Subdivisions and Mobile Home Parks Zone (R-T). The proposed change of zone would be consistent with the site's existing underlying General Plan land use designation of High Density Residential (8 to 14 dwelling units per acre), however, both of these would be inconsistent with the Compatibility Zones B1 and C residential density criteria as described above. Therefore, the proposed change of zone is inconsistent with the 2004 Flabob Airport Land Use Compatibility Plan.

CONDITIONS (in the event of an overrule):

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two aboveground habitable floors, critical community infrastructure facilities, and aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials.
 - (f) Highly noise-sensitive outdoor nonresidential uses.
 - (g) Other hazards to flight.
3. Prior to issuance of building permits, the property owner shall convey an avigation easement to Flabob Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Jurupa Valley.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Buildings shall be limited to a maximum height of 18 feet and a maximum top point elevation of 790 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.
6. Noise attenuation measures shall be incorporated into the design of the mobile homes structures, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

NOTICE

THERE IS AN AIRPORT NEARBY.

**THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

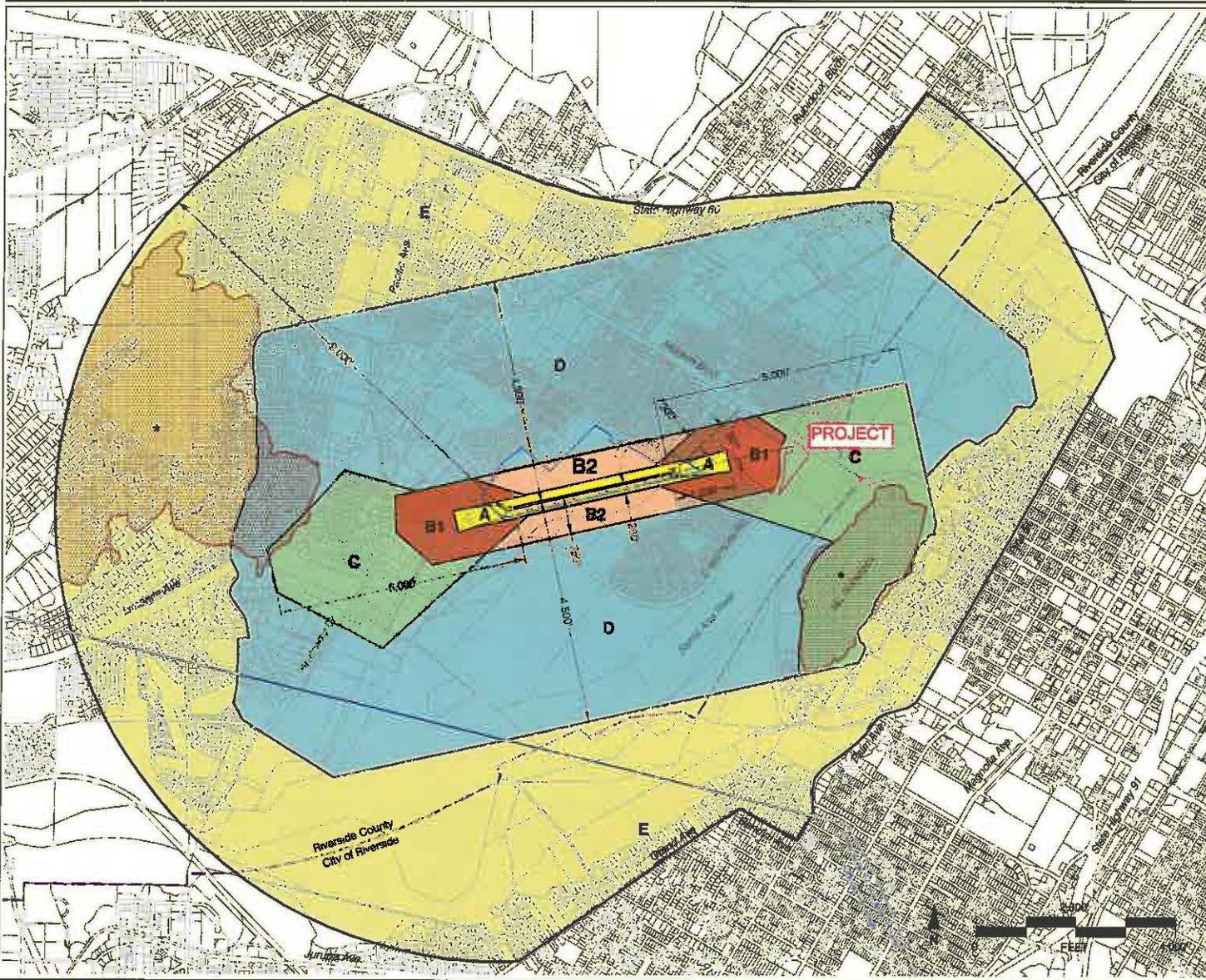
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

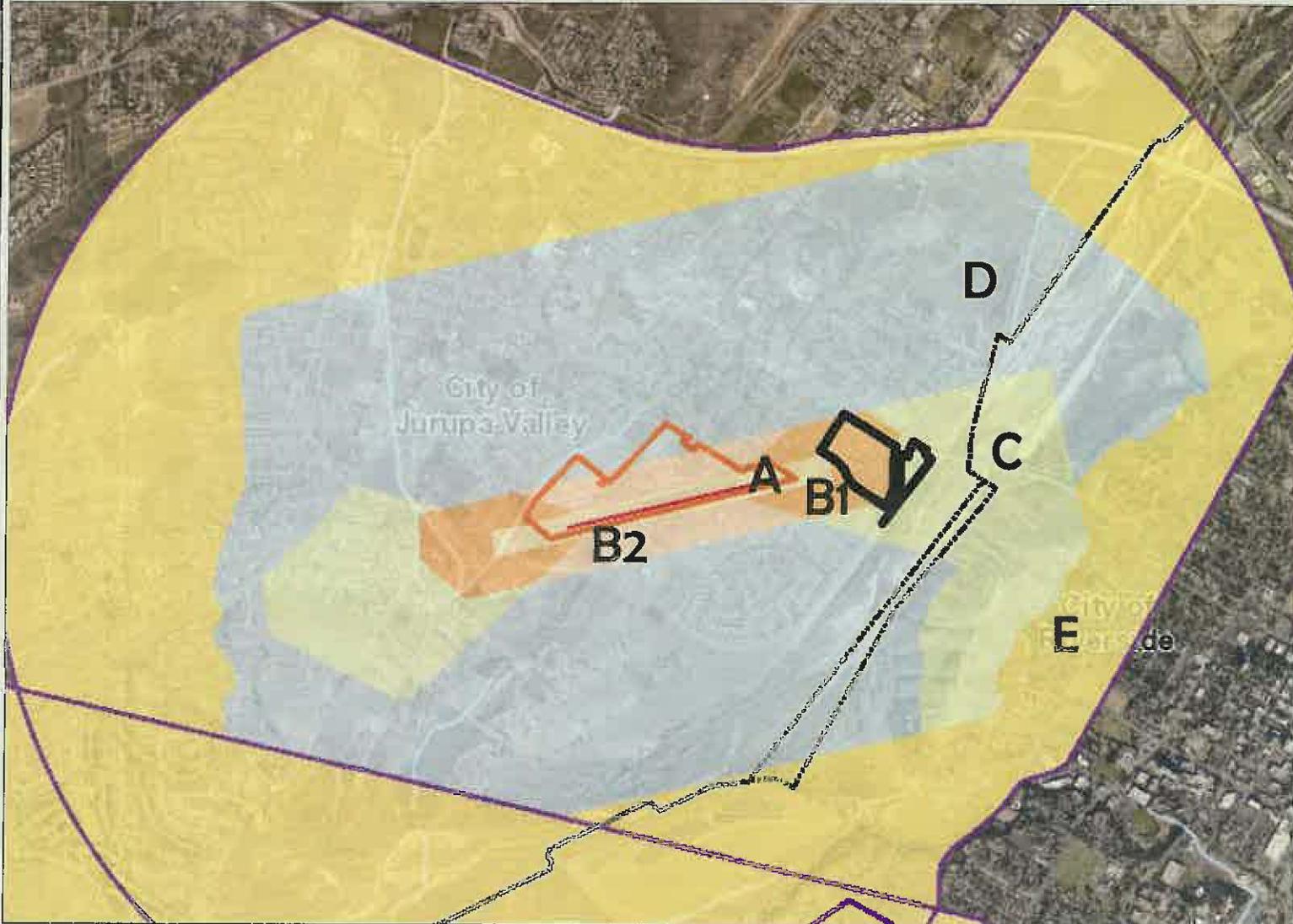
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adapted December 2004)

Map FL-1

Compatibility Map
 Flabob Airport

Map My County Map



Legend

- Runways
- ▣ Airports
- ▣ Airport Influence Areas
- Airport Compatibility Zones**
- ▣ OTHER COMPATIBILITY_ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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-  Parcels
-  Blueline Streams
-  City Areas
-  World Street Map

Notes



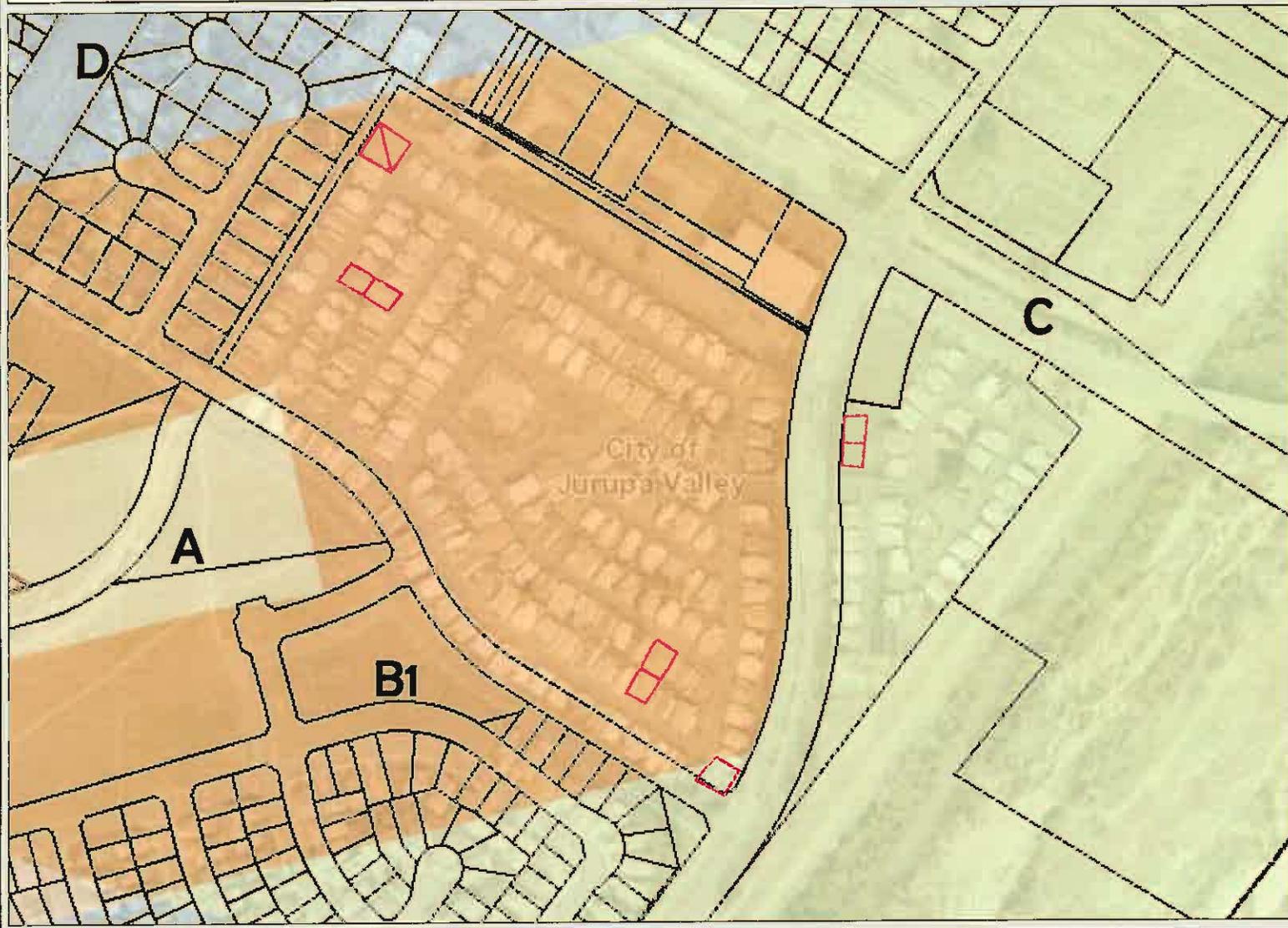
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Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas

Airport Compatibility Zones

- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5




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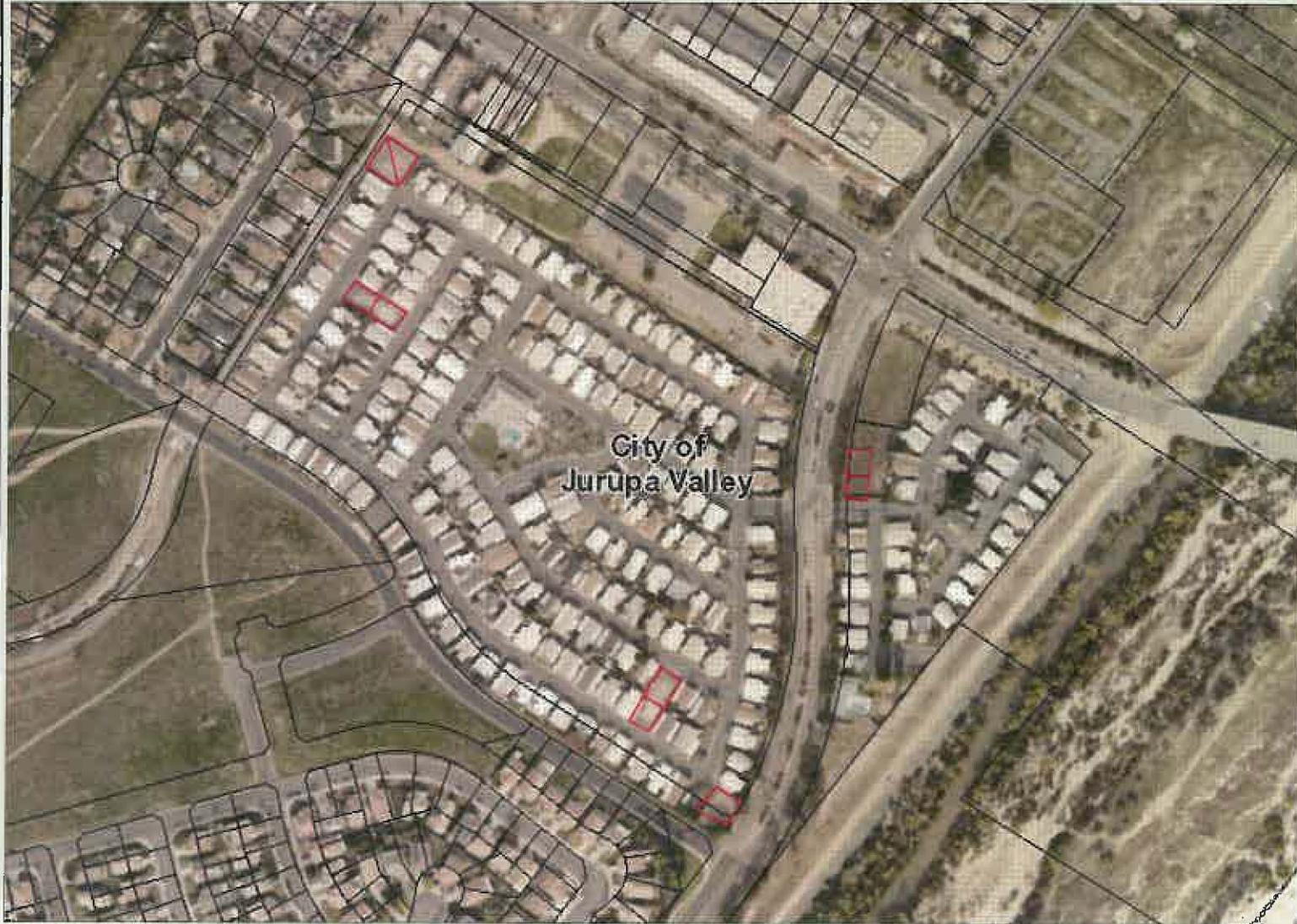
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- Parcels
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- City Areas
- World Street Map



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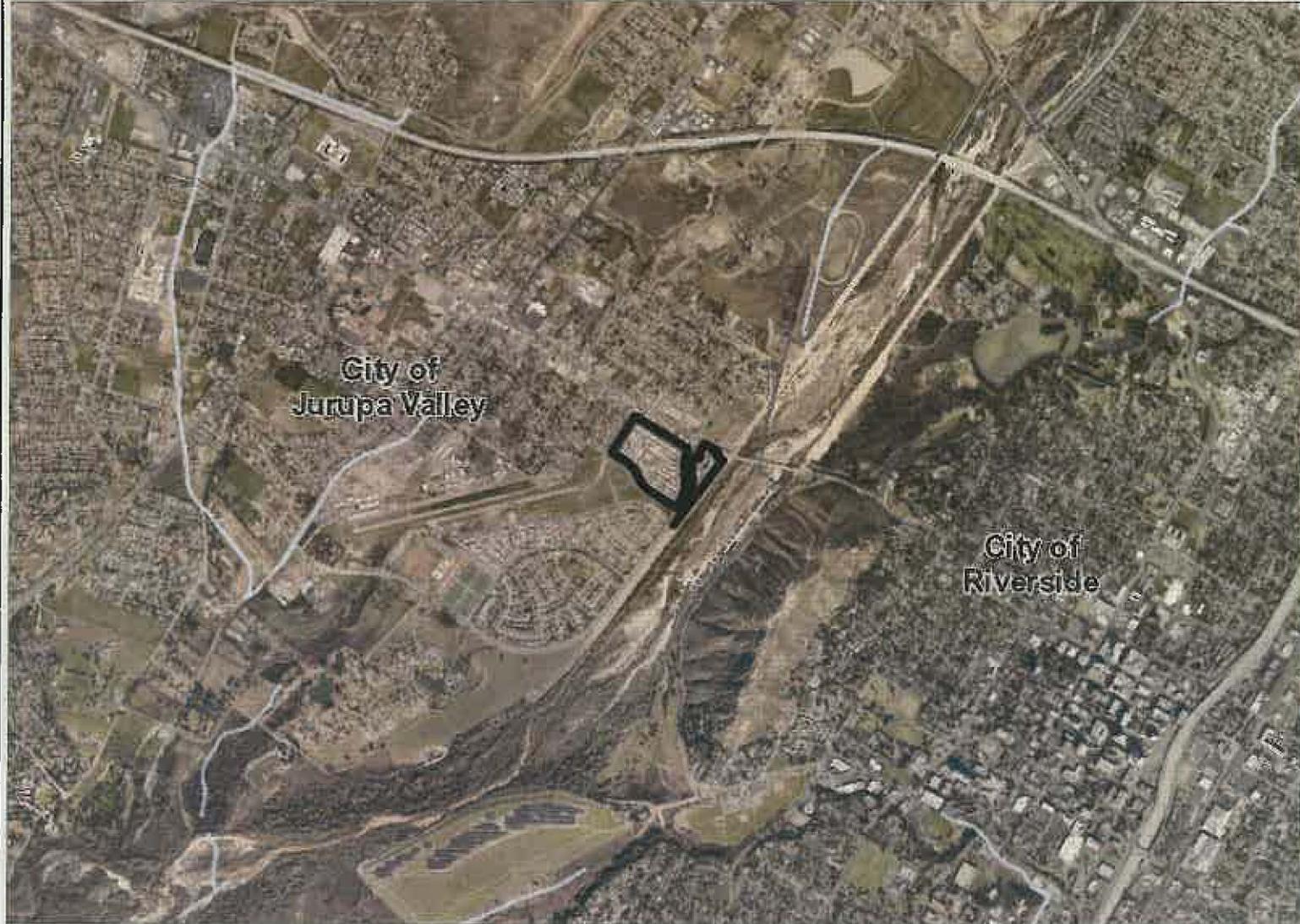
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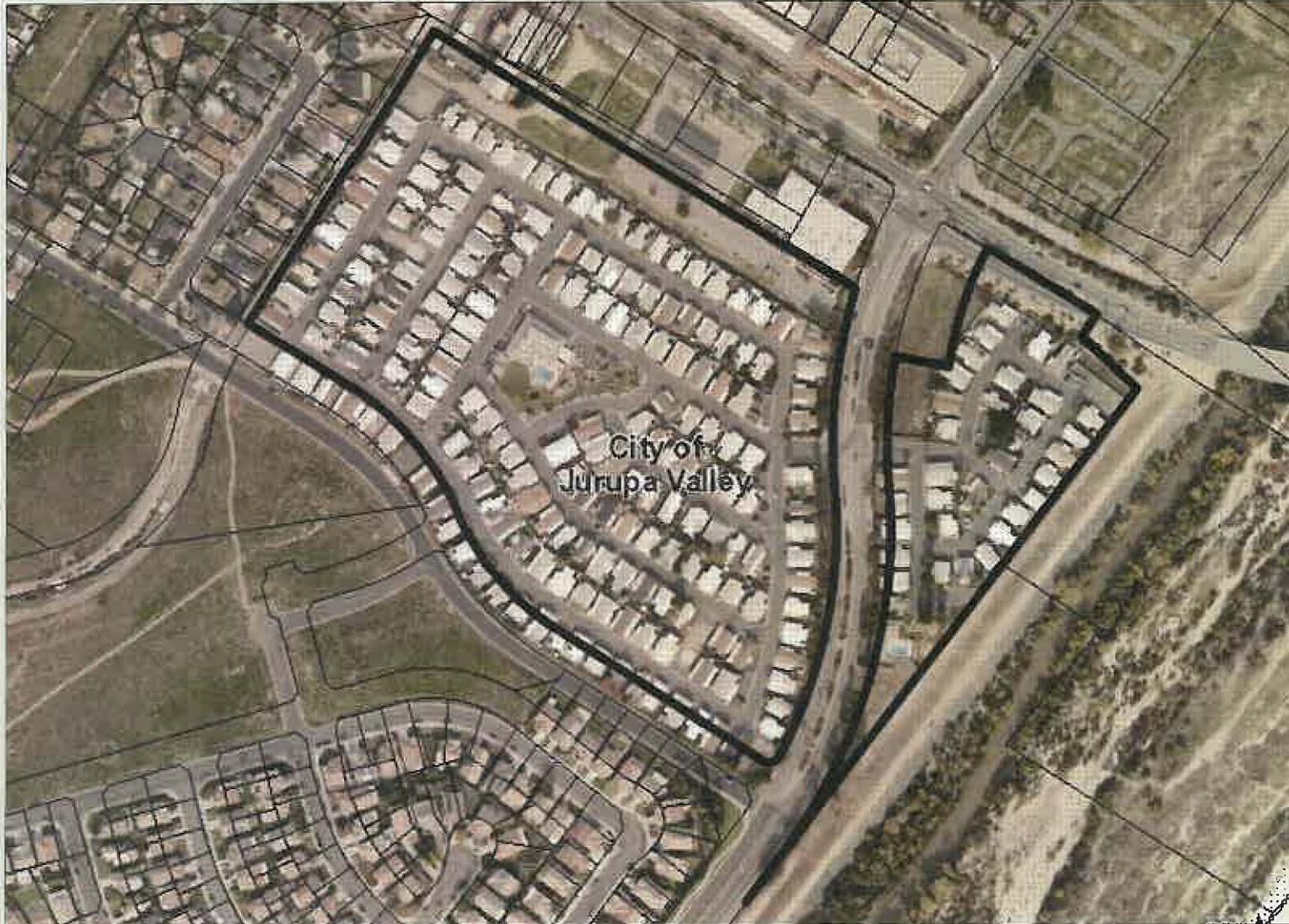


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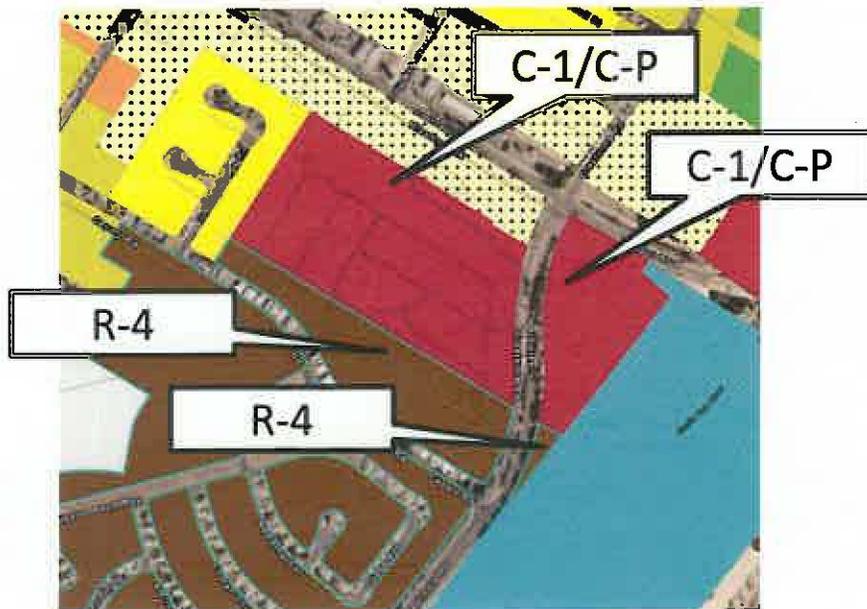
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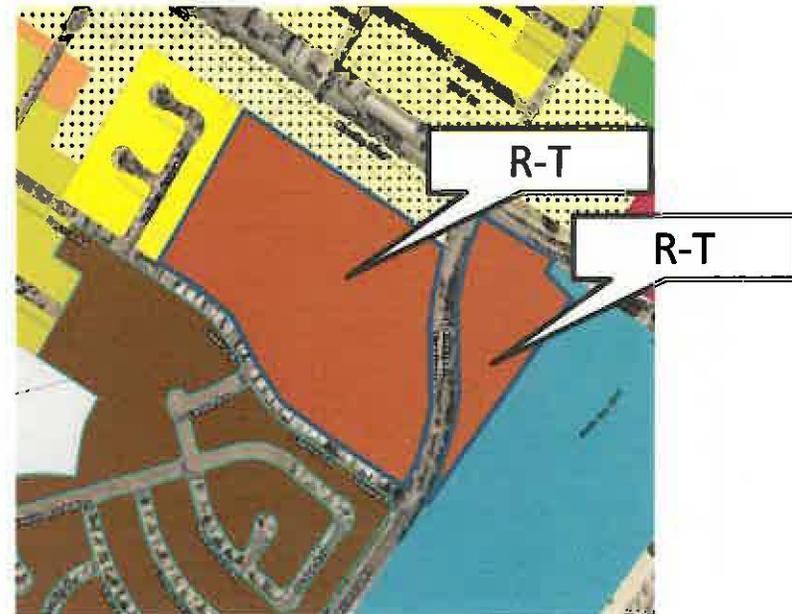
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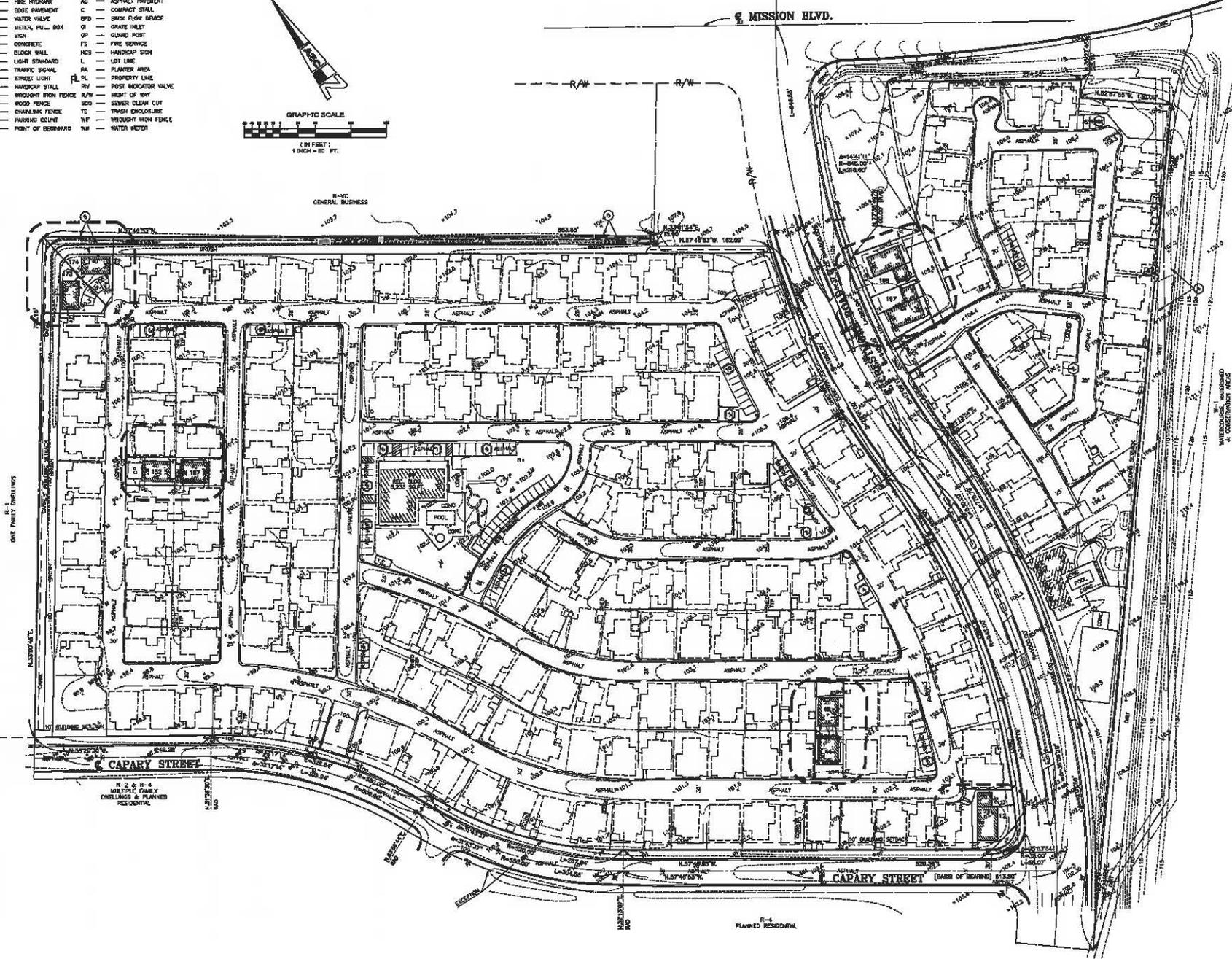
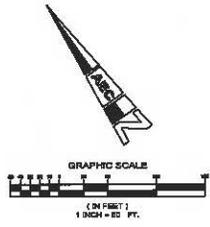
Existing Zoning



Proposed Zoning



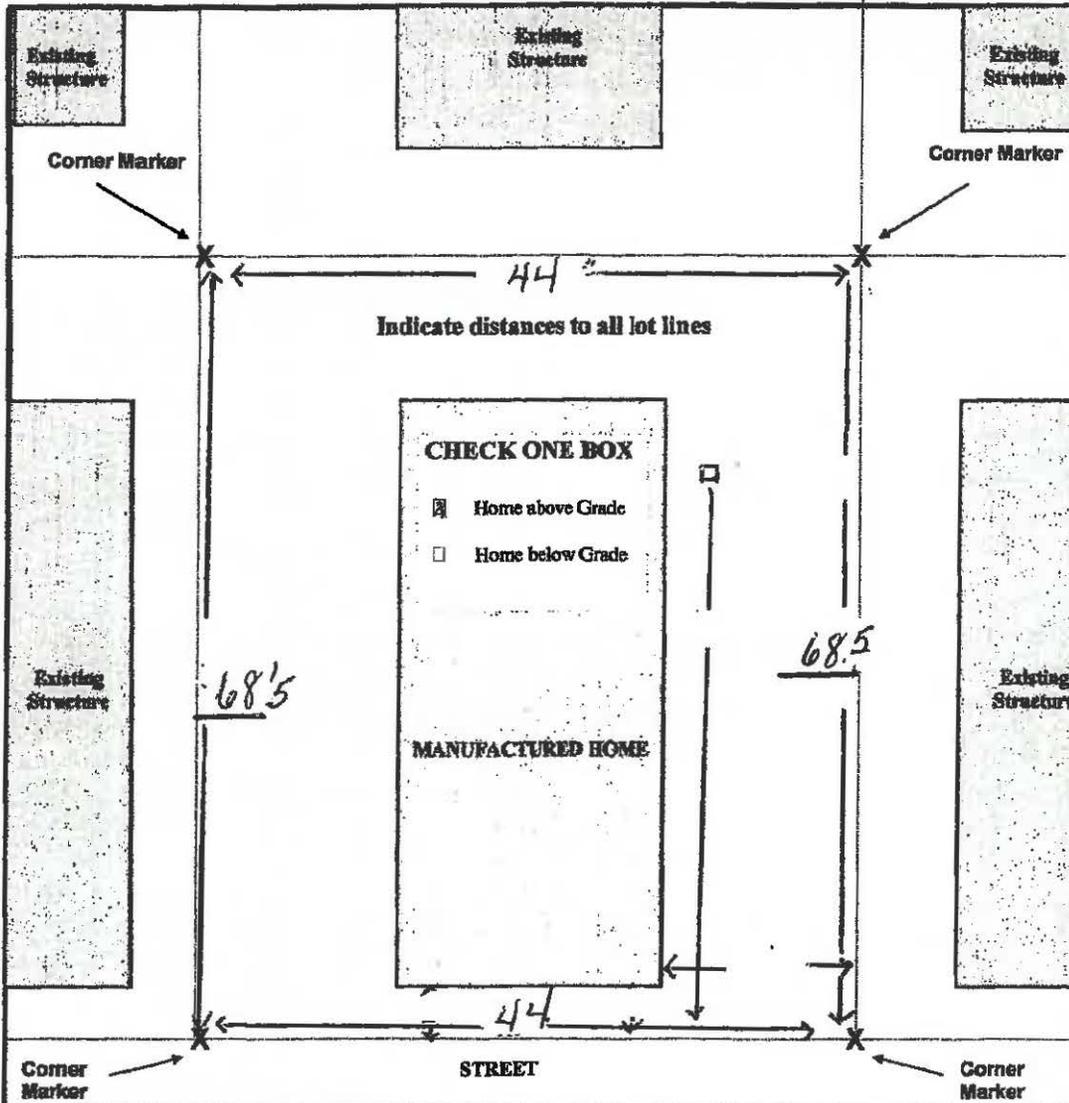
- LEGEND**
- d FIRE HYDRANT
 - SIDE PAVEMENT
 - M METER, PULL BOX
 - SIGN
 - CONCRETE
 - BLOCK WALL
 - LIGHT STANDARD
 - TRAFFIC SIGNAL
 - STREET LIGHT
 - HANDICAP STALL
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - CHAINLINK FENCE
 - PARKING COUNT
 - POINT OF BEGINNING
 - AC ASPHALT PAVEMENT
 - C CONCRETE STALL
 - SBF BRICK FLOW DEVICE
 - GI GRATE INLET
 - GP GUARD POST
 - FS FIRE SERVICE
 - HC5 HANDICAP SIGN
 - L LIFT LIME
 - PA PLANTED AREA
 - PL PL PROPERTY LINE
 - PV POST INDICATOR VALVE
 - R/W RIGHT OF WAY
 - SDD SENSER GLEAM CUT
 - TS TRASH ENCLOSURE
 - WF WROUGHT IRON FENCE
 - WM WATER METER



ANACAL ENGINEERING COMPANY
 CIVIL ENGINEERING & LAND SURVEYING
 1211 NORTH DUBIN AVENUE - ANACAP, CALIFORNIA 92607
 PHONE: (714) 774-1763 FAX: (714) 774-4890
 E-MAIL: ANACAL@ANACALENGINEERING.COM
 WEB SITE: ANACALENGINEERING.COM

DATE: 1/8/20
 SCALE: AS SHOWN
 DRAWN BY: WJ/Jag
 CHECKED BY: J.C.G.

SITE PLAN CUP AMENDMENT
OLD PLANTATION MOBILE HOME PARK
 3825 CRESTMORE DRIVE



Width and length of lot: 44 x 68.5 Width and length of home 28 x 40.

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
3. Enter length & width of the manufactured home (including eaves) and length & width of lot.
4. No vegetation is allowed under the manufactured home or habitable accessory structure. Lot must be properly graded to ensure that water cannot accumulate beneath the manufactured home.

LOT PLOT PLAN AND PARK INFORMATION

- A) Park Name Old Plantation MHP
 Homeowner Name _____
 Homeowner Address 3825 Crestmore Sp# 344
 City Junipera Valley Zip 92509
- B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF
- C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO
- D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Pins & Rebar

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

**STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)**

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

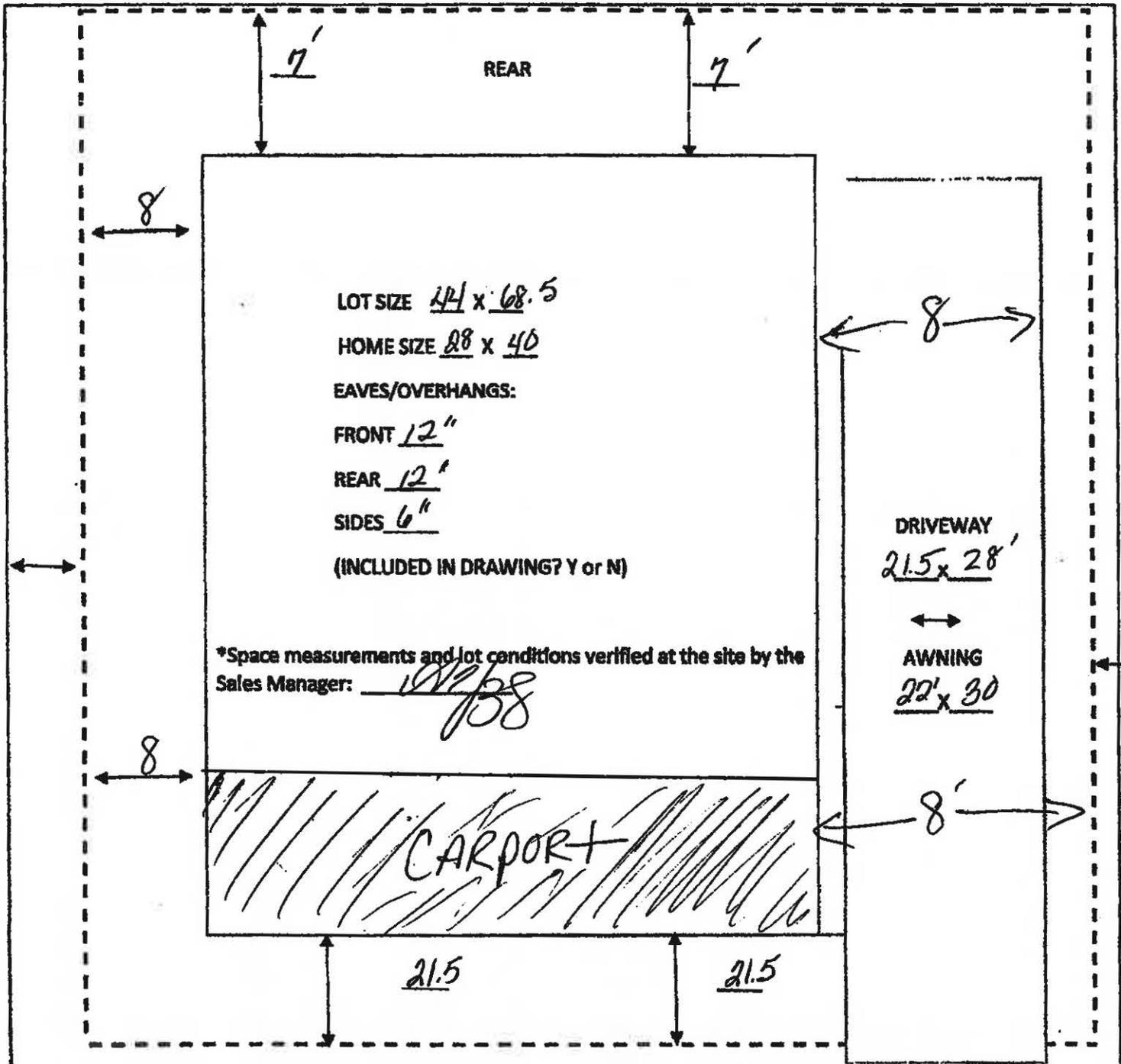
Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards



Northern Area Office
 9342 Tech Center Drive, Suite 550
 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 400
 Riverside, CA 92501



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, INCLUDING DOORS; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

1. Back door & steps: Landing Size 4 x 8 Material TRUX / Up & In Up & Over X

2. Front door steps: Landing Size 4 x 8 Material TRUX / Up & In X Up & Over

3. Back Door Awning: N x A 4. Front door awning: 4 x 8 5. Porch: N x A Material

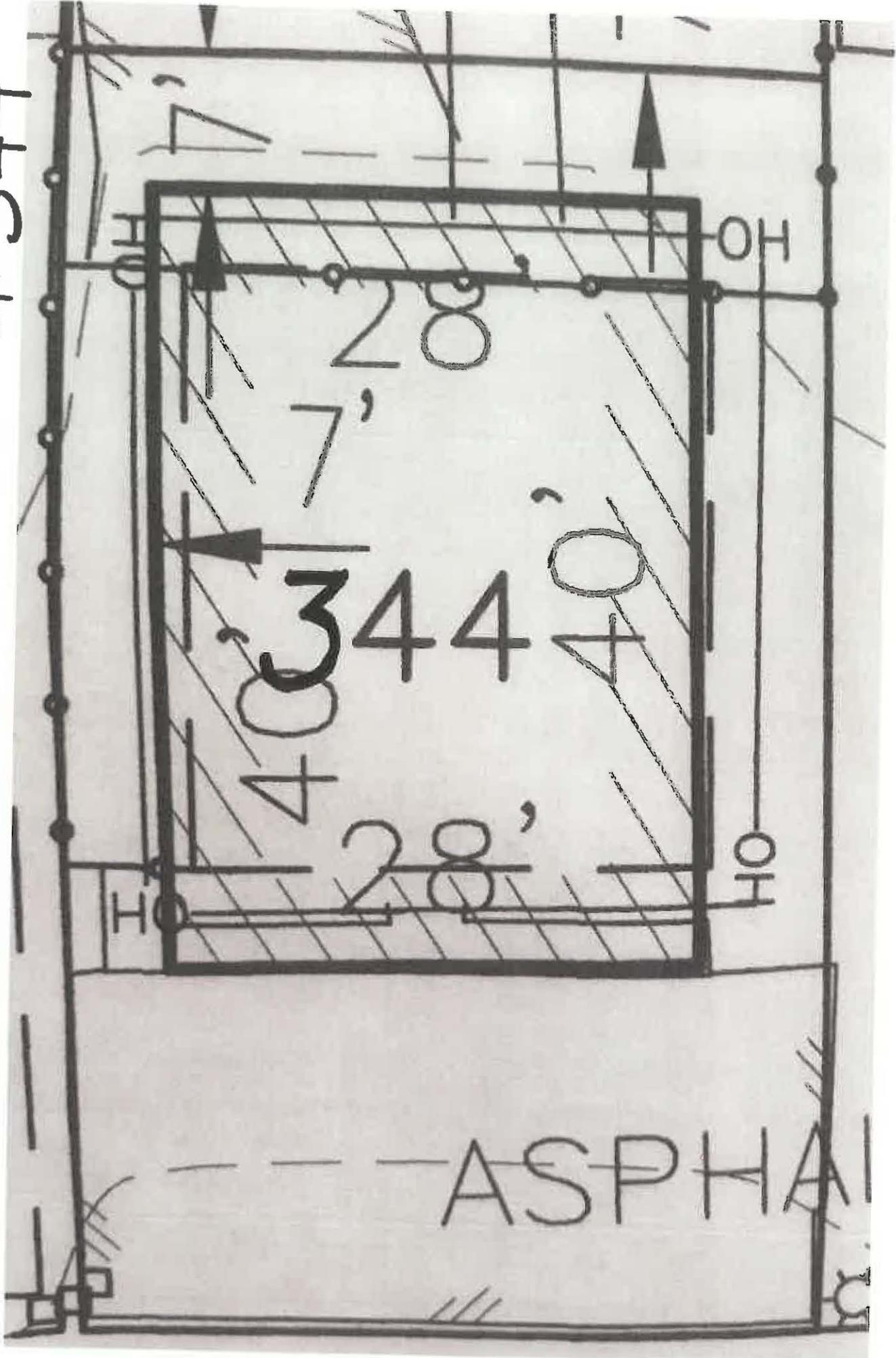
6. Shed: N x A Material: N/A 7. Location of Utilities & distance to front & rear of home

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 344 REG MGR APPROVAL & DATE

Floorplan
CM - 3403B

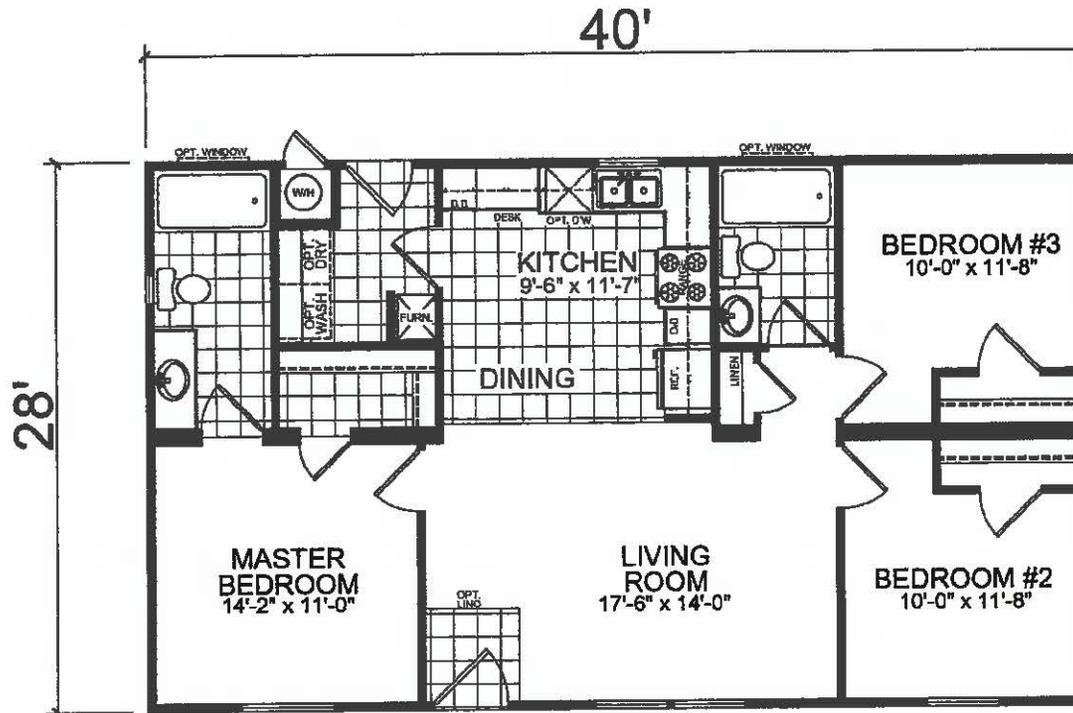
778#



4467#

3

Space
344



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

REDMAN HOMES.

CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-3403B

SHEET:

TITLE: LITERATURE PLAN

L-101

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DRAWN BY: M. SANCHEZ DATE: 2-12-2015

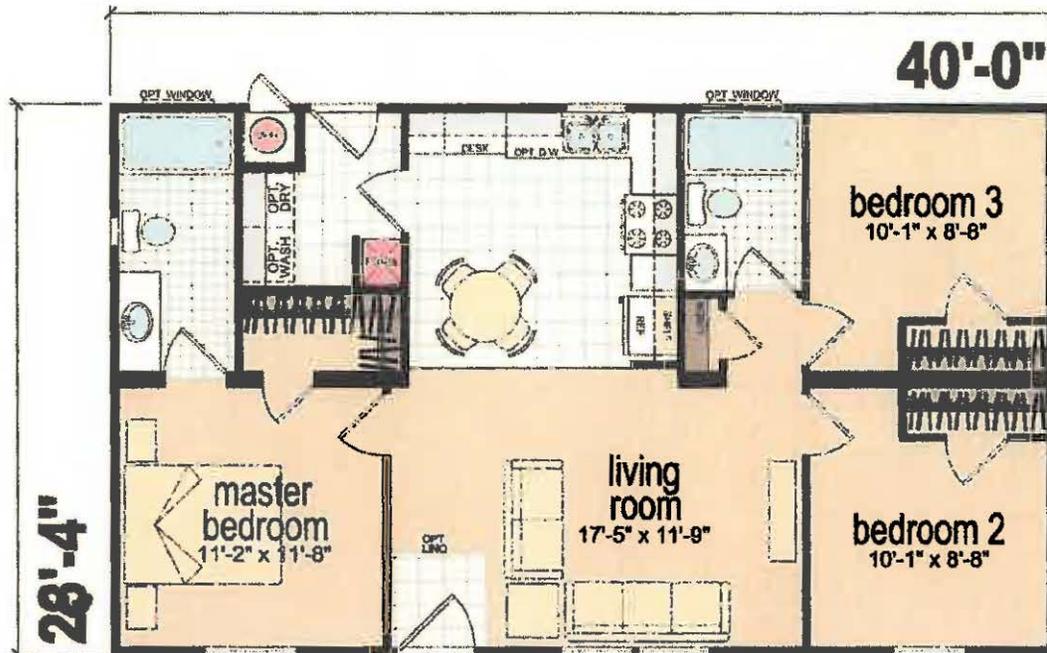
SCALE: 1/8" = 1'-0"

Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan

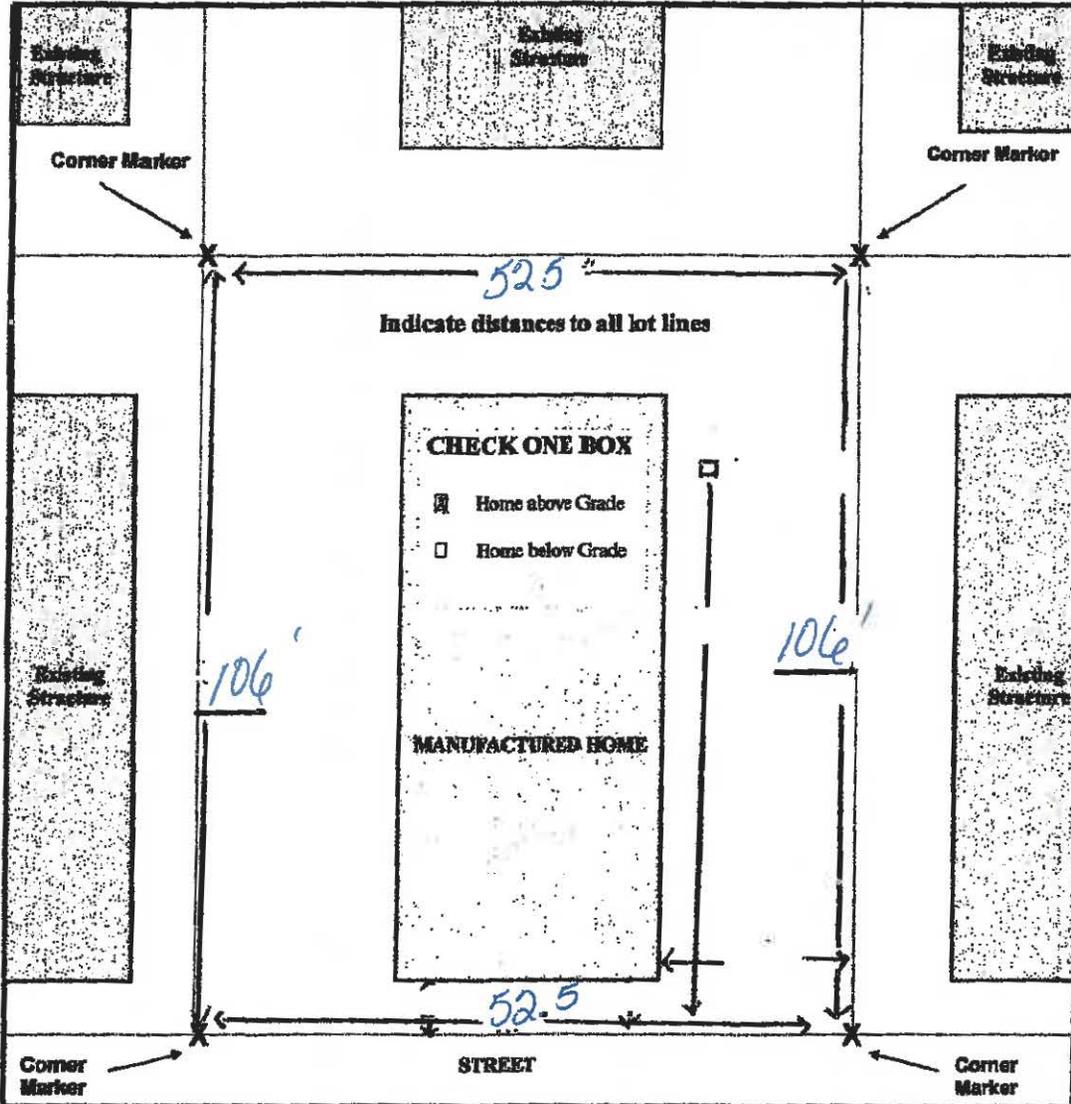


Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.

LOT PLOT PLAN AND PARK INFORMATION



A) Park Name Old Plantation
 Homeowner Name _____
 Homeowner Address 3825 Crestmore Sp# 498
 City Jurupa Valley Zip 92509

B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF

C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards

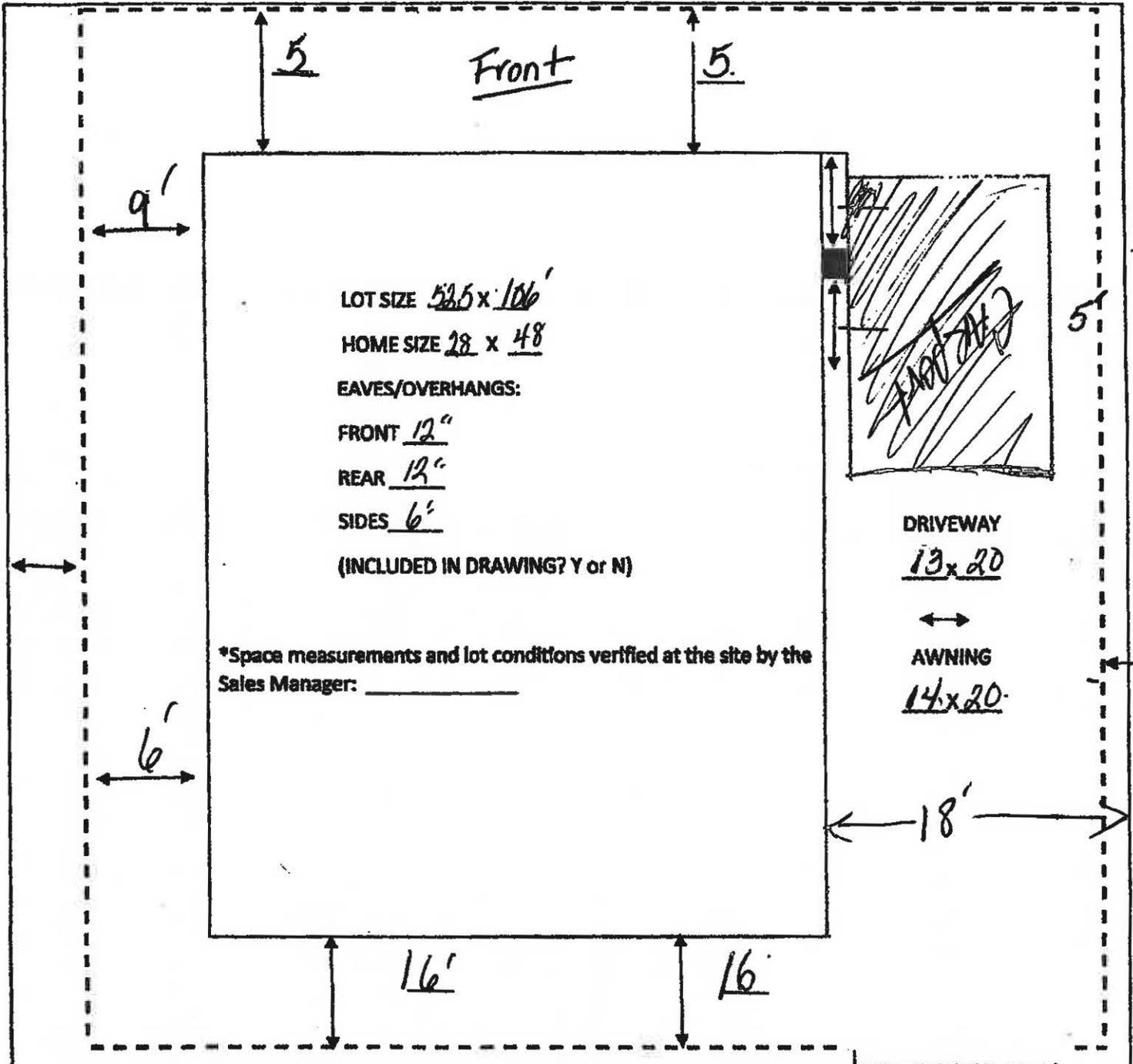
Width and length of lot: 52.5 x 106 Width and length of home 28 x 48

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
3. Enter length & width of the manufactured home (including eaves) and length & width of lot.
4. No vegetation is allowed under the manufactured home or habitable accessory structure. Lot must be properly graded to ensure that water cannot accumulate beneath the manufactured home.



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 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 408
 Riverside, CA 92501



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, INCLUDING DOORS; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

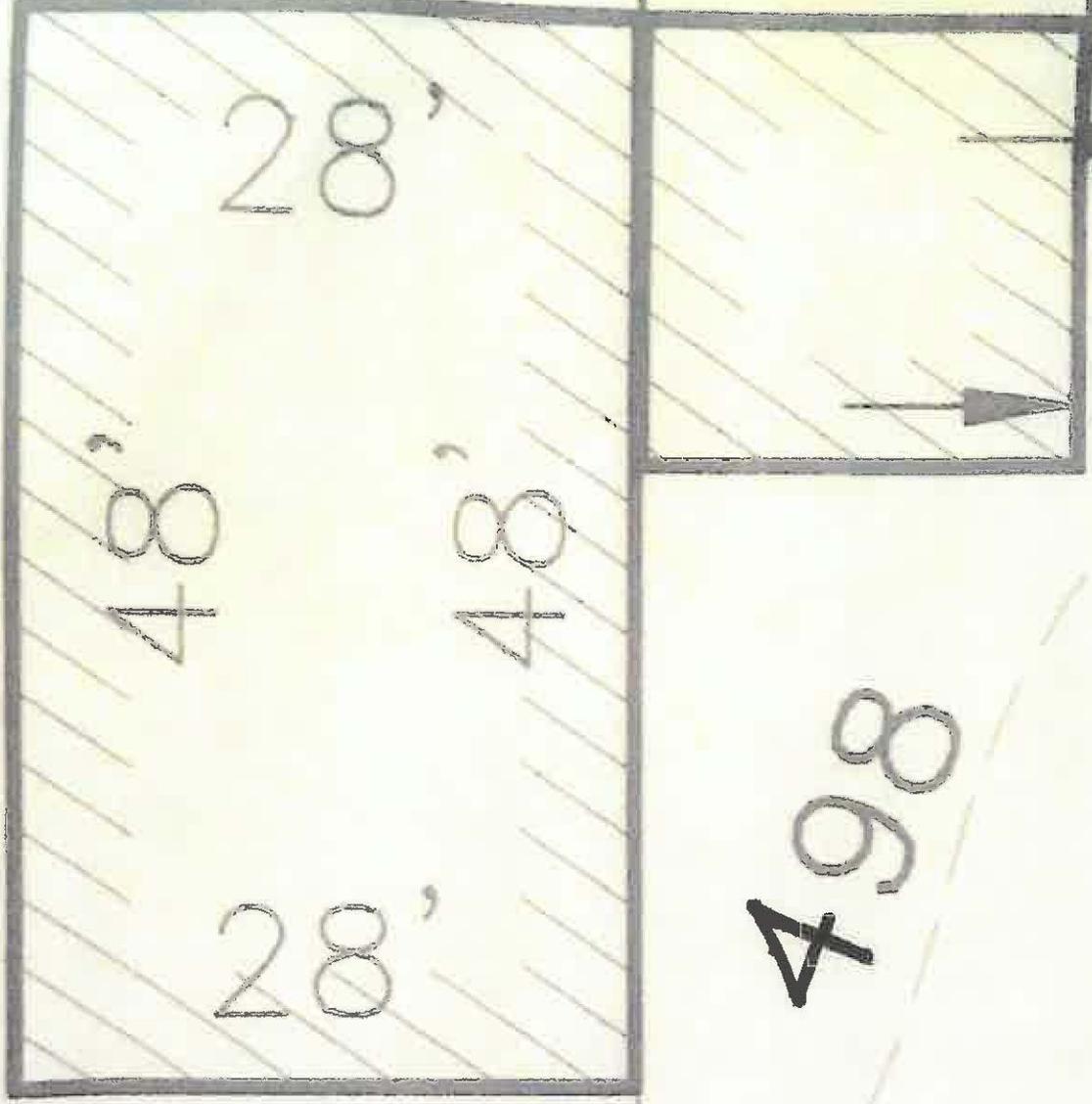
1. Back door & steps: Landing Size ___ x ___ Material _____ / Up & In ___ Up & Over ___
2. Front door steps: Landing Size ___ x ___ Material _____ / Up & In ___ Up & Over ___
3. Back Door Awning: ___ x ___ 4. Front door awning: ___ x ___ 5. Porch: ___ x ___ Material _____
6. Shed: ___ x ___ Material: _____ 7. Location of Utilities & distance to front & rear of home _____

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 498 REG MGR APPROVAL & DATE _____

498

Floorplan CM-4483B

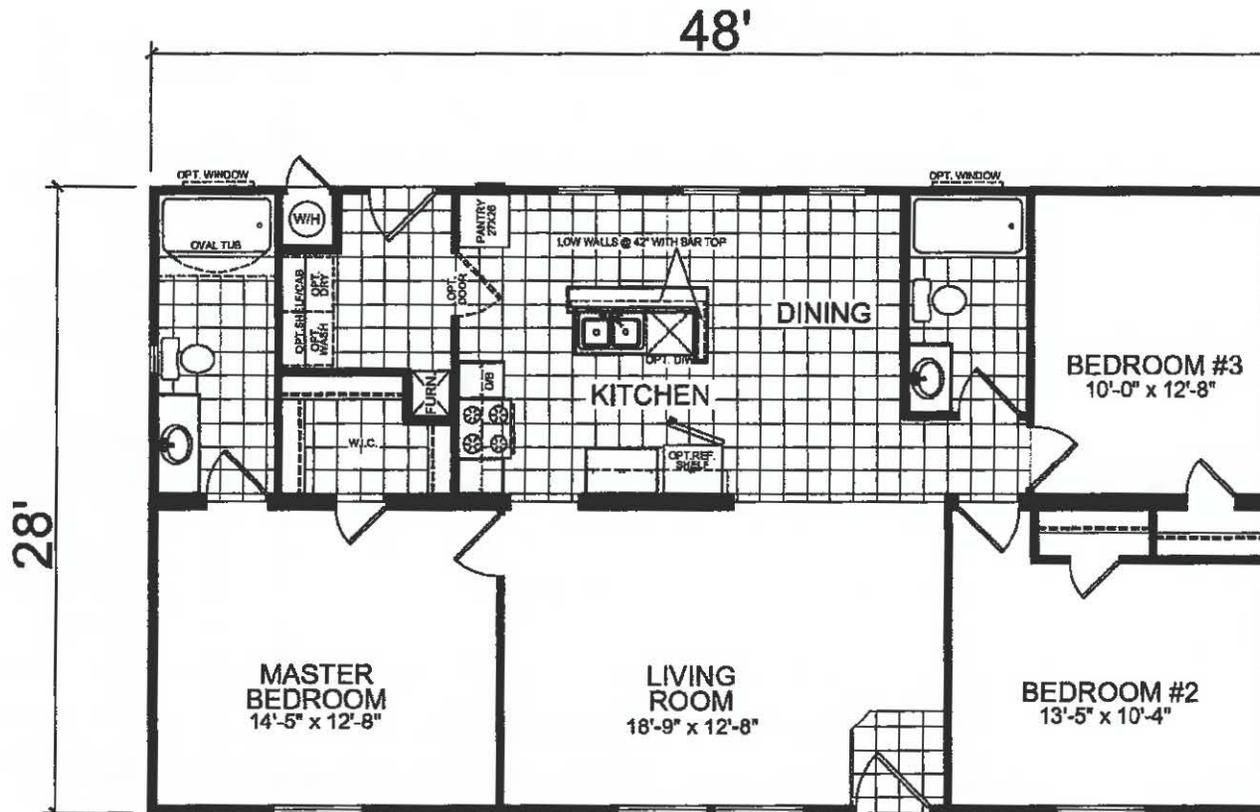


498

4

768

Space # 498



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<p>REDMAN HOMES. CHAMPION 840 W. Palm Ave. Lindsay, CA 93247</p>	DAPIA SEAL	MODIFICATIONS	MODEL: 09-CM-4483B	SHEET:
			TITLE: LITERATURE PLAN	L-101
	PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL. PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION. COPYRIGHT © 1976-2006 BY CHAMPION		DRAWN BY: M. SANCHEZ SCALE: 1/8" = 1'-0"	DATE: 3-6-2015 APPLICABLE MODEL # 09-000

Elevation



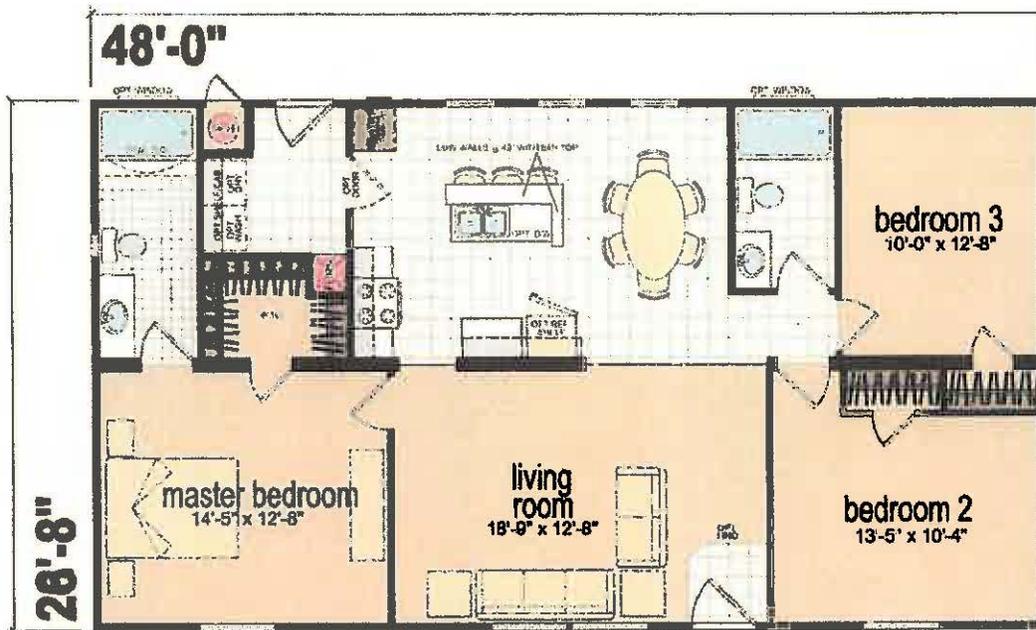
Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.

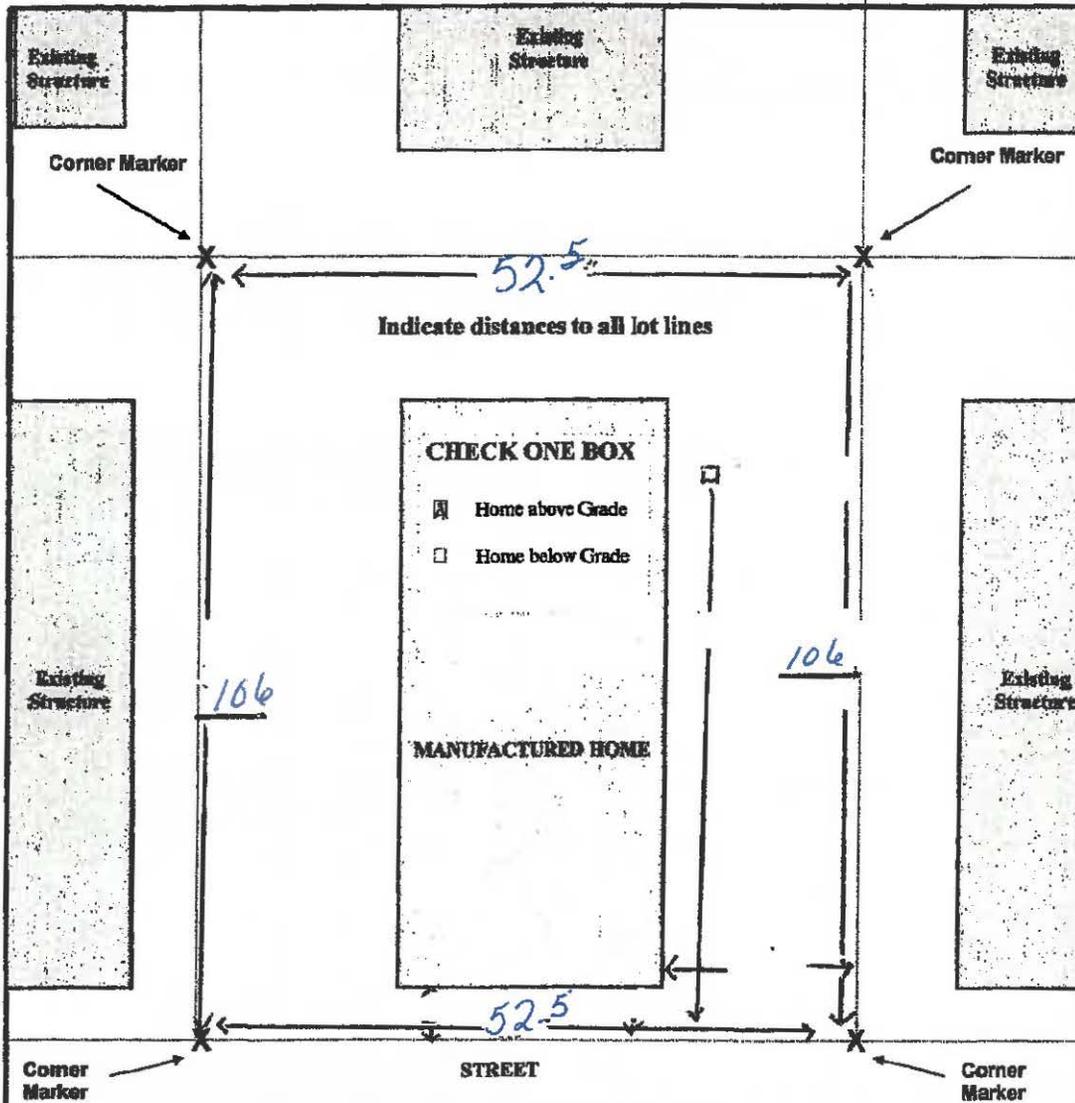
Creekside Manor 4483B

1280 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan





Indicate distances to all lot lines

CHECK ONE BOX

- Home above Grade
- Home below Grade

MANUFACTURED HOME

Width and length of lot: 52.5 x 106 Width and length of home 28 x 48

LOT PLOT PLAN AND PARK INFORMATION

- A) Park Name Old Plantation
 Homeowner Name 3825 Crestmore
 Homeowner Address _____ Sp# 497
 City Europa Valley Zip 92509
- B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF
- C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO
- D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Pins & Rebar

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

**STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)**

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

Signature of Park Owner, Operator, or Manager

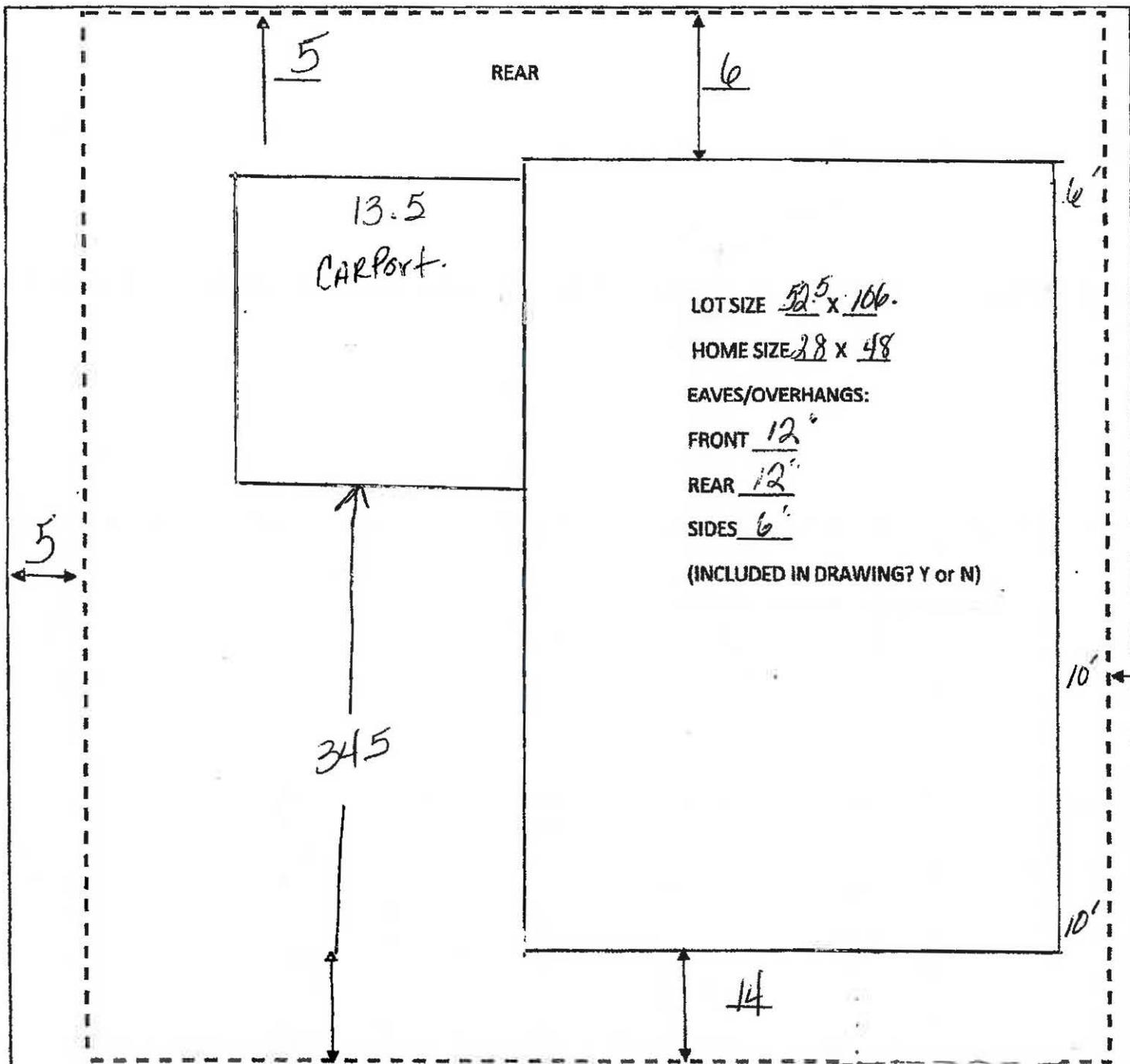
State of California
 Department of Housing and Community Development
 Division of Codes and Standards



Northern Area Office
 9342 Tech Center Drive, Suite 550
 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 400
 Riverside, CA 92501

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
3. Enter length & width of the manufactured home (including eaves) and length & width of lot.
4. No vegetation is allowed under the manufactured home or habitable accessory structure. Lot must be properly graded to ensure that water cannot accumulate beneath the manufactured home.



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, **INCLUDING DOORS**; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

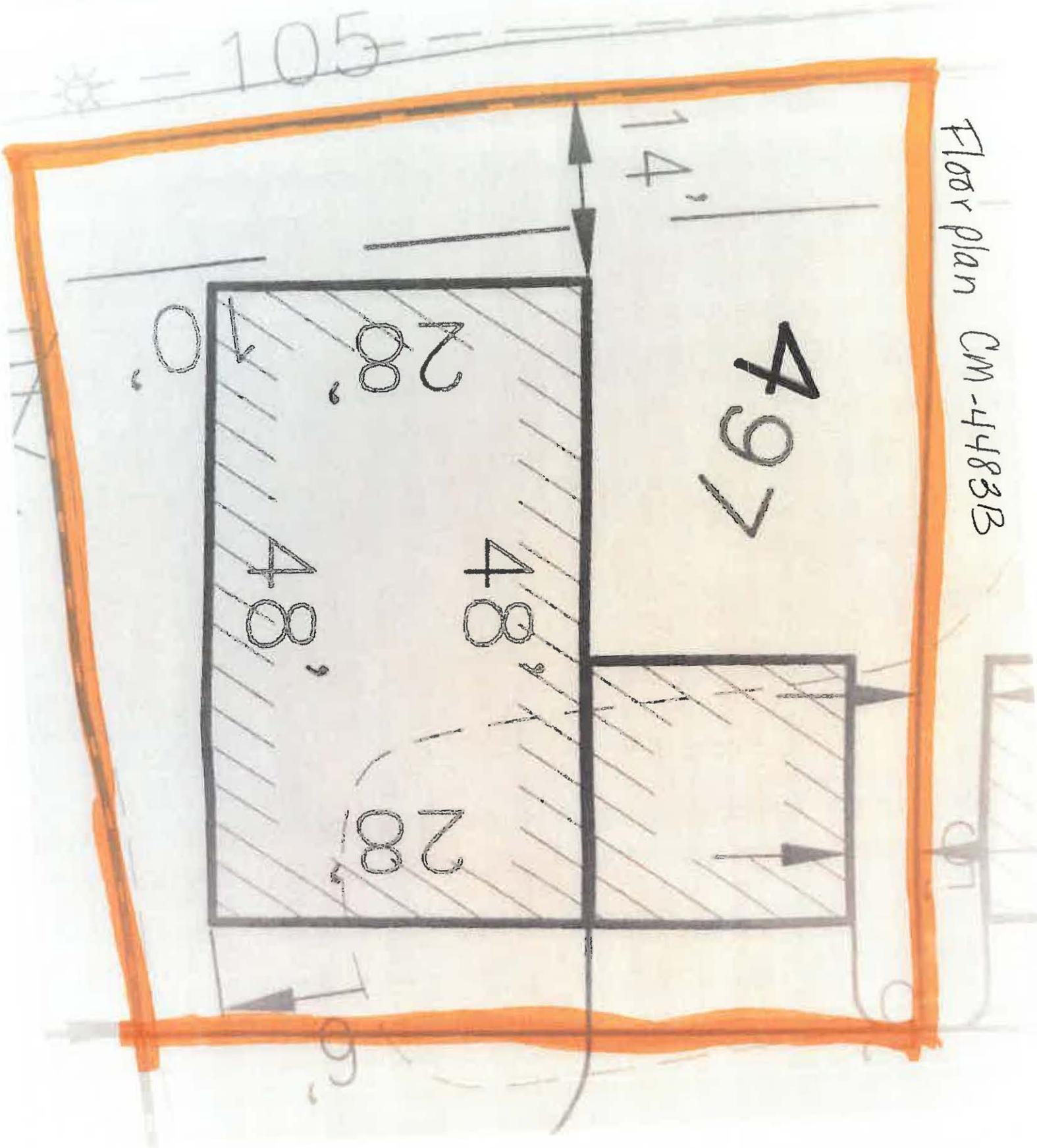
1. Back door & steps: Landing Size 4 x 8 Material Trex / Up & In x Up & Over
2. Front door steps: Landing Size 4 x 8 Material Trex / Up & In Up & Over x
3. Back Door Awning: N/A 4. Front door awning: 4 x 8 5. Porch: -x- Material N/A
6. Shed: N/A Material: N/A 7. Location of Utilities & distance to front & rear of home =

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 497 REG MGR APPROVAL & DATE

#497

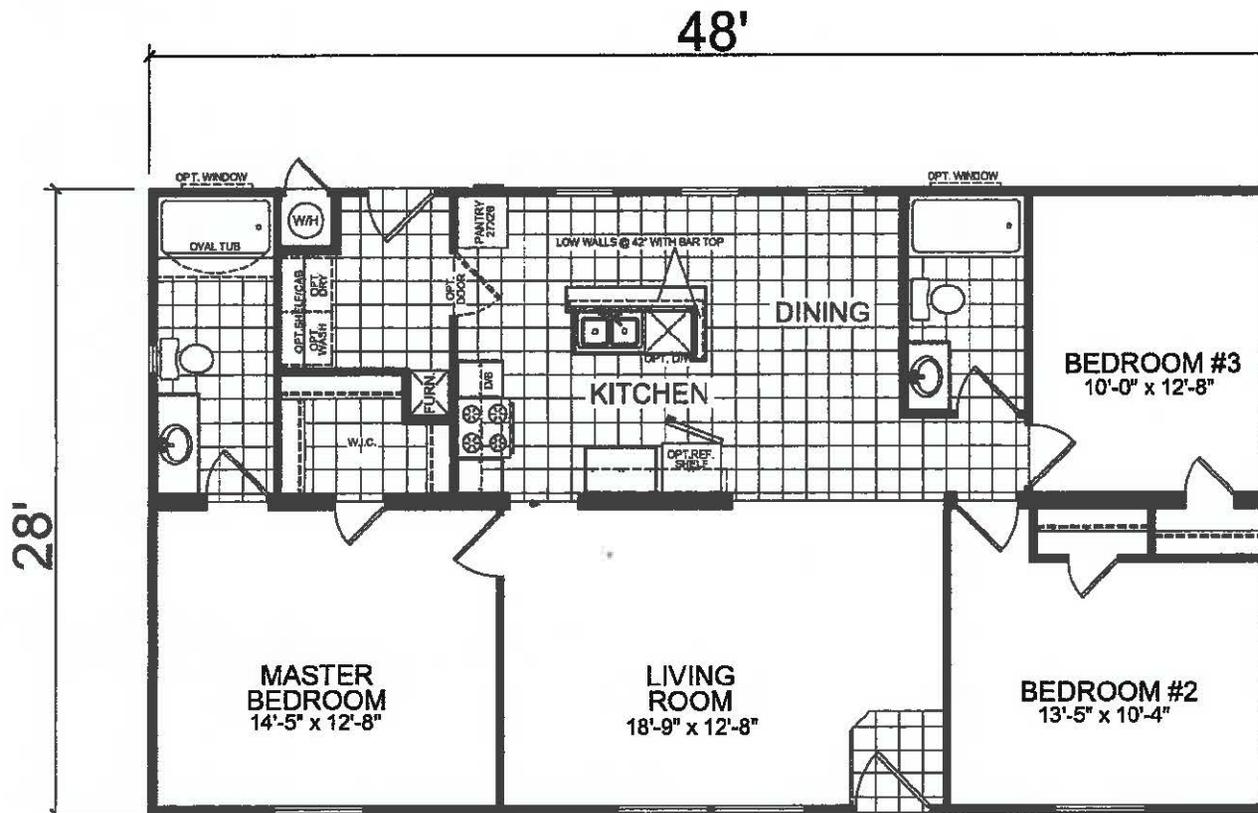
Floor plan CM-4483B



794-4

4

Space #497



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REDMAN HOMES.
CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-4483B

SHEET:

TITLE: LITERATURE PLAN

L-101

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DRAWN BY: M. SANCHEZ

DATE: 3-6-2015

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

APPLICABLE MODEL #
09-000

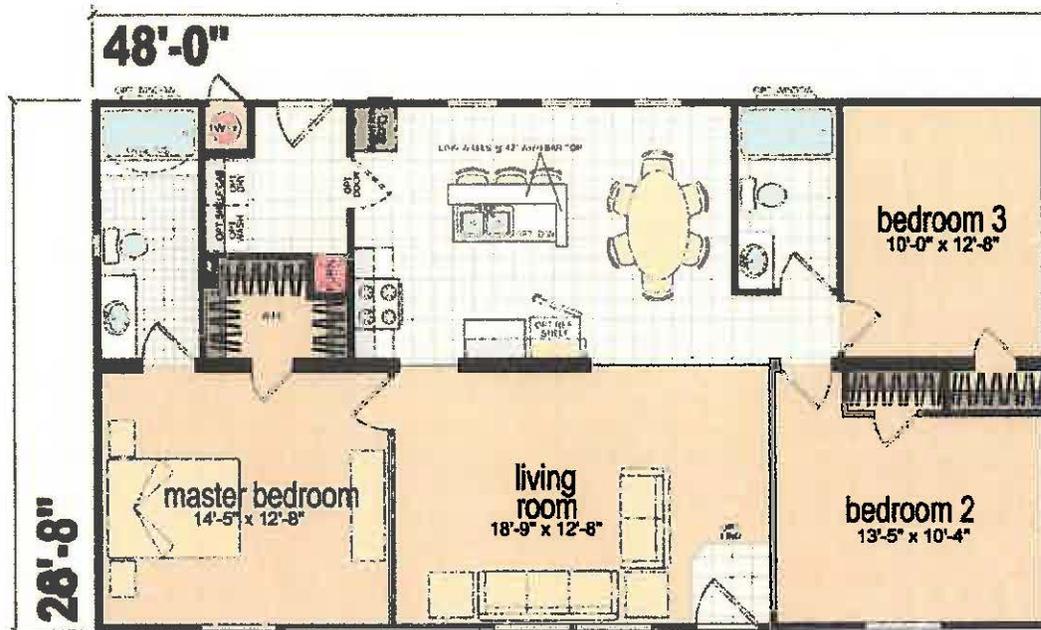
3 BEDROOM, 2 BATH
 NOMINAL SIZE: 28' x 48'
 ACTUAL SIZE: 26'-8" x 48"
 TOTAL AREA: 1,280 SQ. FT.

Creekside Manor 4483B

1280 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

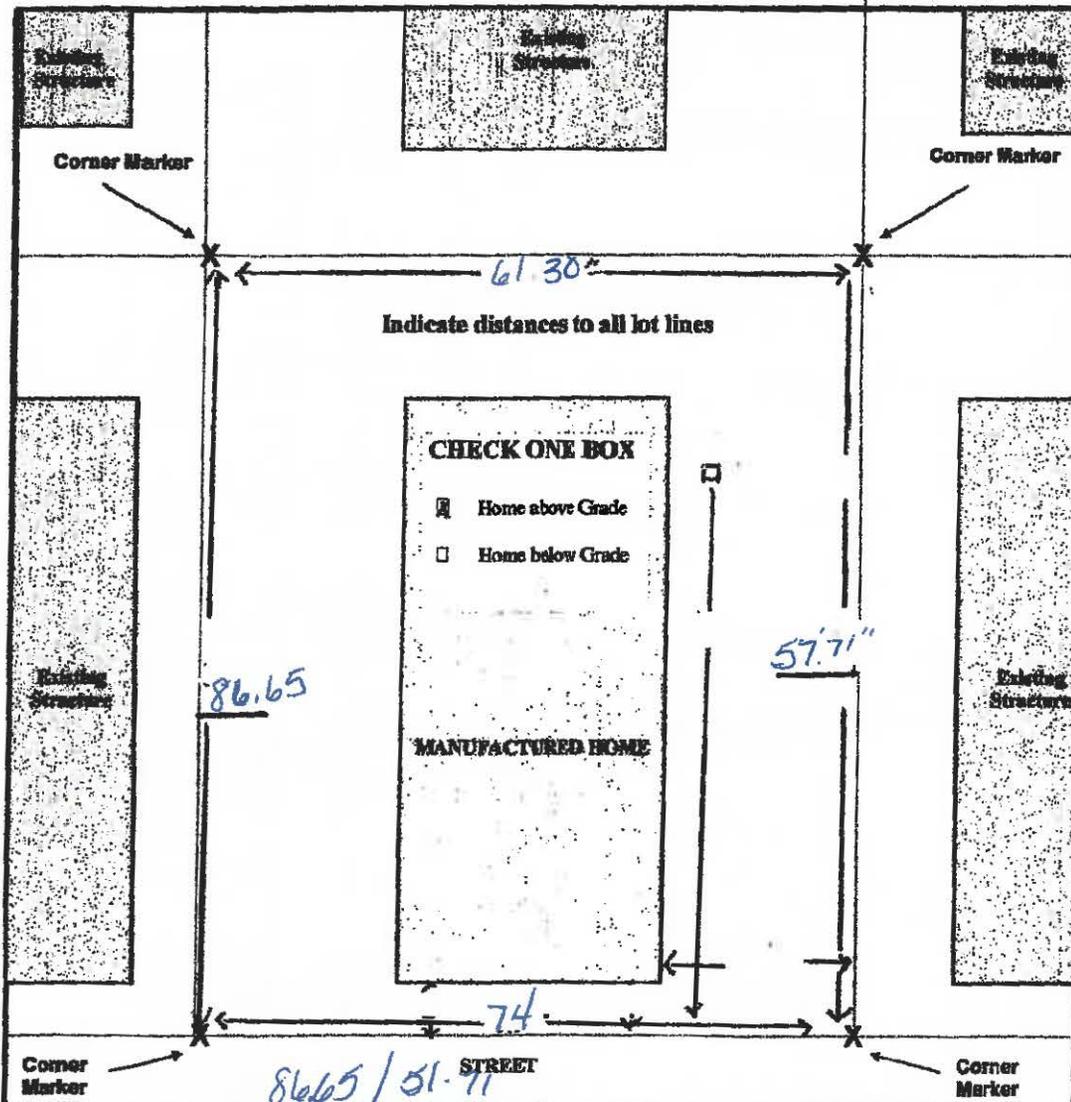
Floor Plan



Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.



CHECK ONE BOX
 Home above Grade
 Home below Grade

MANUFACTURED HOME

Width and length of lot: 61.30 x 74 Width and length of home 24 x 40.

LOT PLOT PLAN AND PARK INFORMATION

A) Park Name Old Plantation
 Homeowner Name 3825 Crestmore
 Homeowner Address Sp# 474
 City Sacramento Valley Zip 92509

B) Design Information: Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF

C) Is the park located in a snow area requiring 30 lb or greater roof loading? YES NO

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Rebar & Pins

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

**STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)**

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
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#474

86.65

61.30

LOT SIZE 9.3×61.30
LOT SIZE 86.65×51.71

HOME SIZE 24×40

EAVES/OVERHANGS:

FRONT $12''$

REAR $12''$

SIDES $6''$

3'

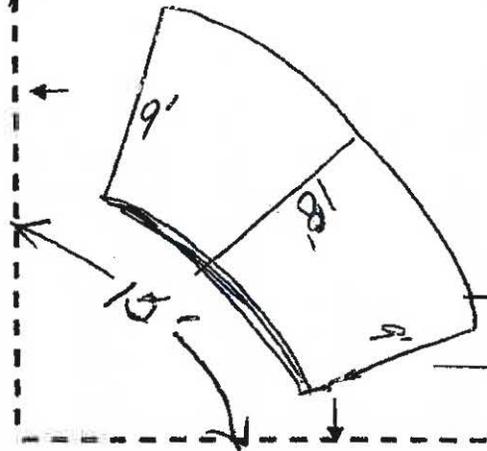
DRIVEWAY
 $9' \times 18'$



AWNING
 $10' \times 20'$

51.71

3'



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, INCLUDING DOORS; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

- 1. Back door & steps: Landing Size ___ x ___ Material _____ / Up & In ___ Up & Over ___
- 2. Front door steps: Landing Size ___ x ___ Material _____ / Up & In ___ Up & Over ___
- 3. Back Door Awning: ___ x ___ 4. Front door awning: ___ x ___ 5. Porch: ___ x ___ Material _____
- 6. Shed: ___ x ___ Material: _____ 7. Location of Utilities & distance to front & rear of home =

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan. SPACE 474 REG MGR APPROVAL & DATE _____

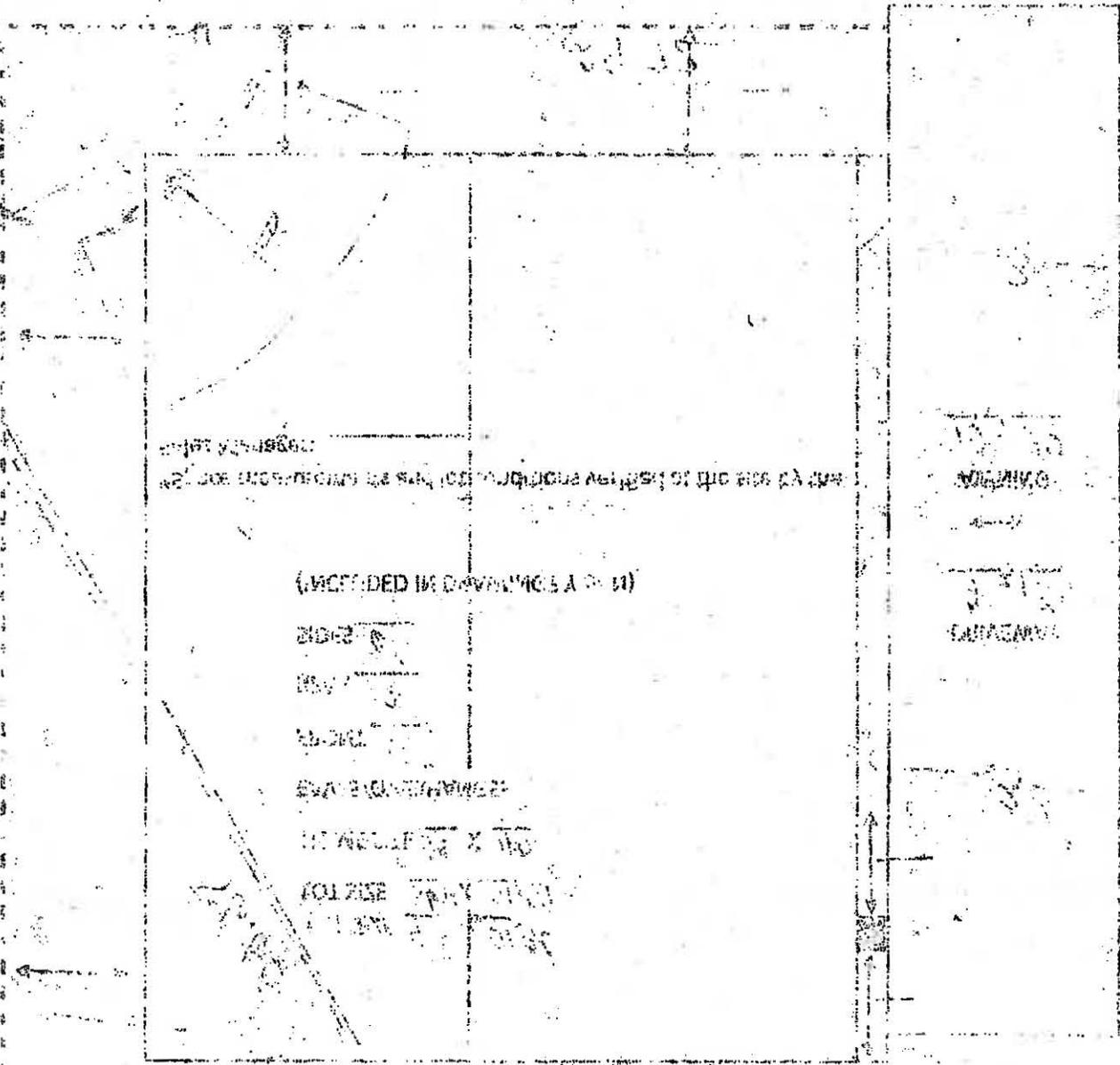
TABLE NO. 1. DIMENSIONS OF THE VESSEL'S HULL

1. The hull is divided into three parts: the bow, the midship, and the stern. The dimensions of each part are given in the following table.

2. The length of the hull is 100 feet. The breadth is 20 feet. The depth is 10 feet. The draft is 5 feet.

3. The hull is divided into three parts: the bow, the midship, and the stern. The dimensions of each part are given in the following table.

4. The length of the hull is 100 feet. The breadth is 20 feet. The depth is 10 feet. The draft is 5 feet.



NOTES: The dimensions are given in feet and inches. The draft is given in feet.

(REFERRED BY DRAWING NO. 1)

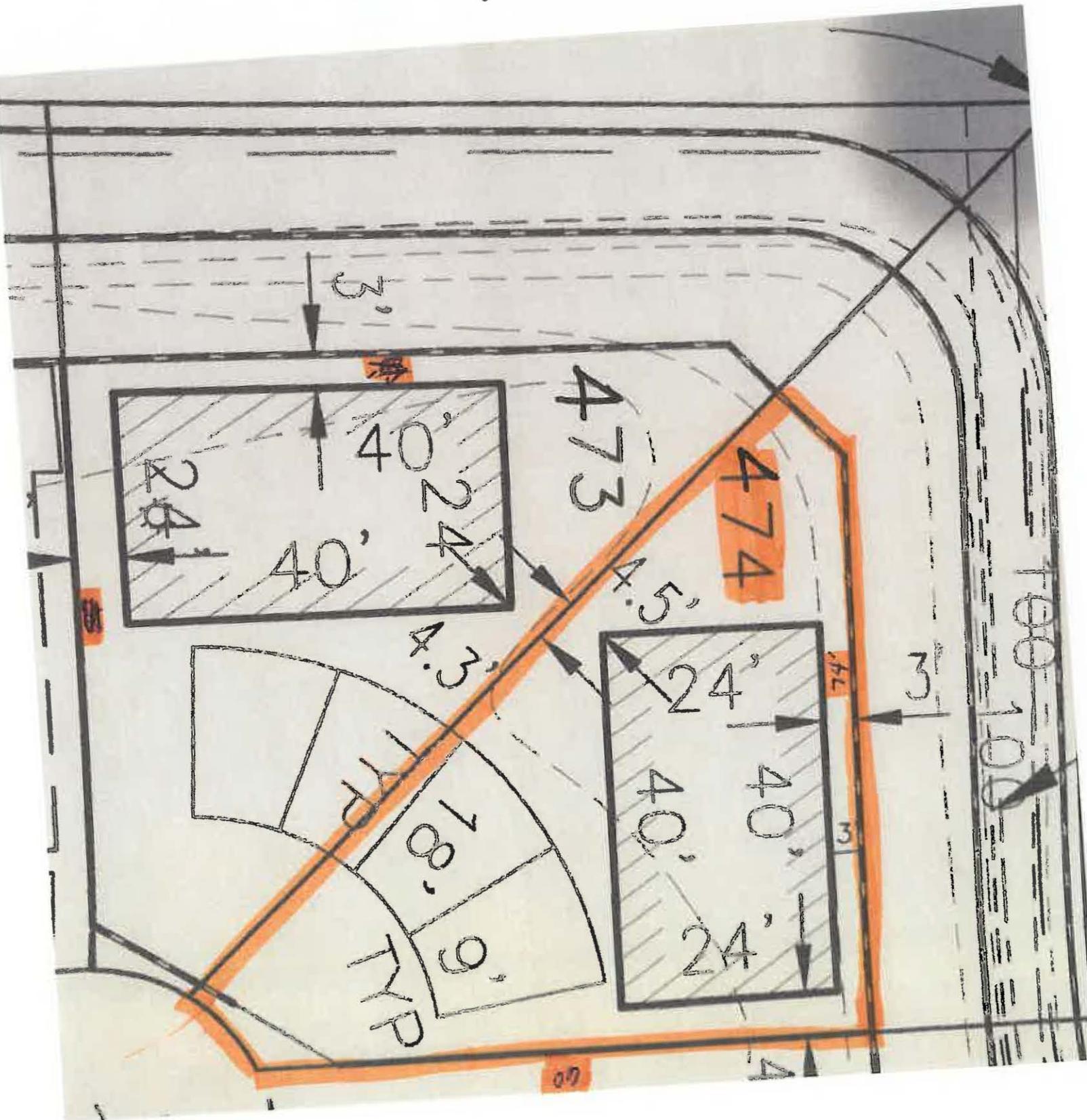
- SIDES
- HEAD
- STERN
- BEAM
- DEPTH
- DRAFT
- LENGTH
- AREA
- VOLUME

SCALE

UNIT

TABLE

474





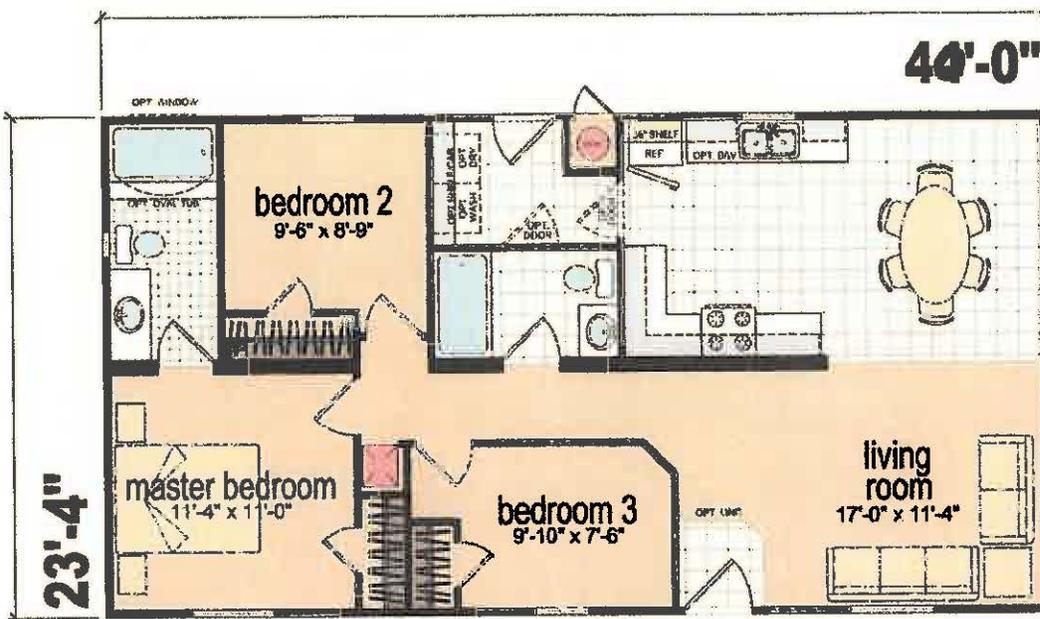
4. 17. 154

Creekside Manor 3443L

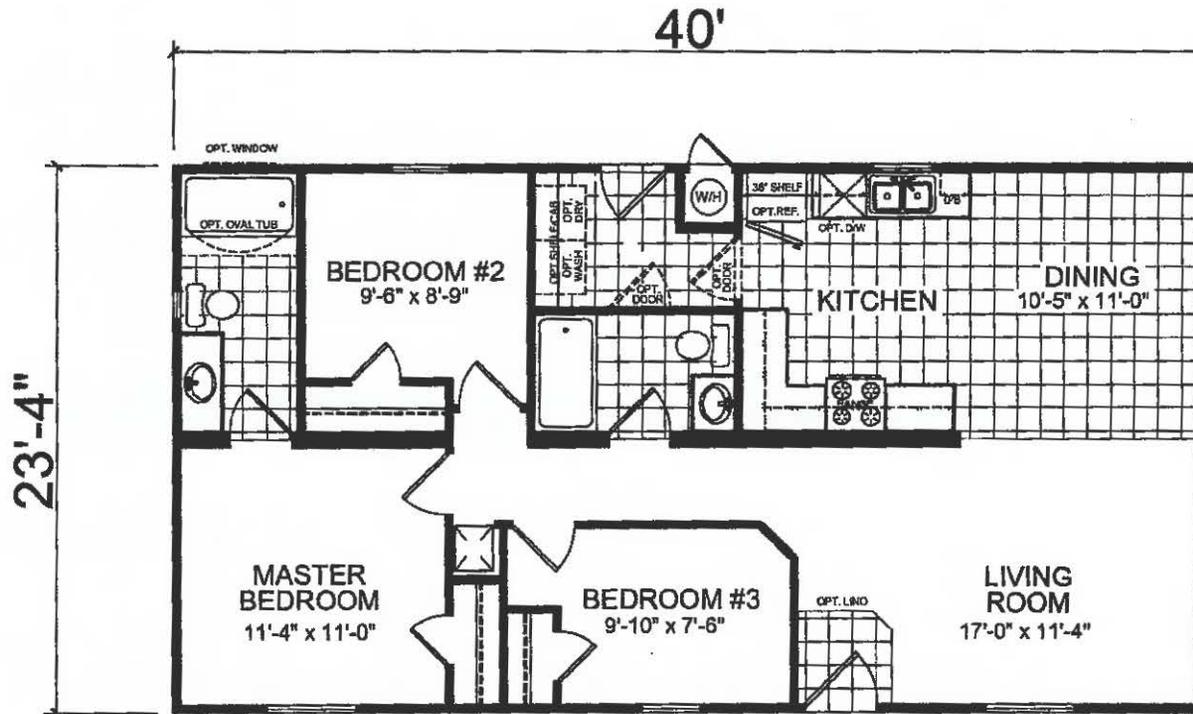
1027 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan



Space # 474



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

REDMAN HOMES.
CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-3443L

SHEET:

TITLE: LITERATURE PLAN

L-101

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 COPYRIGHT © 1976-2006 BY CHAMPION

DRAWN BY: M. SANCHEZ

DATE: 2-16-2015

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

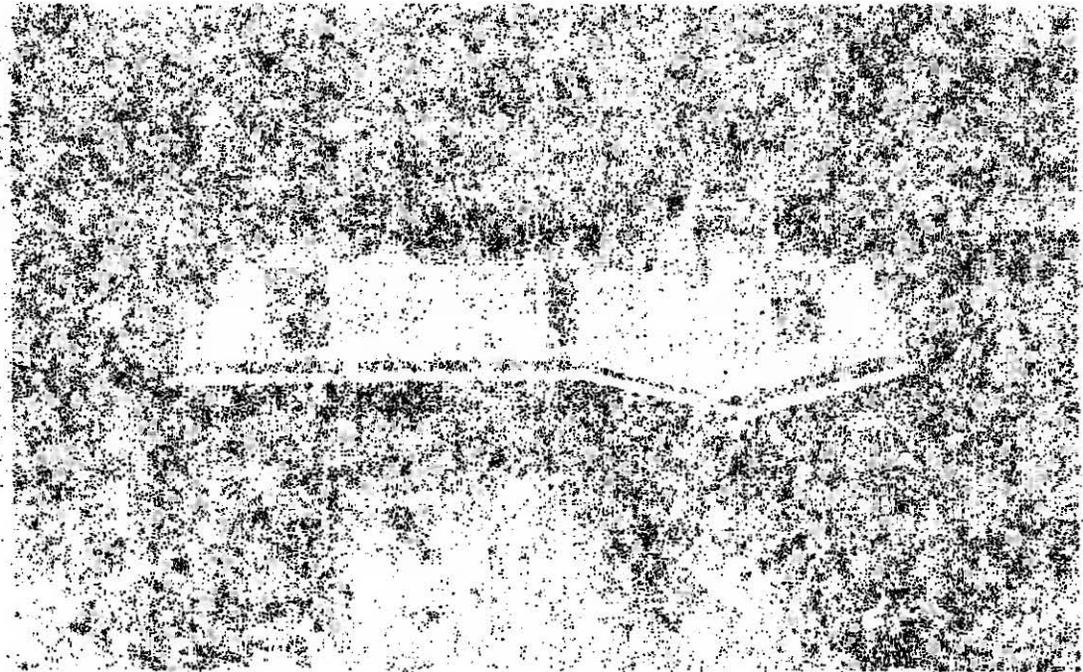
3 BEDROOM 2 BATH
 NOMINAL SIZE: 24' x 44'
 ACTUAL SIZE: 23'-4" x 40'
 TOTAL AREA: 1,821 SQ. FT.

Elevation

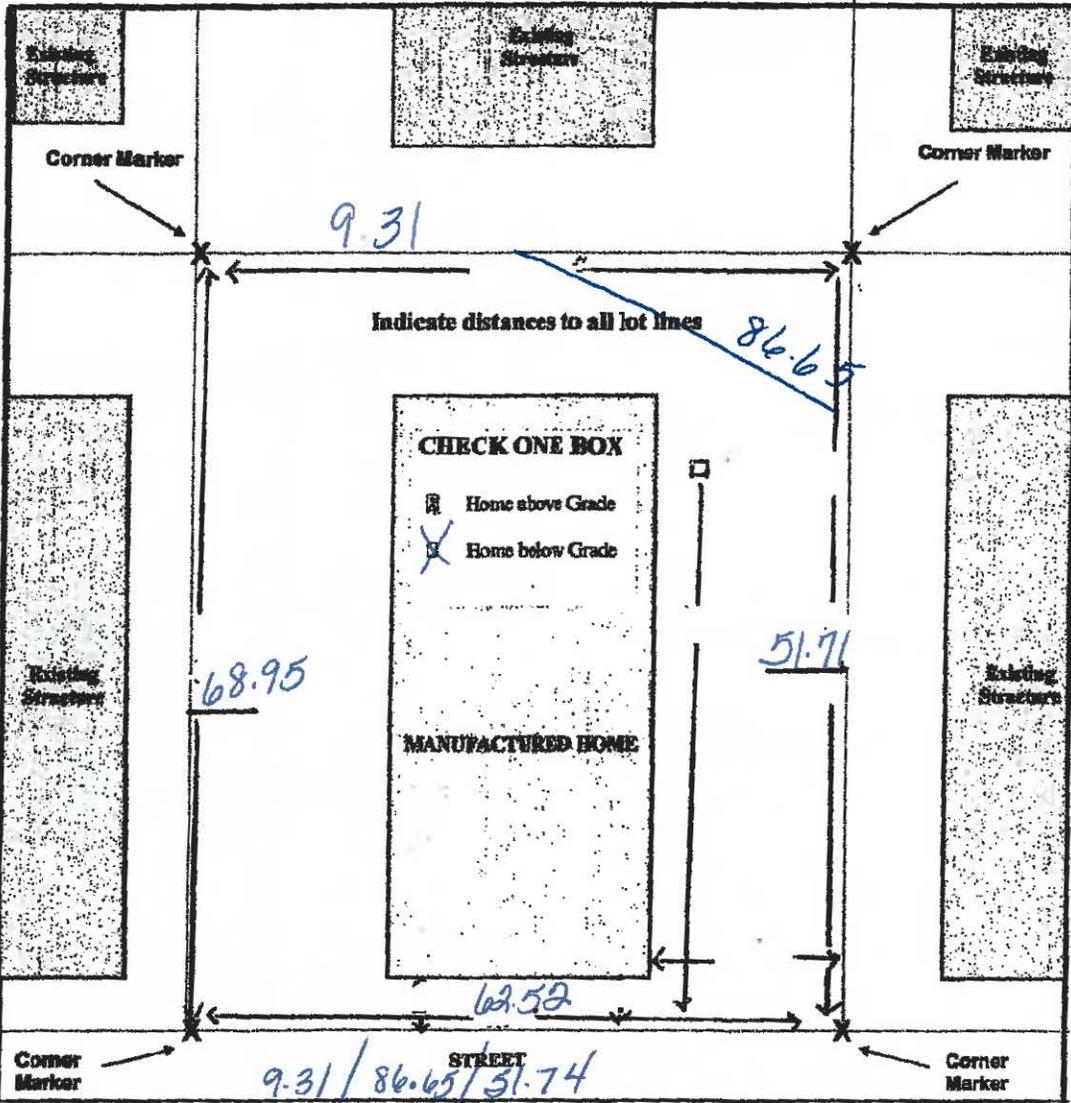


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... ..
... ..
... ..



SECRET



LOT PLOT PLAN AND PARK INFORMATION

A) Park Name Old Plantation
 Homeowner Name _____
 Homeowner Address 3825 Crestman Sp# 473
 City Jurupa Valley Zip 92509

B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF

C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Pins / Markers

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)

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Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards

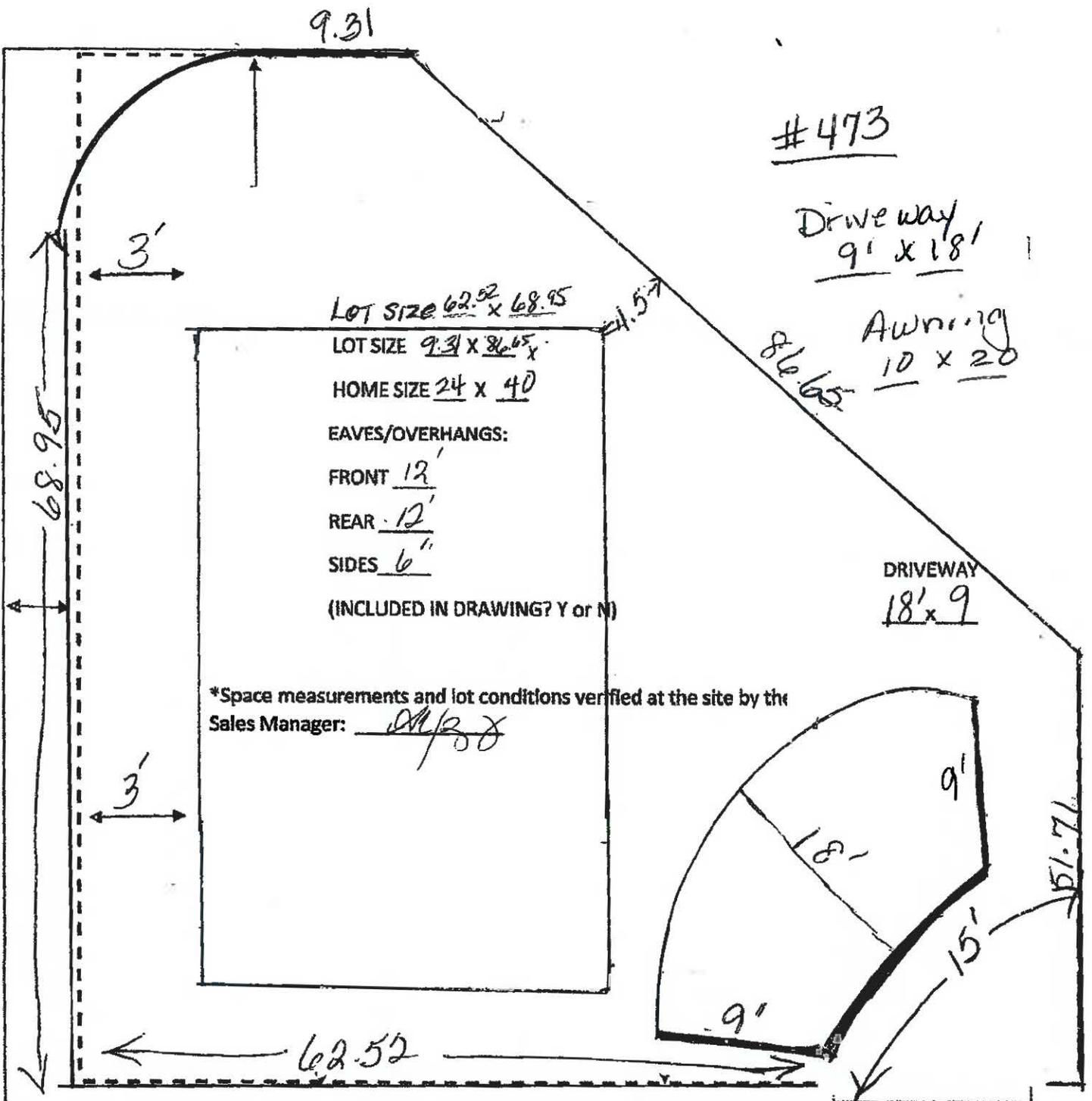
Width and length of lot: 68.95 x 62.52 Width and length of home 24 x 40

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
3. Enter length & width of the manufactured home (including eaves) and length & width of lot.
4. No vegetation is allowed under the manufactured home or habitable accessory structure. Lot must be properly graded to ensure that water cannot accumulate beneath the manufactured home.



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Southern Area Office
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 Riverside, CA 92501



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1. Back door & steps: Landing Size 8 x 4 Material Trey / Up & In Up & Over

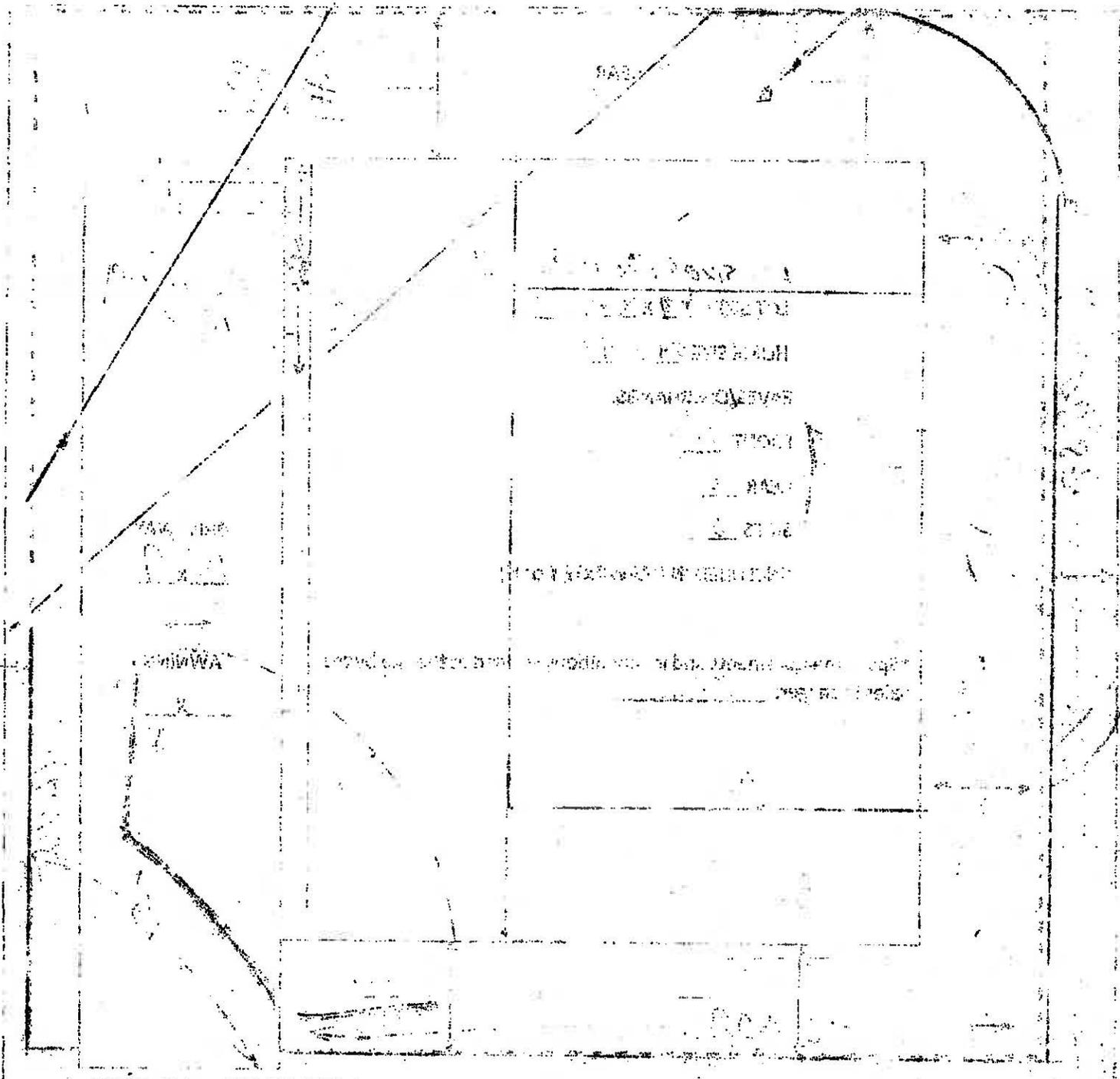
2. Front door steps: Landing Size 8 x 4 Material Trey / Up & In Up & Over

3. Back Door Awning: N/A 4. Front door awning: 8 x 4 5. Porch: N/A Material ---

6. Shed: N/A Material: N/A 7. Location of Utilities & distance to front & rear of home =

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plantation SPACE 473 REG MGR APPROVAL & DATE _____

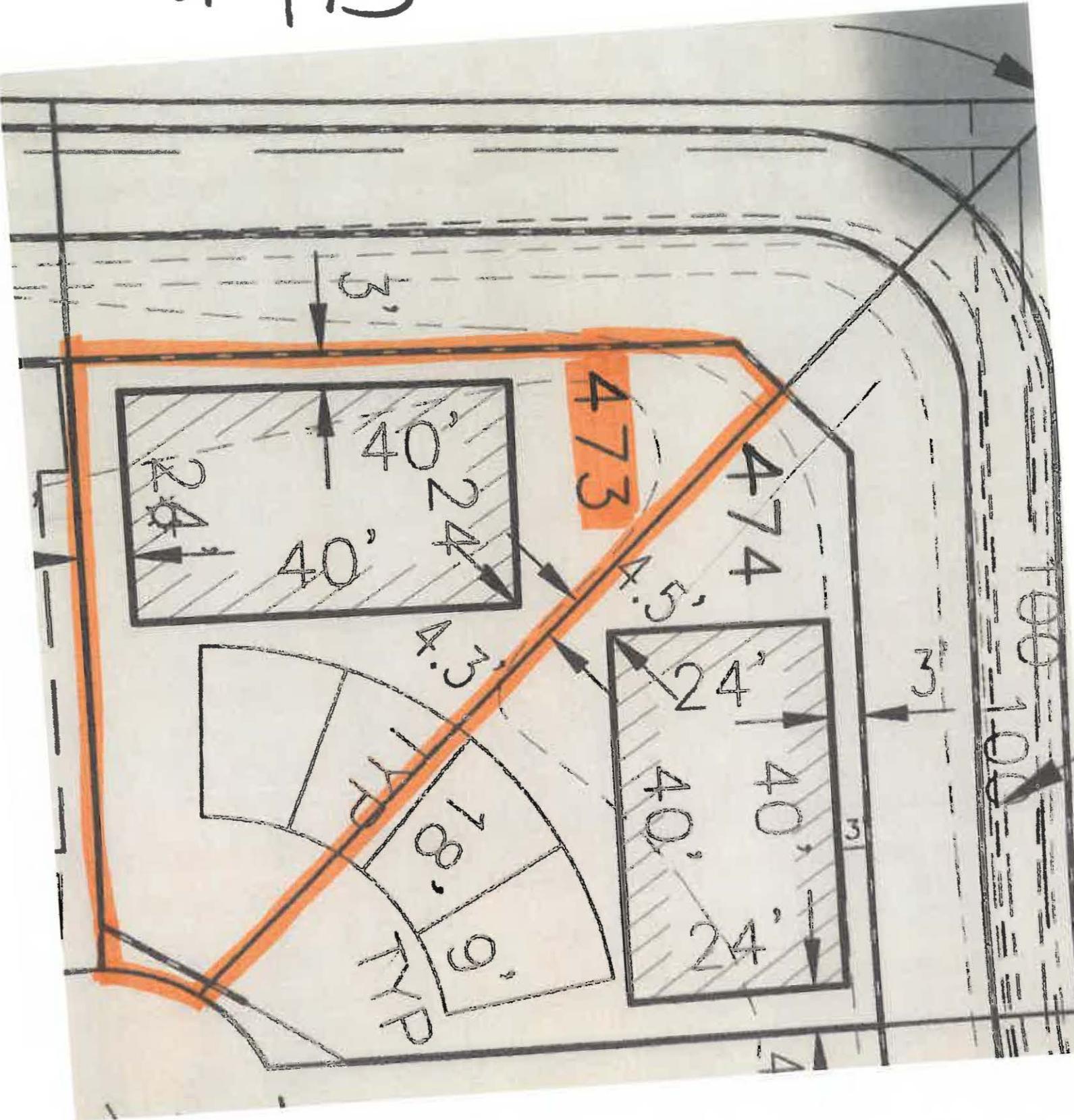


The drawing shows a rectangular structure with a semi-circular top. The structure is divided into several sections by dashed lines. A large diagonal line is drawn across the structure. The drawing is oriented vertically on the page.

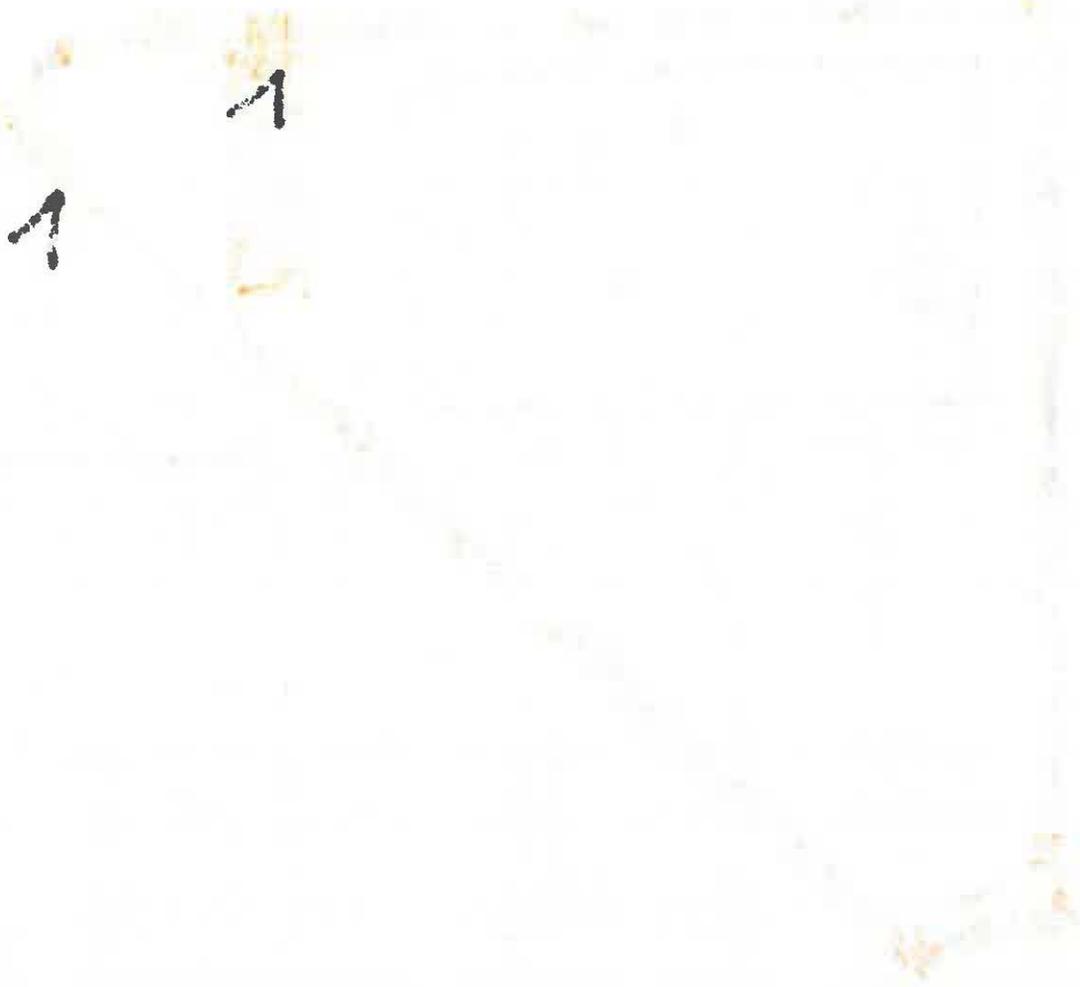
FIG. 1. A perspective view of the structure shown in FIG. 1. The structure is a rectangular box with a semi-circular top. The drawing is oriented vertically on the page.

#473

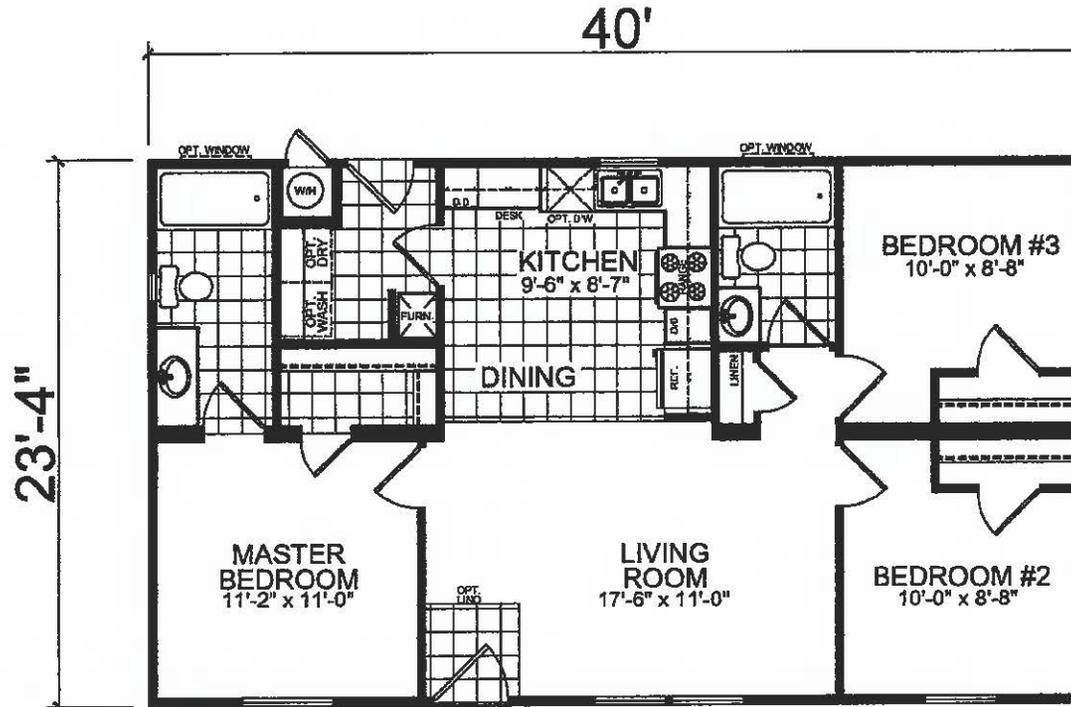
Floor plan
84 X 40
CM-3443L
Space# 473



#412



Space #474



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REDMAN HOMES.

CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-3403B

SHEET:

TITLE: LITERATURE PLAN

L-101

DRAWN BY: M. SANCHEZ

DATE: 2-12-2015

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

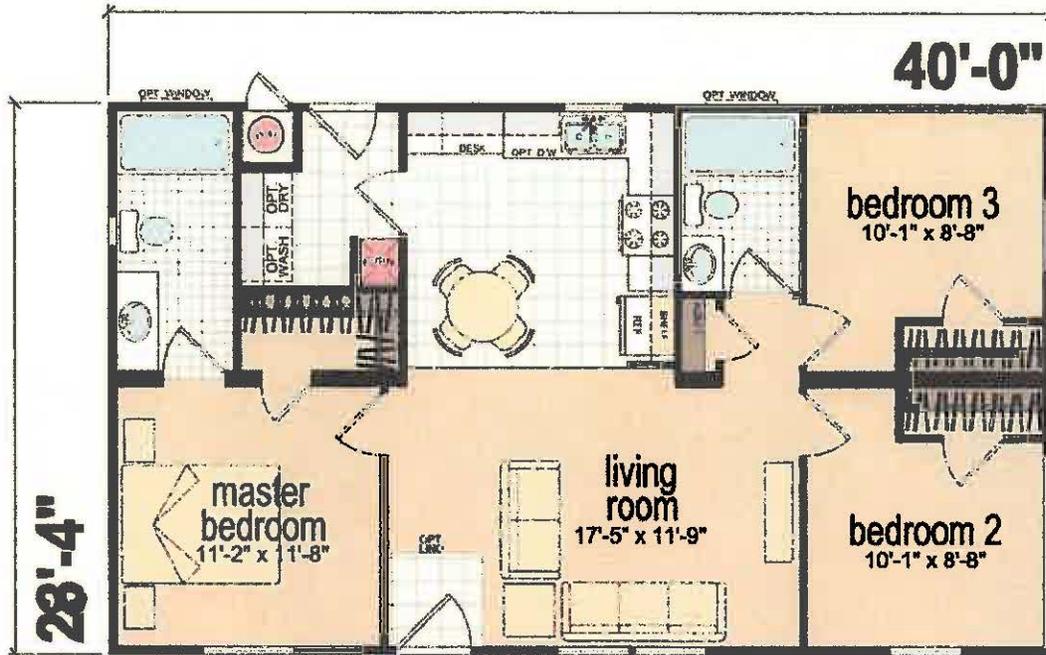
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 COPYRIGHT © 1976-2004 BY CHAMPION

Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan

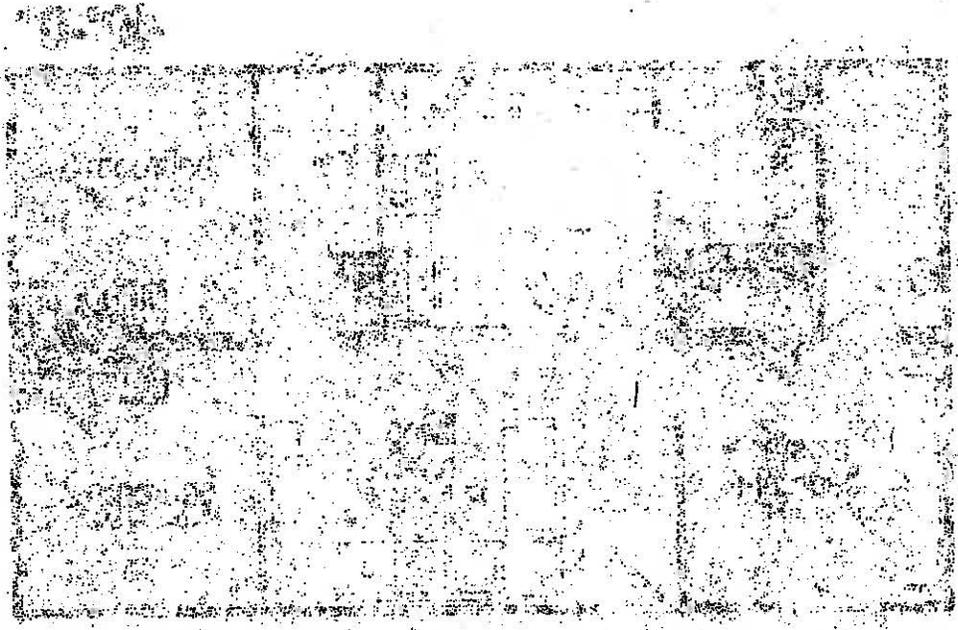


Checklist - Minor 3403B

933-3403B (see 3403B) - 3403B section

(The following items are to be checked on the 3403B section)

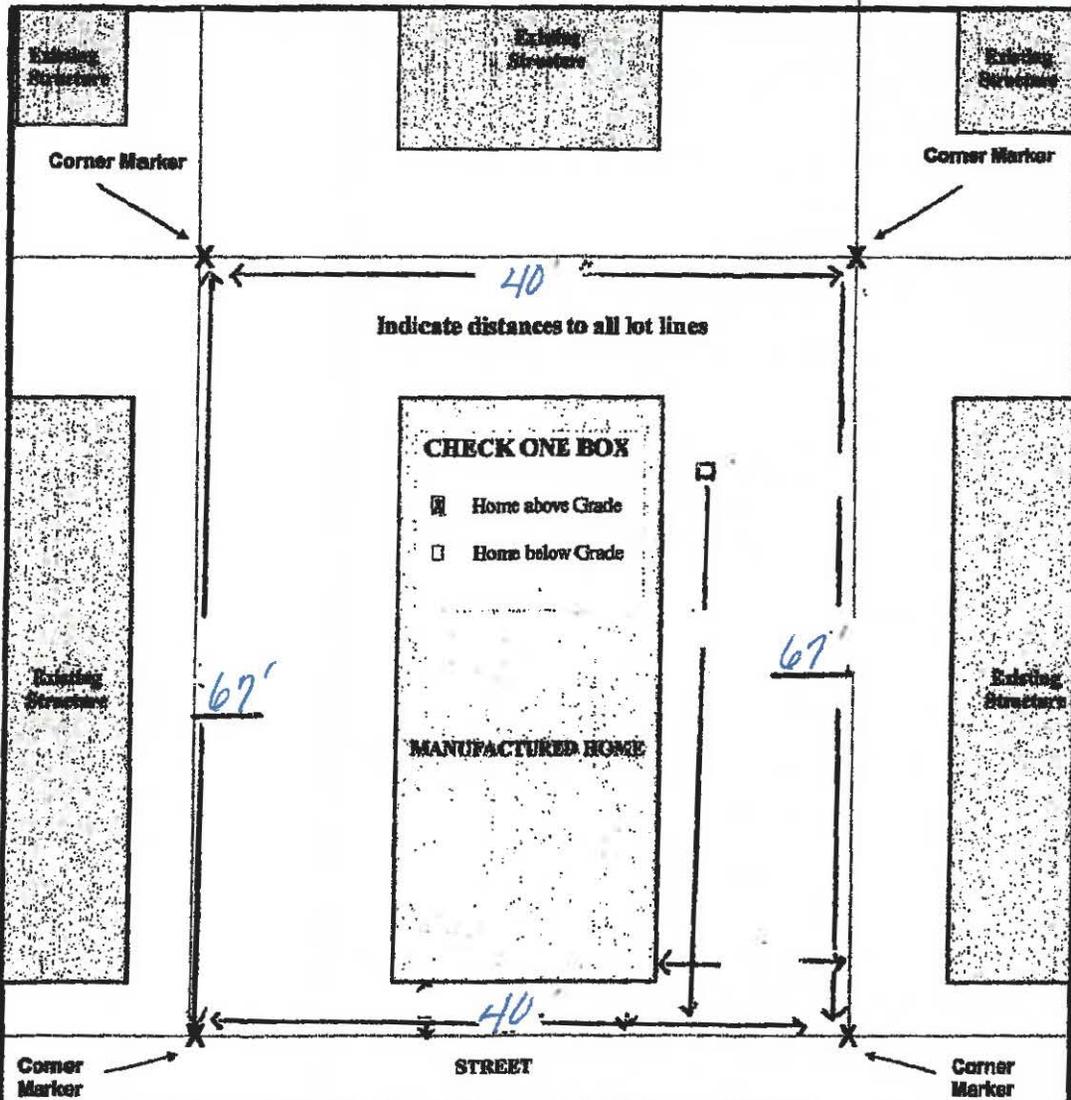
floor plan



Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.



Width and length of lot: 40 x 67 Width and length of home 28 x 40

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
3. Enter length & width of the manufactured home (including eaves) and length & width of lot.
4. No vegetation is allowed under the manufactured home or habitable accessory structure. Lot must be properly graded to ensure that water cannot accumulate beneath the manufactured home.

LOT PLOT PLAN AND PARK INFORMATION

A) Park Name Old Plantation
 Homeowner Name _____
 Homeowner Address 3825 Westmore Sp# 452
 City Savupa Valley Zip 92509

B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF

C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Pins & Markers.

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

**STATEMENT OF RESPONSIBILITY
(ORIGINAL SIGNATURE REQUIRED)**

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

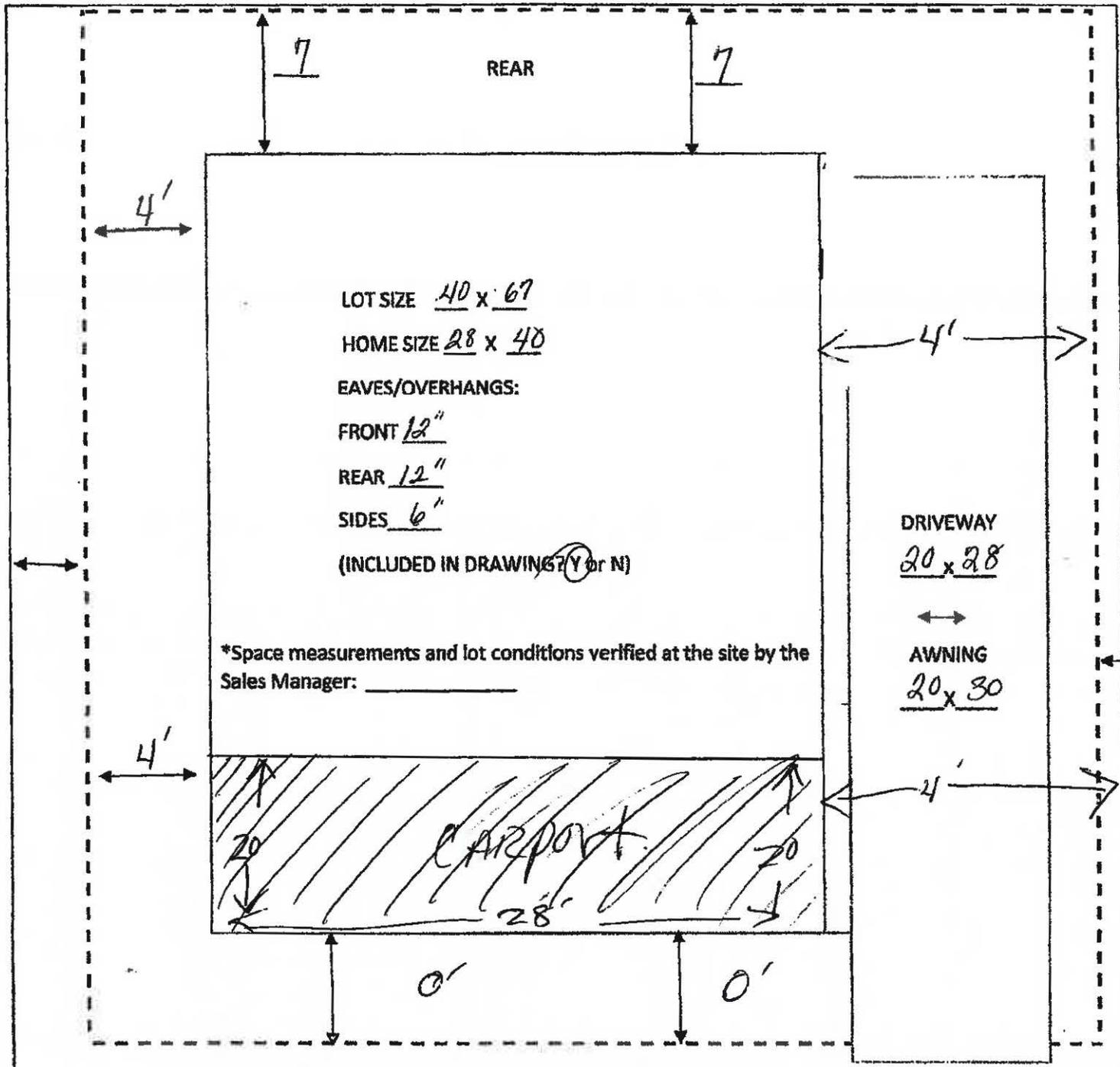
Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards



Northern Area Office
 9342 Tech Center Drive, Suite 550
 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 400
 Riverside, CA 92501



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, INCLUDING DOORS; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

1. Back door & steps: Landing Size 4 x 8 Material Trex /Up & In X Up & Over _____

2. Front door steps: Landing Size 4 x 8 Material Trex /Up & In _____ Up & Over X

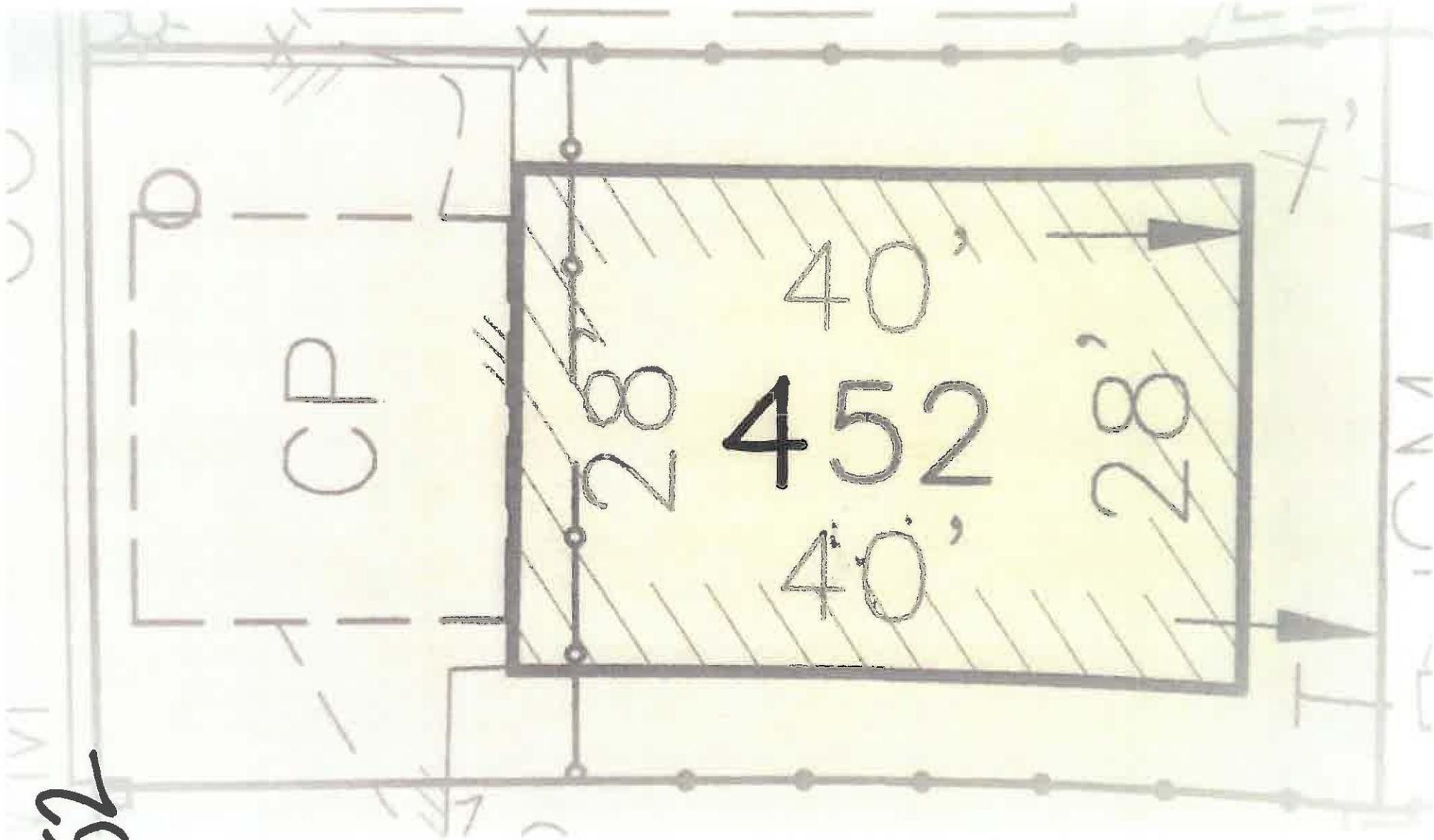
3. Back Door Awning: N x A 4. Front door awning: 8 x 4 5. Porch: N x A Material _____

6. Shed: N x A Material: _____ 7. Location of Utilities & distance to front & rear of home = ■

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 452 REG MGR APPROVAL & DATE _____

Floorplan
CM-3403B



#452

10/17/07 #

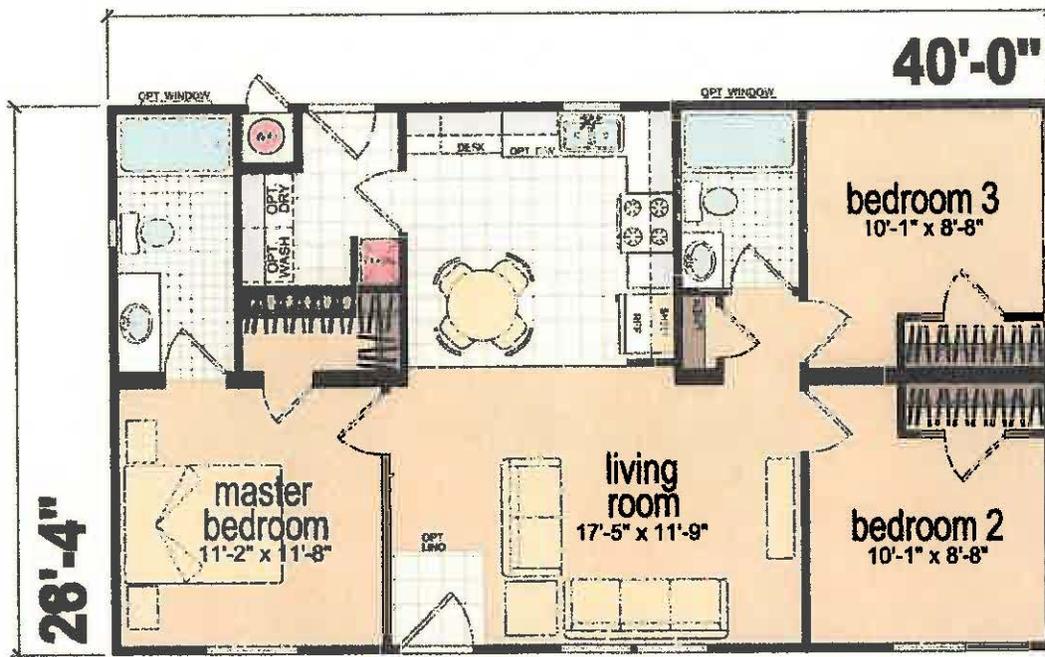
4

Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan

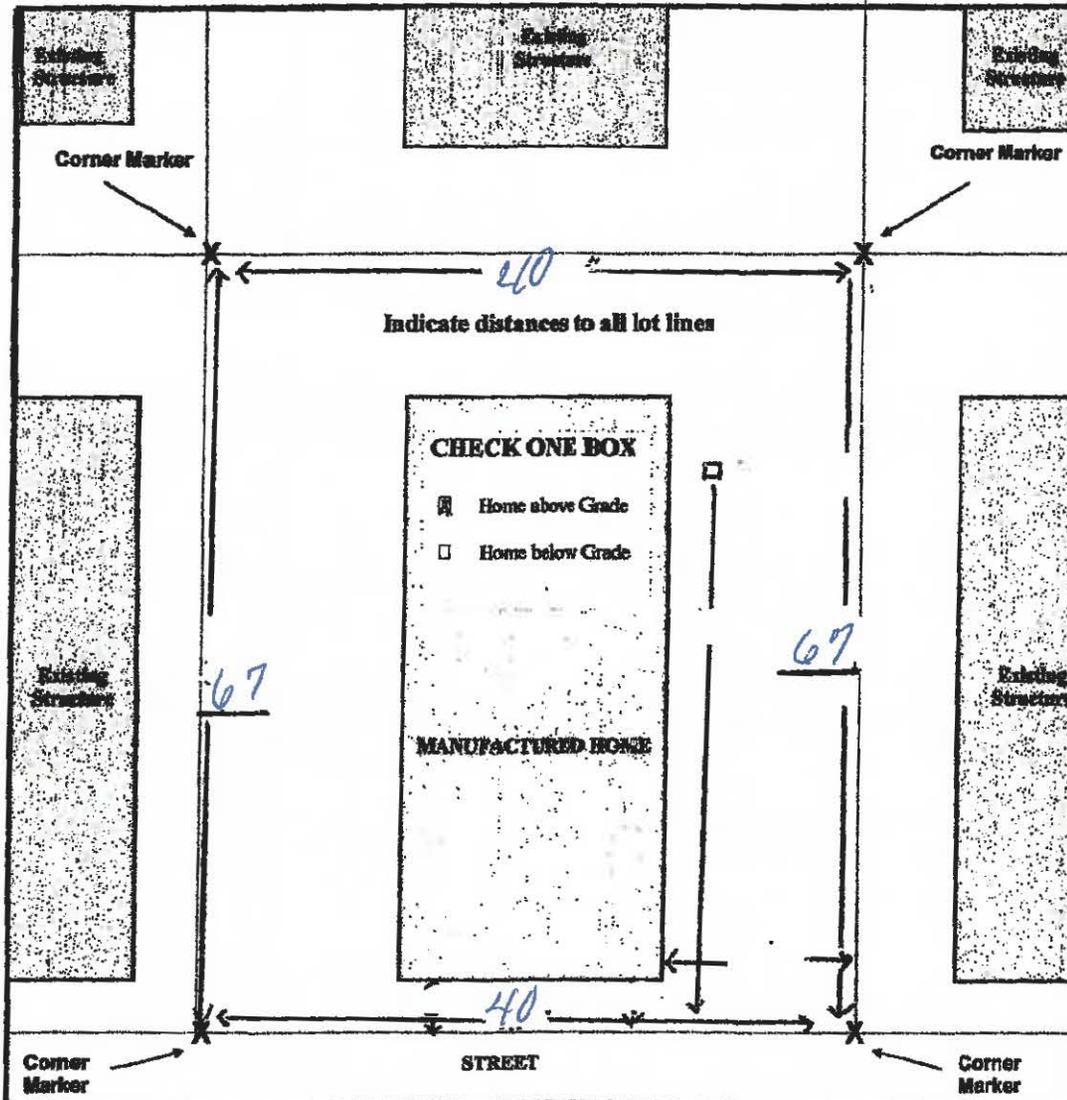


Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.

LOT PLOT PLAN AND PARK INFORMATION



A) Park Name Old Plantation
 Homeowner Name _____
 Homeowner Address 3825 Crestmore Sp# 441
 City Surapa Valley Zip 92509

B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF

C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Pin / markers / Rebar

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

**STATEMENT OF RESPONSIBILITY
(ORIGINAL SIGNATURE REQUIRED)**

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards

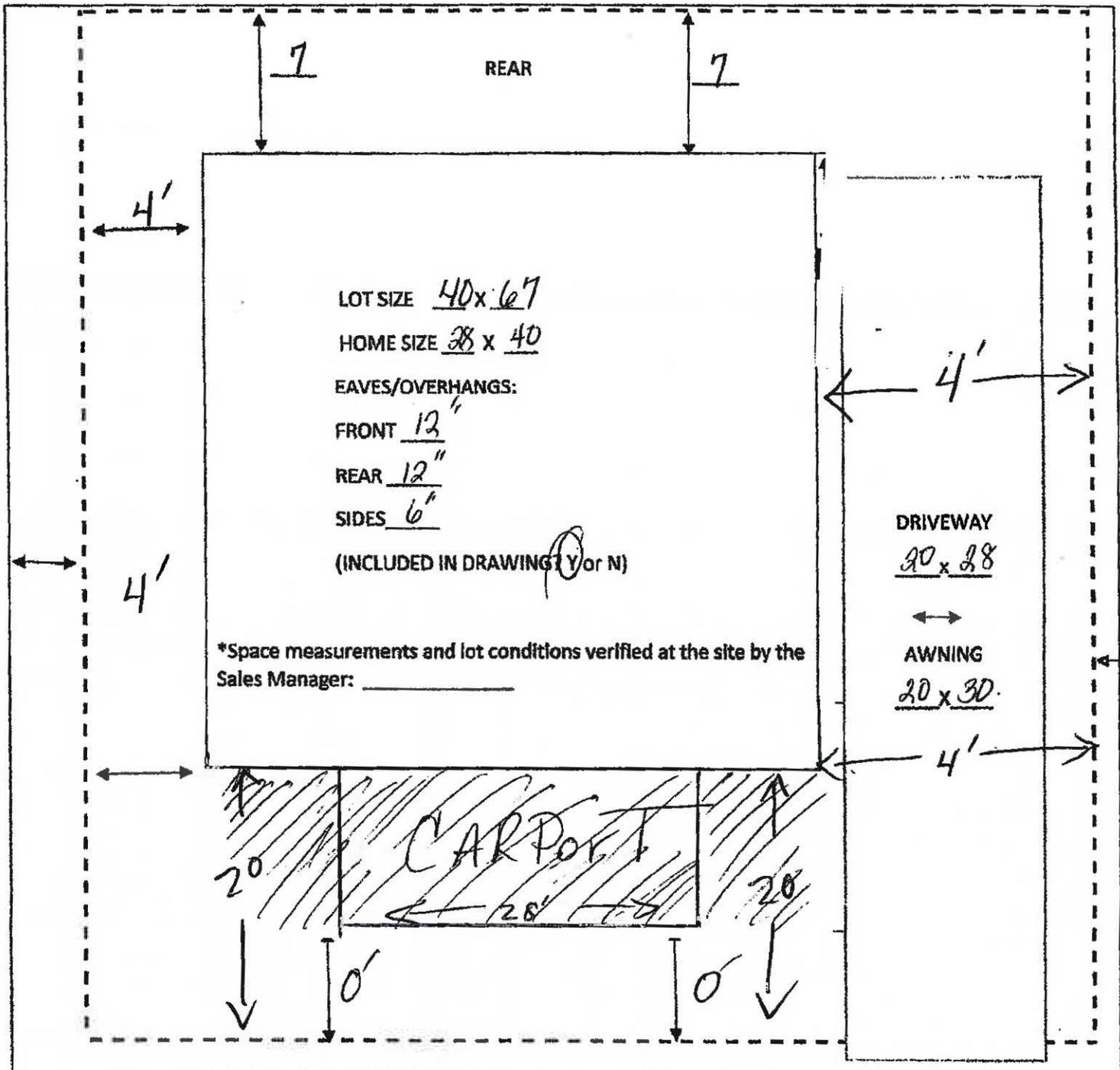
Width and length of lot: 40 x 67 Width and length of home 28 x 40

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
2. Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.
3. Enter length & width of the manufactured home (including caves) and length & width of lot.
4. No vegetation is allowed under the manufactured home or habitable accessory structure. Lot must be properly graded to ensure that water cannot accumulate beneath the manufactured home.



Northern Area Office
 9342 Tech Center Drive, Suite 550
 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 406
 Riverside, CA 92501



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, INCLUDING DOORS; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

1. Back door & steps: Landing Size 4x8 Material Trax /Up & In X Up & Over _____

2. Front door steps: Landing Size 4x8 Material Trax /Up & In _____ Up & Over X

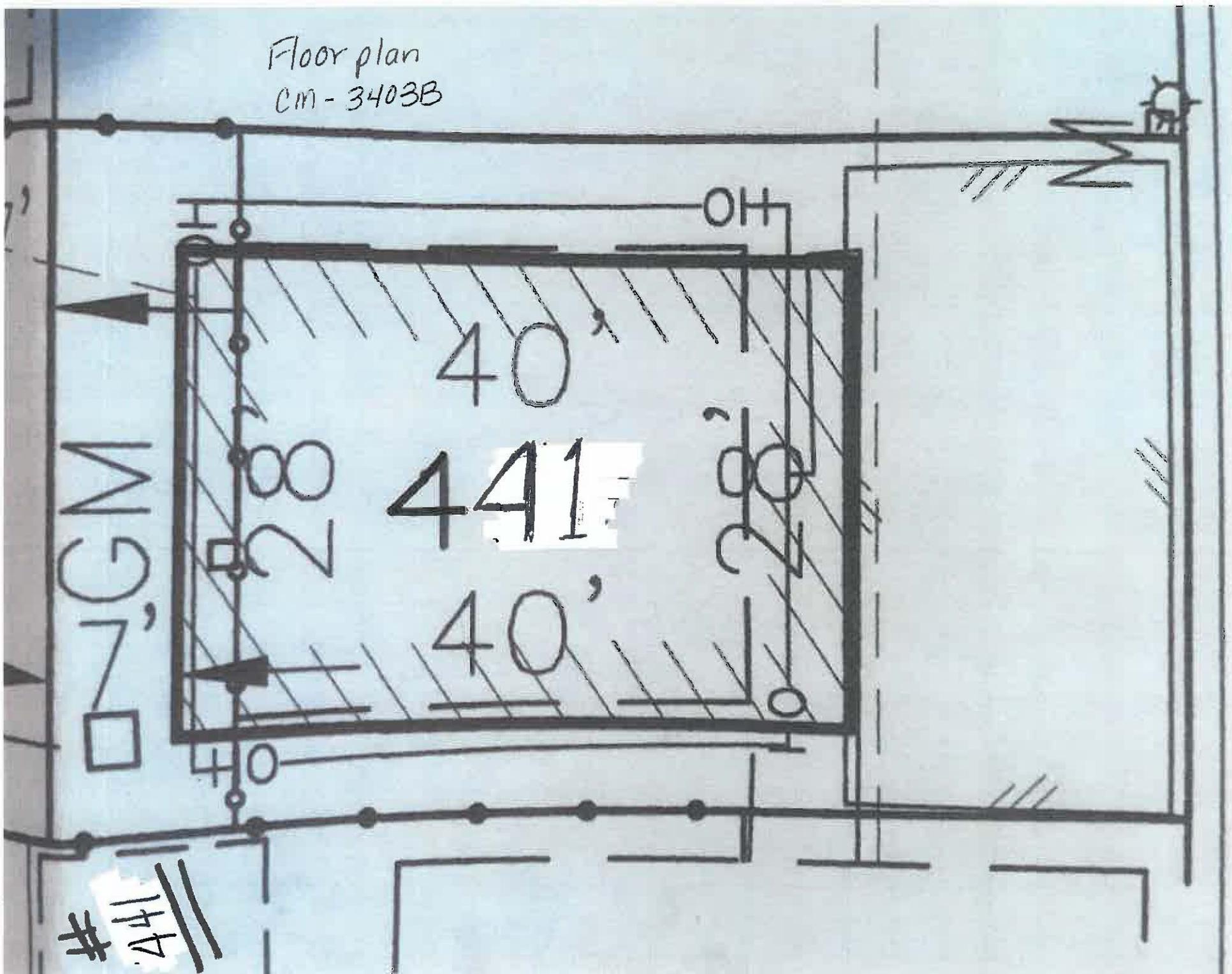
3. Back Door Awning: NxA 4. Front door awning: 8x4 5. Porch: NxA Material N/A

6. Shed: NxA Material: _____ 7. Location of Utilities & distance to front & rear of home = ■

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 441 REG MGR APPROVAL & DATE _____

Floor plan
CM - 3403B

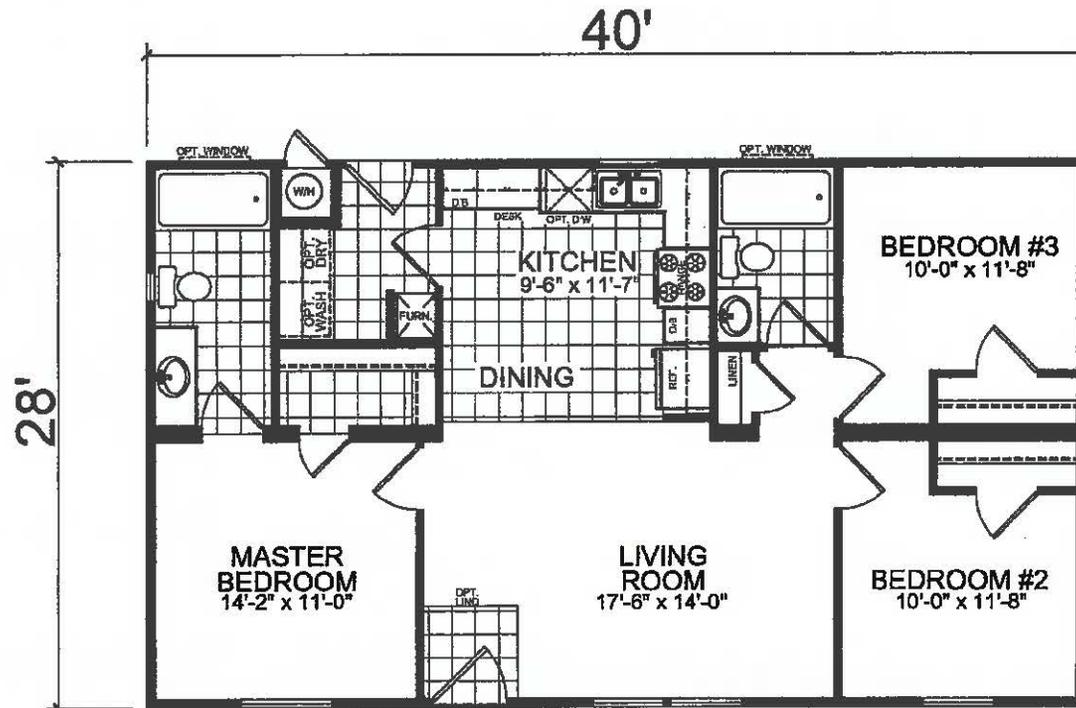


#441

1127#

2

Space # 441



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

REDMAN HOMES.
CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS	

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MODEL: 09-CM-3403B	
TITLE: LITERATURE PLAN	
DRAWN BY: M. SANCHEZ	DATE: 2-12-2015
SCALE: 1/8" = 1'-0"	

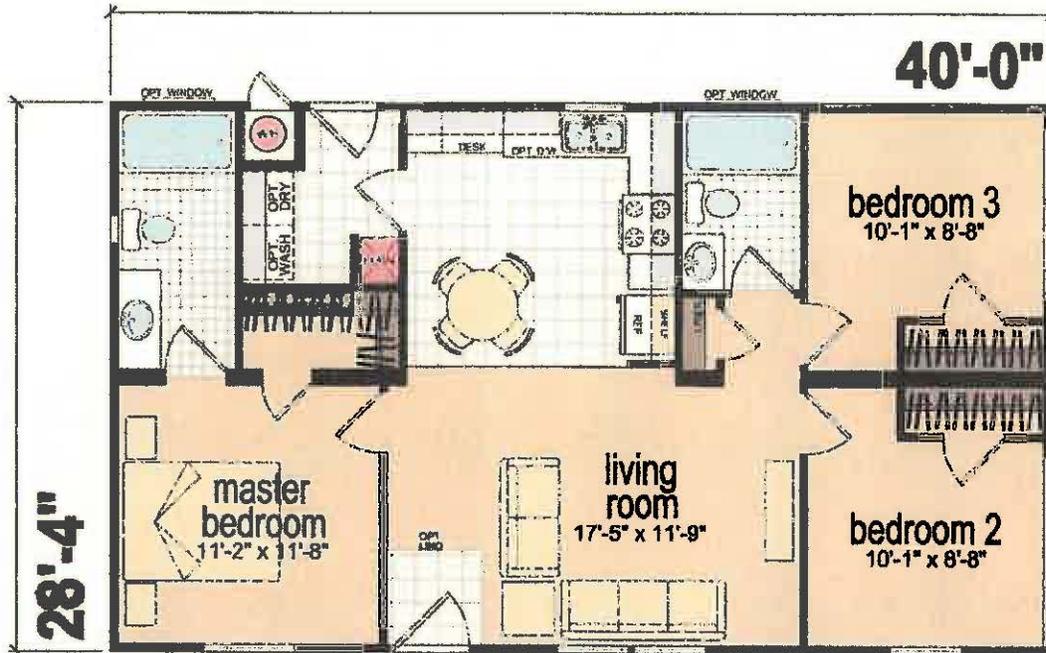
SHEET:
L-101

Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan



Elevation



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...



... ..

LOT PLOT PLAN AND PARK INFORMATION

A) Park Name Old Plantation
 Homeowner Name _____
 Homeowner Address 3825 Crestone Sp# 349
 City Surge Valley Zip 92509

B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF

C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO

D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:

Pins & Markers

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)

As the park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

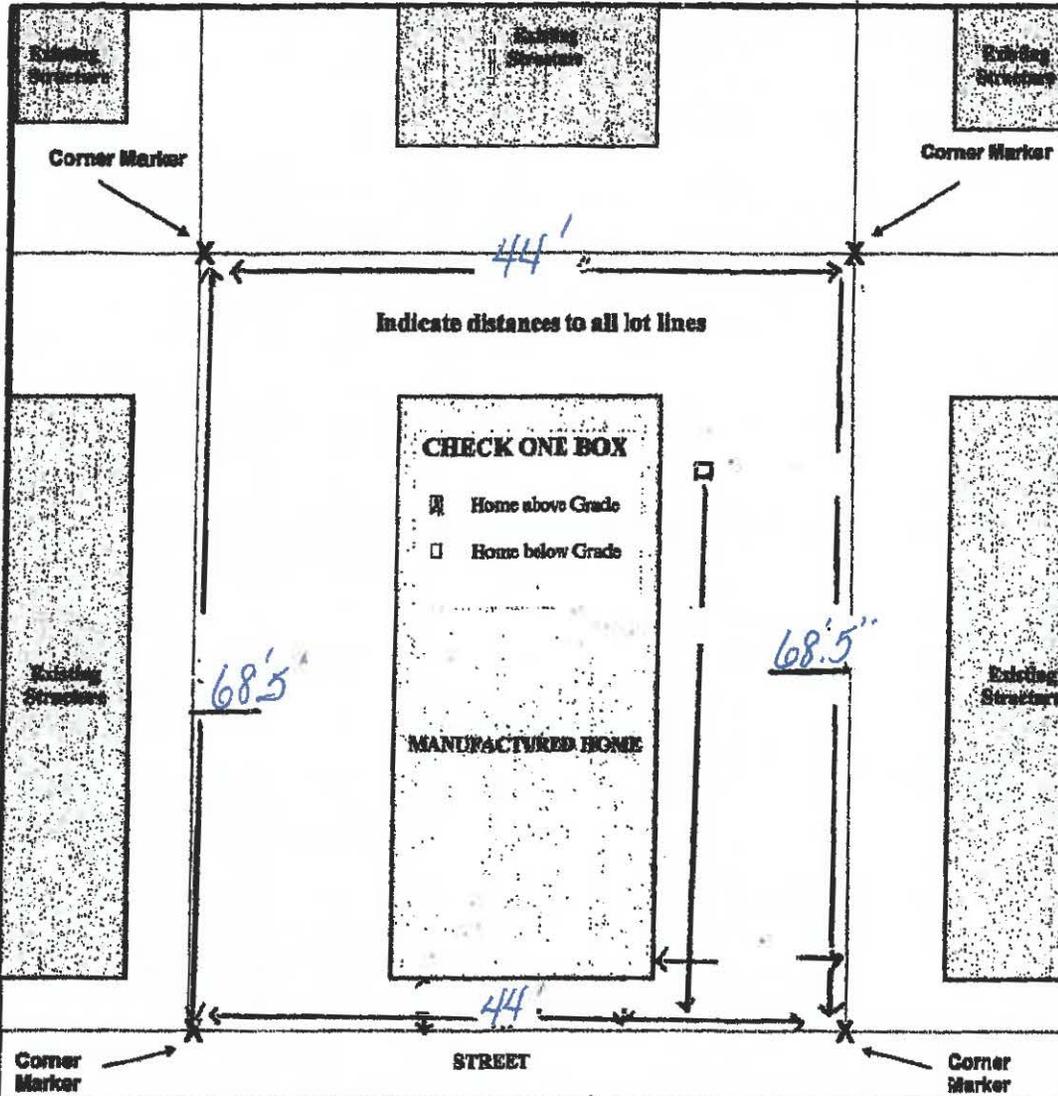
Signature of Park Owner, Operator, or Manager

State of California
 Department of Housing and Community Development
 Division of Codes and Standards



Northern Area Office
 9342 Tech Center Drive, Suite 350
 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 408
 Riverside, CA 92501



Indicate distances to all lot lines

CHECK ONE BOX

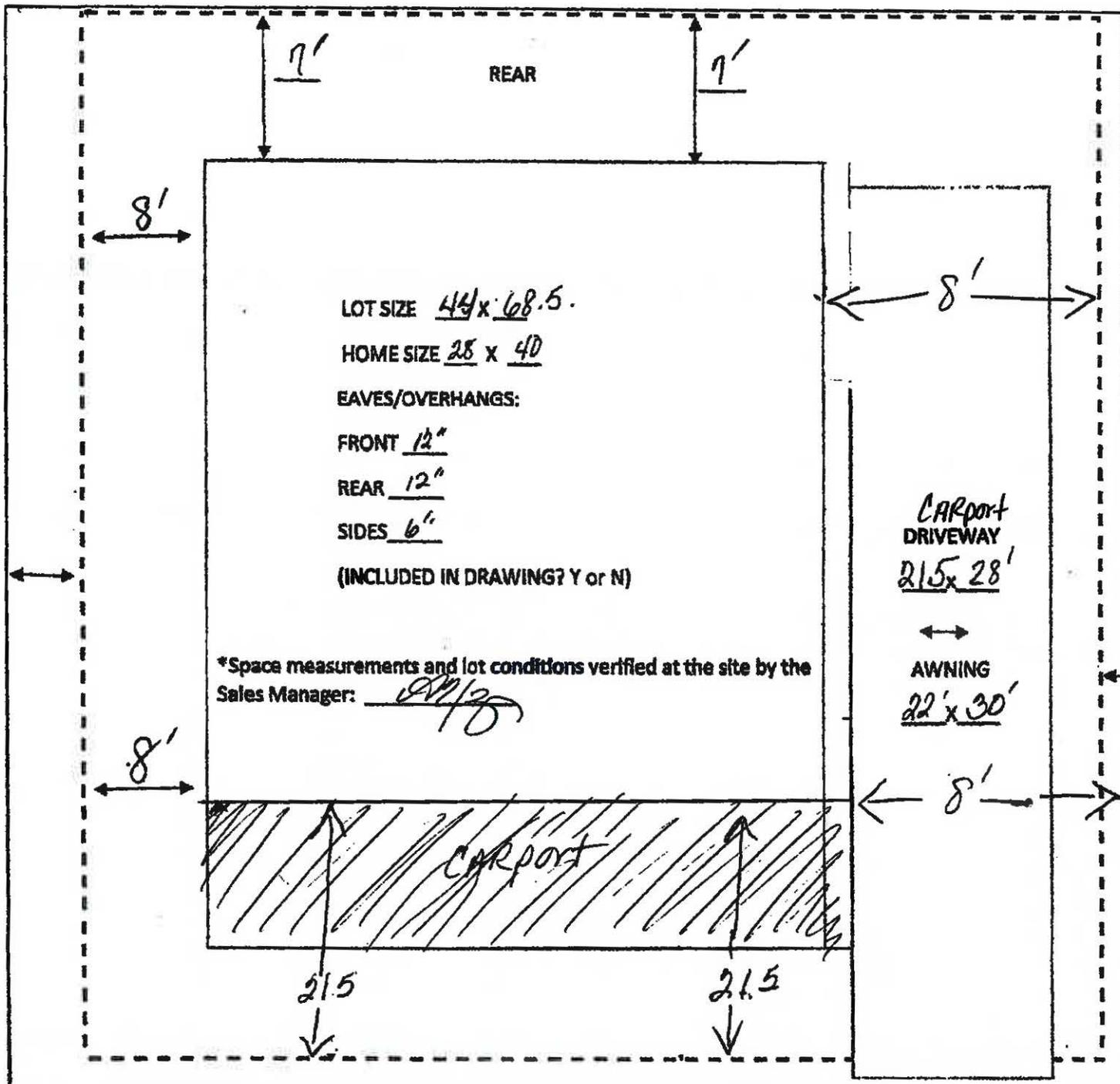
- Home above Grade
 Home below Grade

MANUFACTURED HOME

STREET

Width and length of lot: 44 x 68.5 Width and length of home 28 x 40

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
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1. Back door & steps: Landing Size 4 x 8 Material Trex / Up & In X Up & Over
2. Front door steps: Landing Size 4 x 8 Material Trex / Up & In X Up & Over
3. Back Door Awning: 4 x 10 4. Front door awning: N/A 5. Porch: N/A Material N/A
6. Shed: N/A Material: N/A 7. Location of Utilities & distance to front & rear of home: TBR

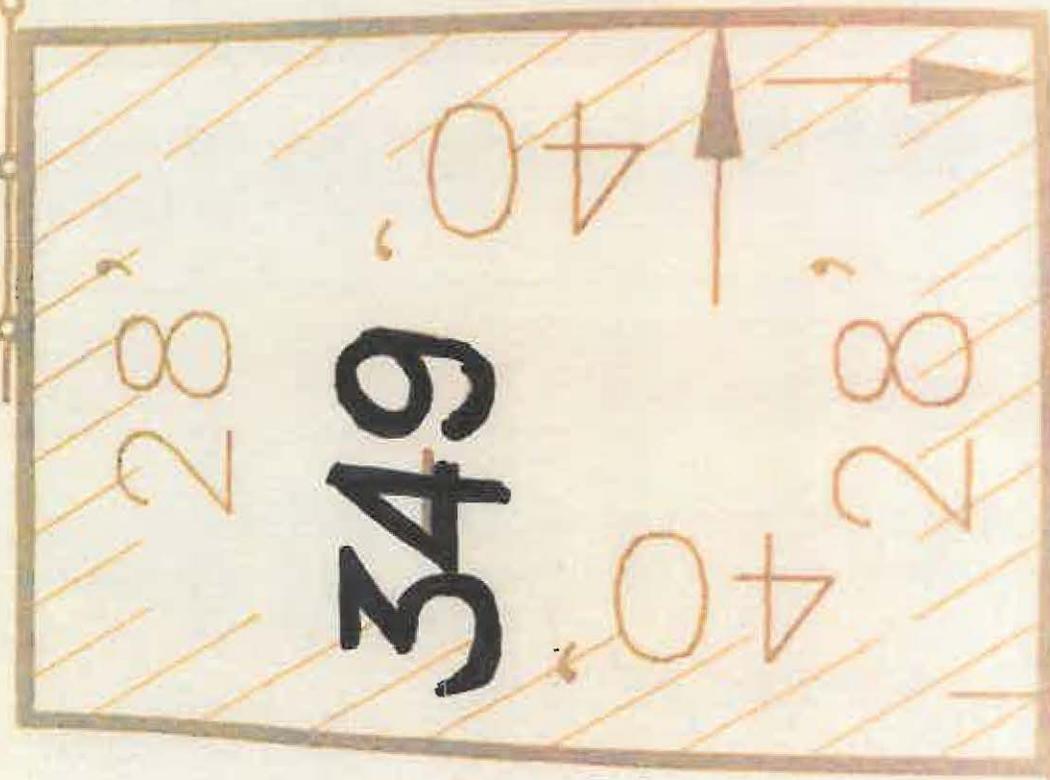
*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 349 REG MGR APPROVAL & DATE

Floor plan
Cm 3403B

#349

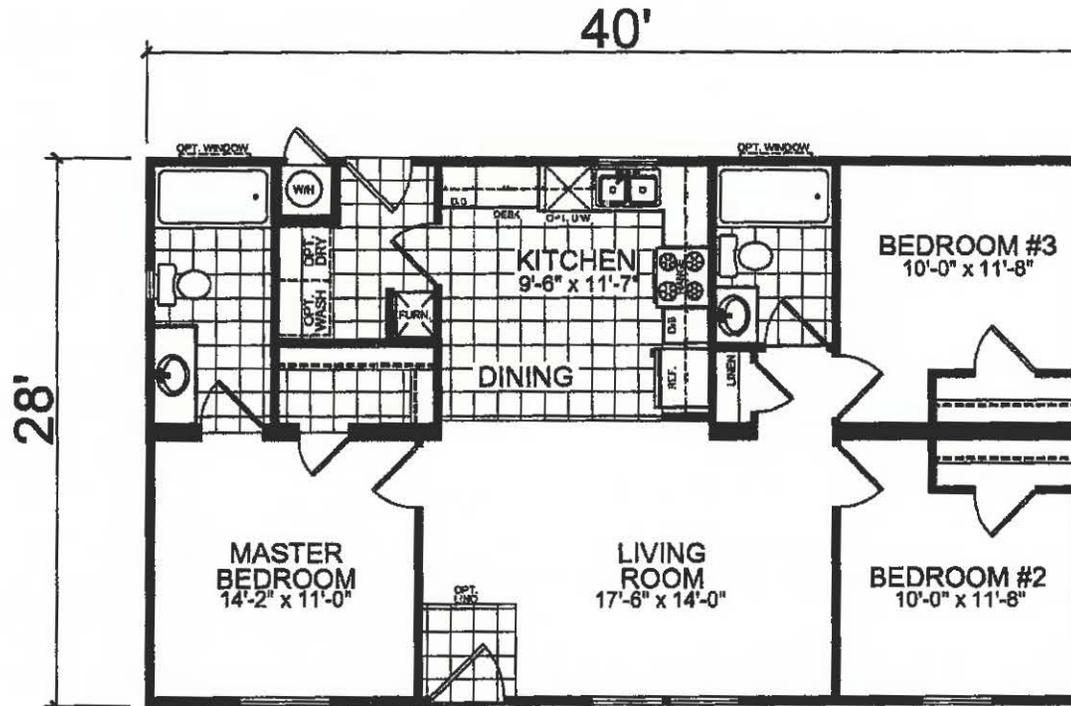
ASPH



37a

#37a

Space #349



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

REDMAN HOMES.

CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-3403B

SHEET:

TITLE: LITERATURE PLAN

L-101

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 COPYRIGHT © 1978-2004 BY CHAMPION

DRAWN BY: M. SANCHEZ

DATE: 2-12-2015

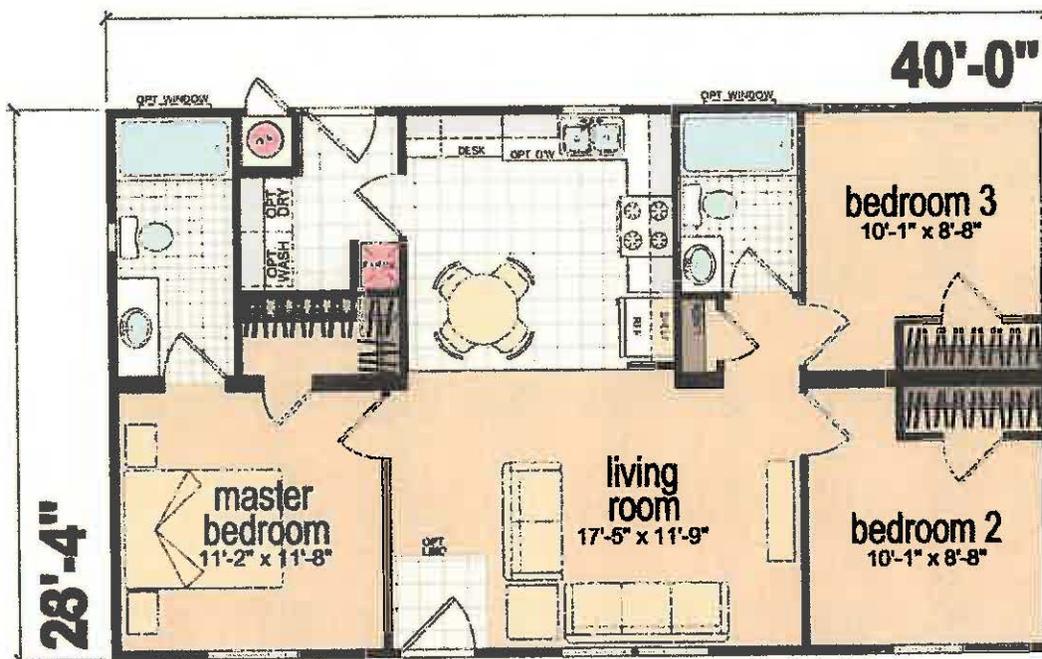
SCALE: 1/8" = 1'-0"

Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

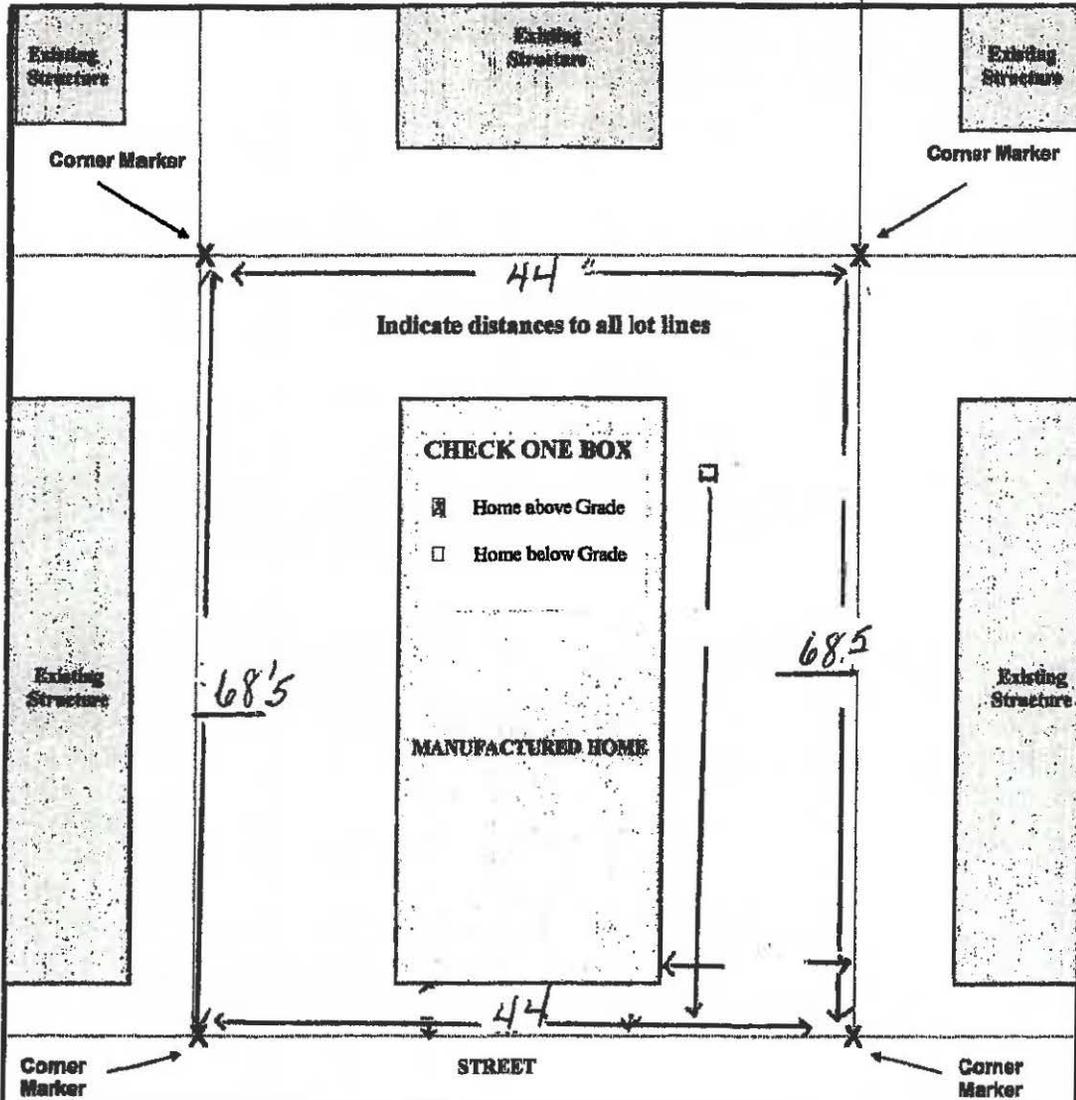
Floor Plan



Elevation



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Width and length of lot: 44 x 68.5 Width and length of home 28 x 40.

LOT PLOT PLAN AND PARK INFORMATION

- A) Park Name Old Plantation MHP.
 Homeowner Name _____
 Homeowner Address 3825 Crestmore Sp# 344
 City Jurupa Valley Zip 92509
- B) Design Information:
 Home Amperage: 50 Pedestal Amperage: _____
 Home Voltage: _____ Pedestal Voltage: _____
 Home Roof Load: _____ PSF
 Roof Load for locality: _____ PSF
- C) Is the park located in a snow area requiring 30 lb or greater roof loading?
 YES NO
- D) The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:
Pins & Rebar

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and inspection.

STATEMENT OF RESPONSIBILITY
 (ORIGINAL SIGNATURE REQUIRED)

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Signature of Park Owner, Operator, or Manager

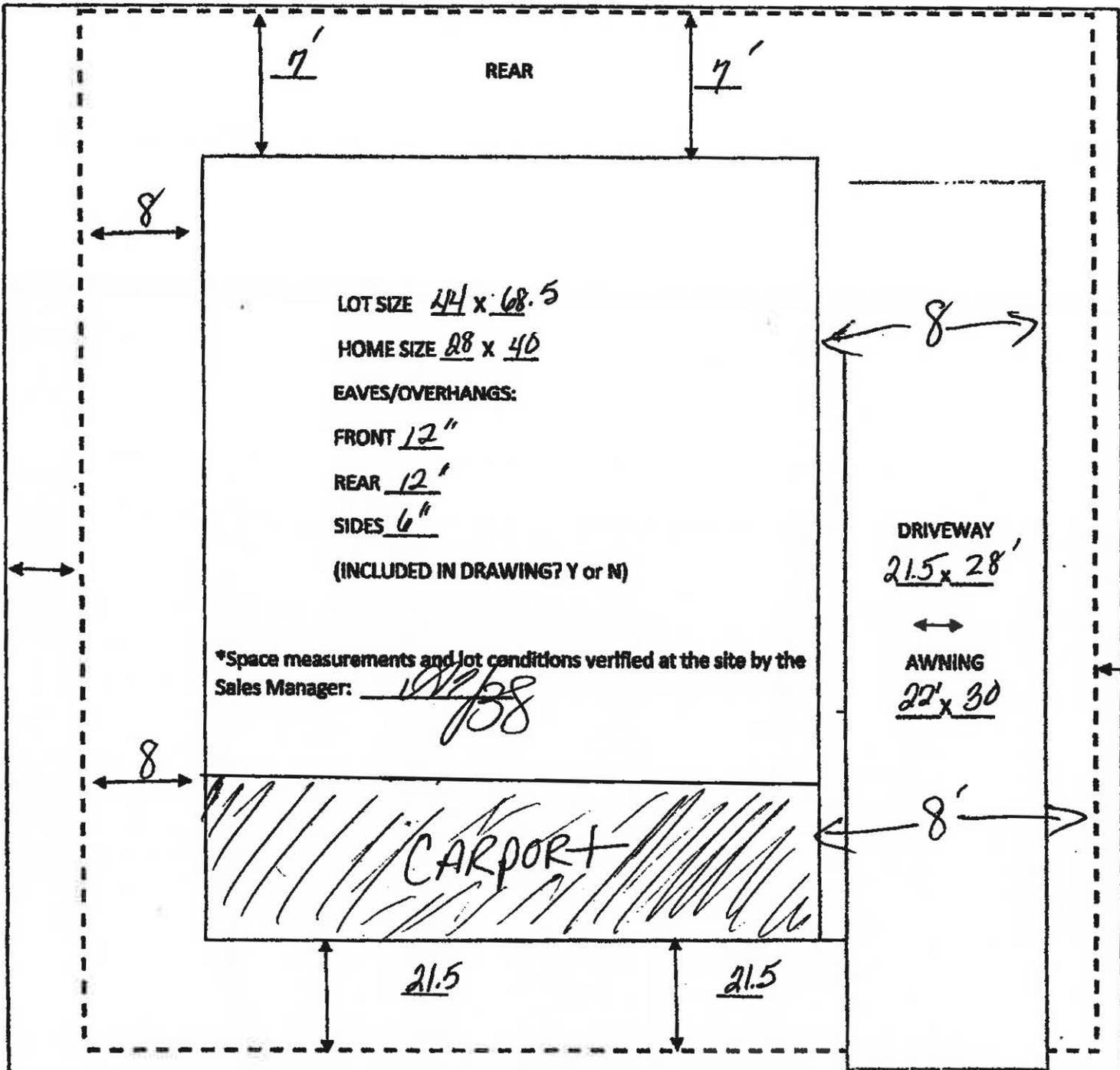
State of California
 Department of Housing and Community Development
 Division of Codes and Standards

1. Draw any proposed structure(s) and existing structures on the diagram above at the approximate location and identify the type of structures (e.g. deck, awning, etc). Indicate the distance from the lot line to the proposed structure. Also indicate the length and width of the structure.
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Northern Area Office
 9342 Tech Center Drive, Suite 550
 Sacramento, CA 95826

Southern Area Office
 3737 Main St. Ste 400
 Riverside, CA 92501



THIS SITE PLAN IS REQUIRED FOR ALL HOME INSTALLATIONS. Must include the dimensions of all requested items, **INCLUDING DOORS**; draw each item on site plan above; and note the distances between each item, the home, to the front and rear of home, lot lines & structures on adjoining spaces.

1. Back door & steps: Landing Size 4 x 8 Material Trex / Up & In — Up & Over —

2. Front door steps: Landing Size 4 x 8 Material Trex / Up & In x Up & Over —

3. Back Door Awning: N x A 4. Front door awning: 4 x 8 5. Porch: N x A Material —

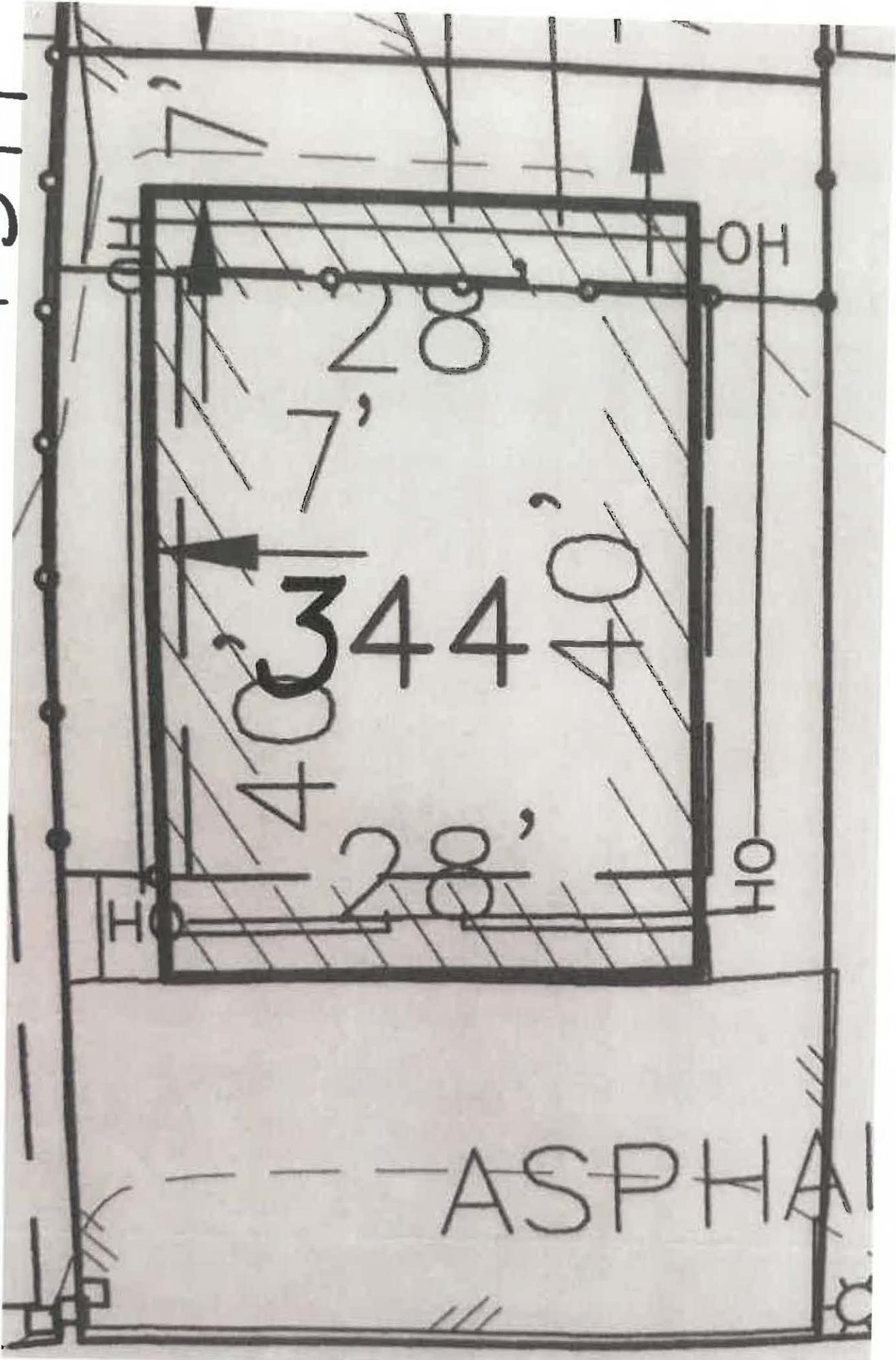
6. Shed: N x A Material: N/A 7. Location of Utilities & distance to front & rear of home —

*Also include location and size of the concrete pads, walkways, masonry planter, etc., to be installed.

PARK Old Plan SPACE 344 REG MGR APPROVAL & DATE —

#344

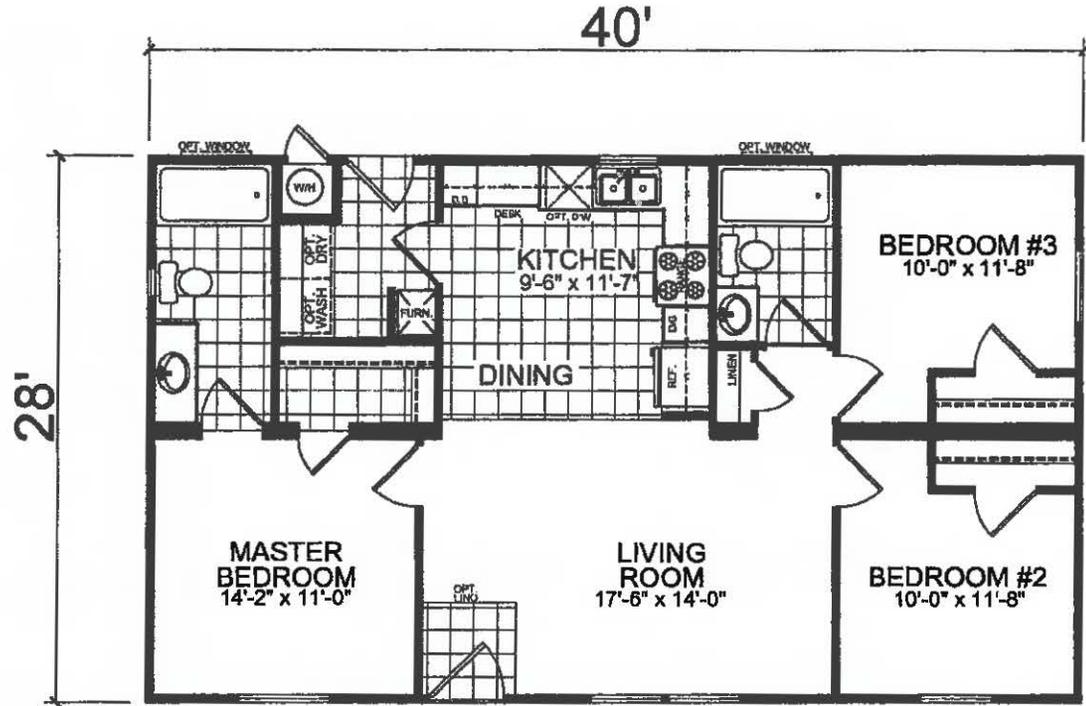
Floorplan
CM - 3403B



#176

3

Space
344



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

REDMAN HOMES.

CHAMPION
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS		

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 THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL.
 PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.
 COPYRIGHT © 1976-2004 BY CHAMPION

MODEL: 09-CM-3403B	
TITLE: LITERATURE PLAN	
DRAWN BY: M. SANCHEZ	DATE: 2-12-2015
SCALE: 1/8" = 1'-0"	

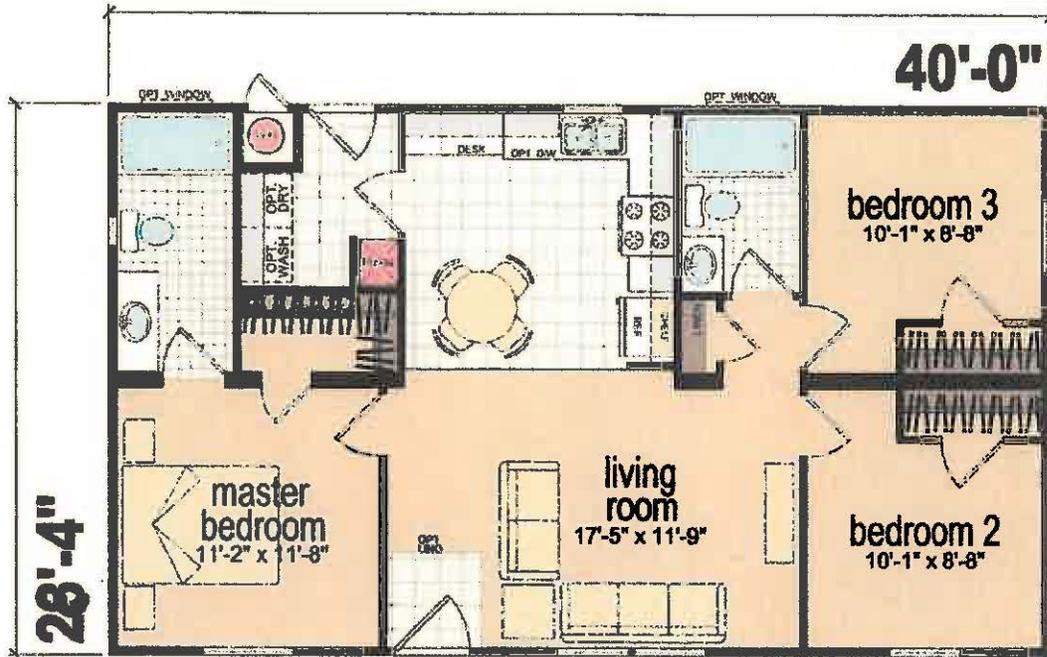
SHEET:
L-101

Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

Floor Plan



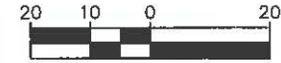
Elevation



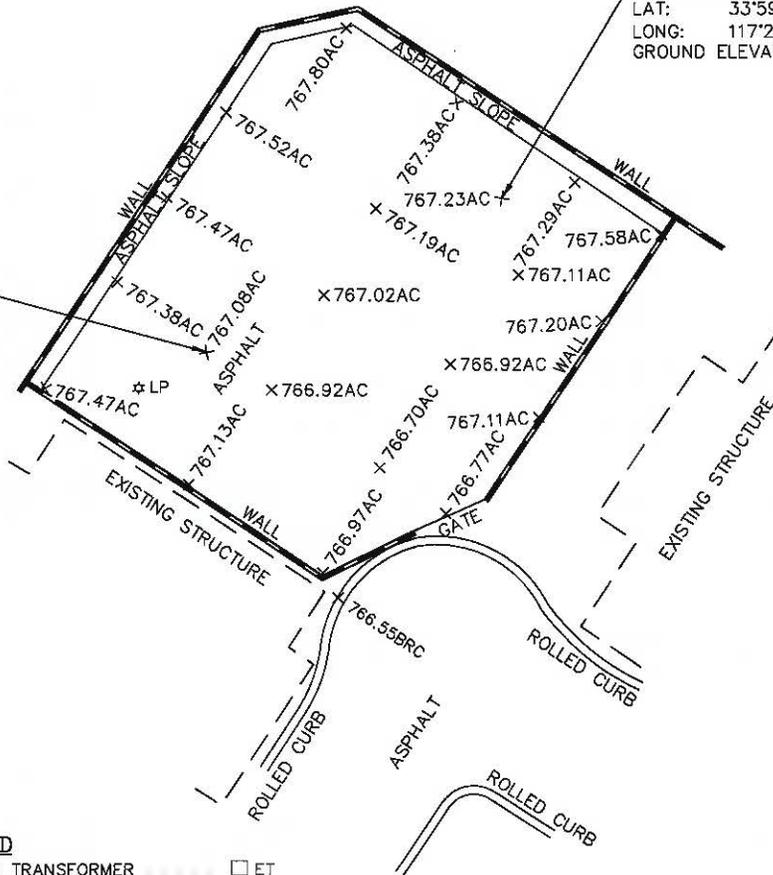
Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.

LOT 173
 LAT: 33°59'32.7784"
 LONG: 117°24'01.4790"
 GROUND ELEVATION=767.08

LOT 174
 LAT: 33°59'33.0356"
 LONG: 117°24'00.9023"
 GROUND ELEVATION=767.23



SCALE: 1"=20'



BASIS OF COORDINATES

THE BASIS OF COORDINATES FOR THIS SURVEY IS THE CALIFORNIA SPATIAL REFERENCE NETWORK, NAD83, ZONE 6, BASED ON STATION MLFP.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY IS NGS SURVEY CONTROL STATION UF 624, NAVD88 ELEVATION TAKEN AS 828.08 FEET.

SURVEYOR'S STATEMENT:

THIS PLAT OF SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

CASEY R. LYNCH LS 8380

DATE: 11/25/2020



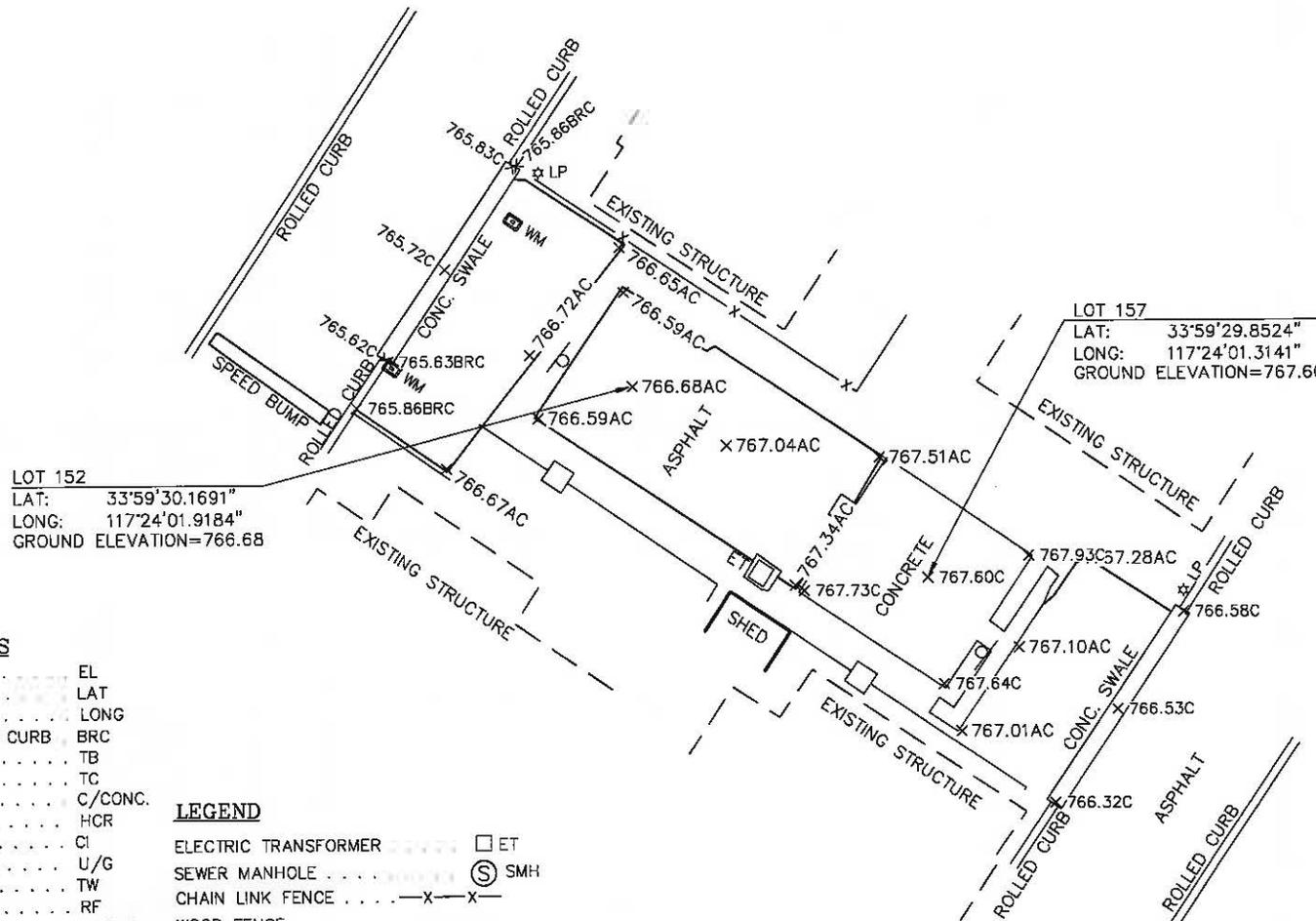
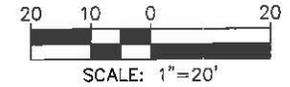
ABBREVIATIONS

ELEVATION	EL
LATITUDE	LAT
LONGITUDE	LONG
BACK OF ROLLING CURB	BRC
TOP OF BERM	TB
TOP OF CURB	TC
CONCRETE	C/CONC.
HANDICAP RAMP	HCR
CURB INLET	CI
UNDERGROUND	U/G
TOP OF WALL	TW
ROOF	RF
RIGHT OF WAY	R.O.W.
LIGHT POLE	LP
UNKNOWN CLEANOUT	UCO
UNKNOWN RISER	UR
BLOW OFF VALVE	BOV
DRIVEWAY	DWY
WALKWAY	WKWY
PARKING METER	PM
MONUMENT	MON.

LEGEND

ELECTRIC TRANSFORMER	□ ET
SEWER MANHOLE	⊙ SMH
CHAIN LINK FENCE	-x-x-
WOOD FENCE	-o-o-
WALL	▬▬▬▬
CURB & GUTTER	▬▬▬▬▬▬
BUILDING FOOTPRINT	- - - - -
SIGN	⊖
STREET LIGHT	☆ SL
DECIDUOUS TREE	⊗

3825 CRESTMORE DRIVE
 TOPIC:
LOTS 173/174



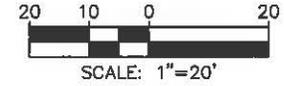
ABBREVIATIONS

ELEVATION	EL
LATITUDE	LAT
LONGITUDE	LONG
BACK OF ROLLING CURB	BRC
TOP OF BERM	TB
TOP OF CURB	TC
CONCRETE	C/CONC.
HANDICAP RAMP	HCR
CURB INLET	CI
UNDERGROUND	U/G
TOP OF WALL	TW
ROOF	RF
RIGHT OF WAY	R.O.W.
LIGHT POLE	LP
UNKNOWN CLEANOUT	UCO
UNKNOWN RISER	UR
BLOW OFF VALVE	BOV
DRIVEWAY	DWY
WALKWAY	WKWY
PARKING METER	PM
MONUMENT	MON.

LEGEND

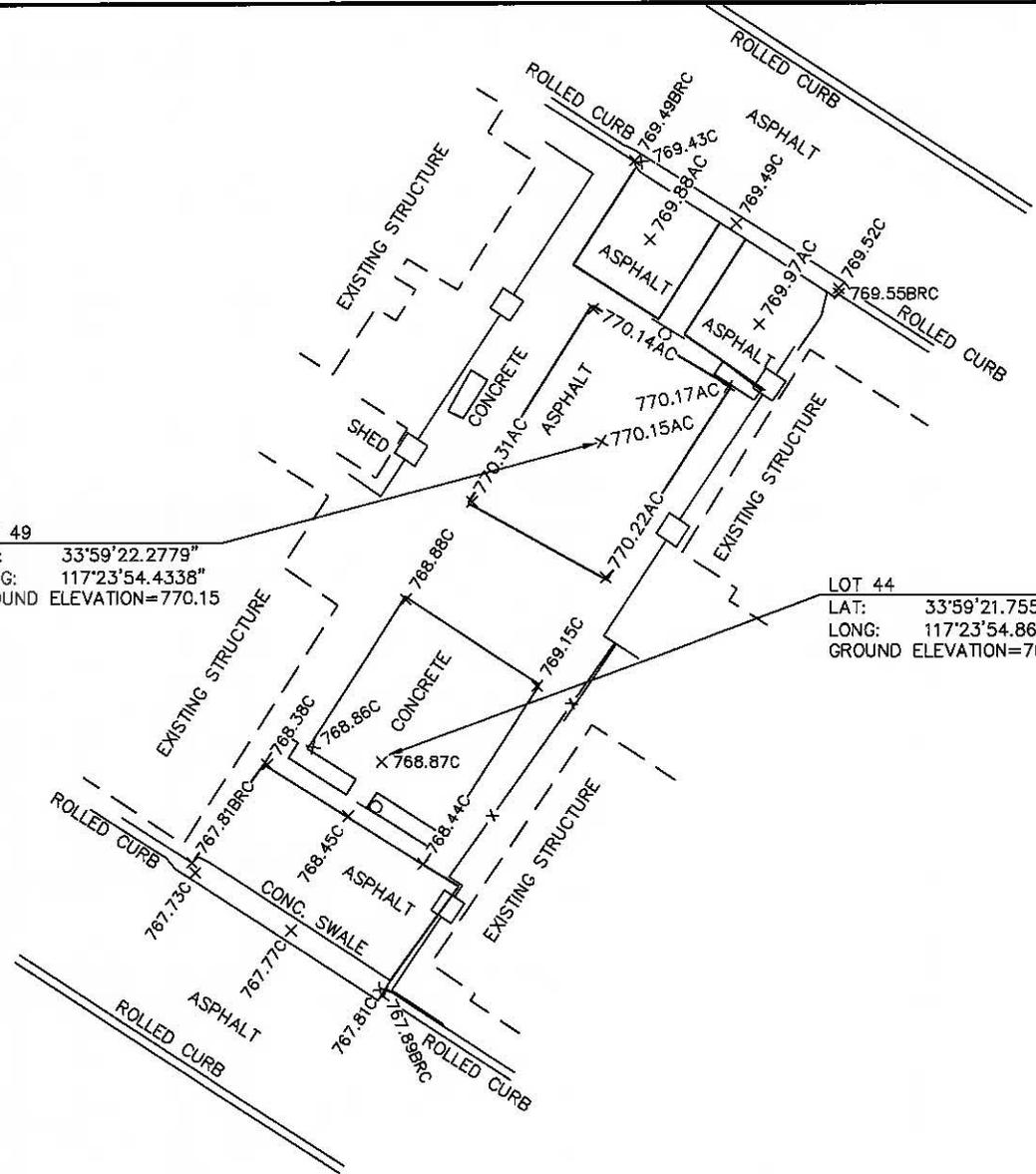
ELECTRIC TRANSFORMER	ET
SEWER MANHOLE	SMH
CHAIN LINK FENCE	X-X
WOOD FENCE	□-□
WALL	—
CURB & GUTTER	—
BUILDING FOOTPRINT	- - - -
SIGN	♠
STREET LIGHT	☆ SL
DECIDUOUS TREE	🌳

3825 CRESTMORE DRIVE
TOPIC:
LOTS 152/157

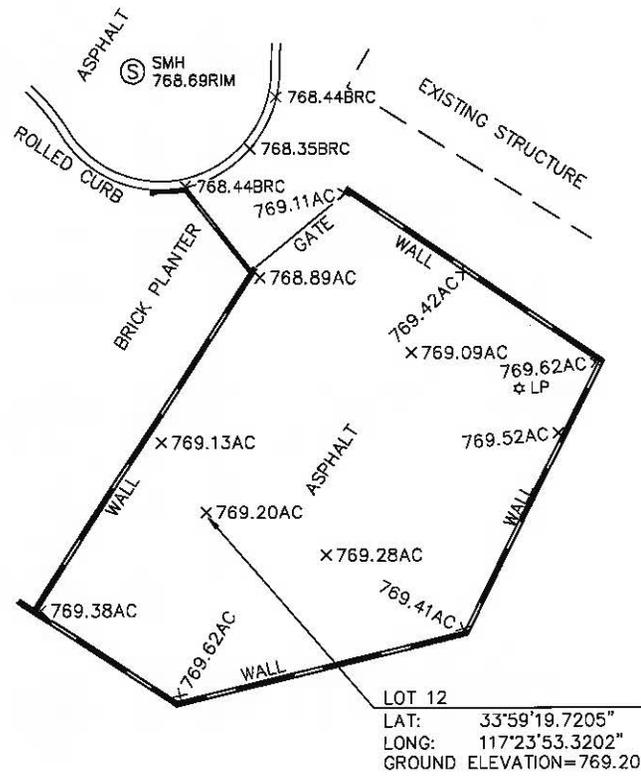
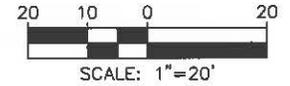


LOT 49
LAT: 33°59'22.2779"
LONG: 117°23'54.4338"
GROUND ELEVATION=770.15

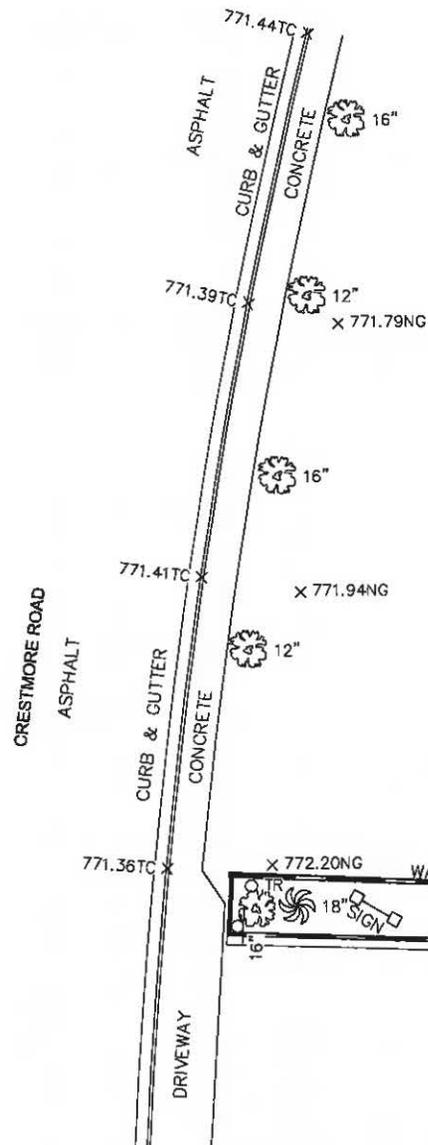
LOT 44
LAT: 33°59'21.7553"
LONG: 117°23'54.8615"
GROUND ELEVATION=766.87



3825 CRESTMORE DRIVE
TOPIC:
LOTS 49/44

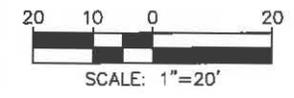
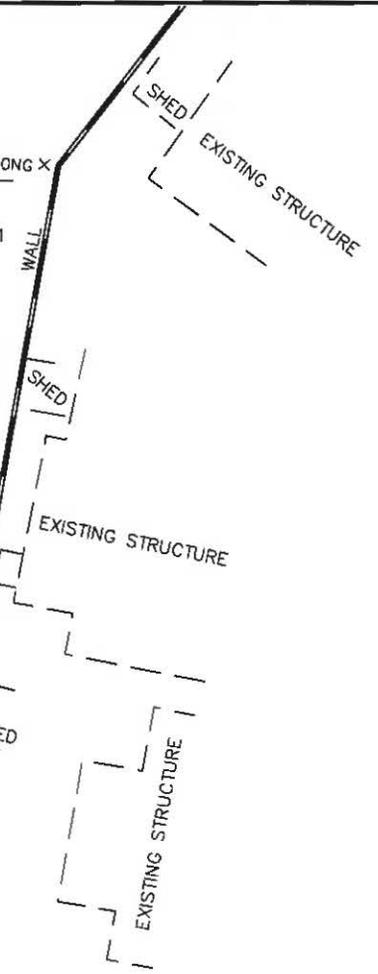
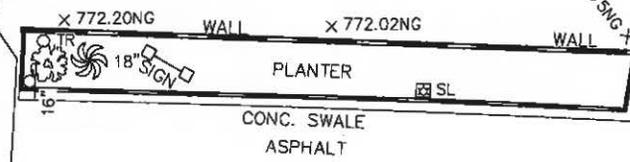


3825 CRESTMORE DRIVE	
TOPIC:	LOT 12



x 772.48NG
 LOT 198
 LAT: 33°59'27.2350"
 LONG: 117°23'49.5873"
 GROUND ELEVATION=772.41
 x 772.41NG
 772.50NG x

x 772.40NG
 771.91NG x
 LOT 44
 LAT: 33°59'26.4040"
 LONG: 117°23'49.7226"
 GROUND ELEVATION=771.97
 x 772.30NG
 x 771.97NG
 772.13NG x



3825 CRESTMORE DRIVE
 TOPIC:
LOT 197/198