



LAND USE SERVICES DEPARTMENT
 Planning Division
ZONING ADMINISTRATOR STAFF REPORT



HEARING DATE: JUNE 14, 2012

Project Description

APN: 0649-221-09
APPLICANT: HAVASU LANDING, LLC
COMMUNITY: HAVASU/1ST SUPERVISORIAL DISTRICT
LOCATION: HAVASU LAKE ROAD & LAKE BLVD,
 NORTHEAST CORNER.
PROJECT NO.: P200800488
PROPOSAL: TENTATIVE TRACT MAP 18719 TO CONVERT A
 PREVIOUSLY APPROVED (PARTIALLY DEVELOPED)
 RENTAL MOBILEHOME PARK TO A RESIDENT OWNED
 MOBILE HOME PARK WITH 320 RESIDENTIAL LOTS AND
 LETTERED LOTS FOR ROADS AND OPEN SPACE IN 3
 PHASES ON 68.84 ACRES.
STAFF: JUDY TATMAN
REP(S): DAWSON SURVEYING

Vicinity Map

↑ N



134 Hearing Notices sent on: June 1, 2012

Report Prepared By: Judy Tatman

SITE DESCRIPTION:

Parcel Size: 68.84 acres.
Terrain: Previously Graded.
Vegetation: Some Perimeter Landscaping

EXISTING LAND USES AND ZONING DISTRICT DESIGNATIONS:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Mobile Home Park (Partially Constructed)	SD-RES	N/A
North	Vacant	RS & SD-RES	N/A
South	Single-Family Residential	RS	N/A
East	Vacant/RV Park	Chemehuevi Indian Reservation	N/A
West	Vacant	SD-RES	N/A

	<u>AGENCY</u>	<u>COMMENTS</u>
City Sphere of Influence:	None	None
Water Service:	Chemehuevi Indian Reservation	Presently Served
Septic/Sewer Service:	Chemehuevi Indian Reservation	Presently Served

STAFF RECOMMENDATION: APPROVE Tentative Tract Map 18719 to create 320 residential lots in an existing mobilehome park to allow individual ownership by residents.

In accordance with Section 83.010605 of the Development Code, this action may be appealed to the Planning Commission.

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TT 18719 – HAVASU LANDING, LLC

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BACKGROUND: The project site is a partially-developed mobile home park that was previously approved to allow 320 spaces on 68.84 acres. The project site was approved to be developed in three phases. All three phases have been graded and all roads and infrastructure have been installed throughout the first phase. Currently 37 of the approved 320 spaces have been improved with homes.

The project is located at the intersection of Havasu Lake Road and Lake Blvd in the Havasu Landings Community. This community is approximately 20 miles south of the City of Needles, and consists of single-family residential homes, a marina, campground, general store, two gas stations, two restaurants, a casino and a fire station. The majority of these improvements are located within the Chemehuevi Indian Reservation, which surrounds the private unincorporated lands in the area, and borders the property to the east.

ANALYSIS:

The proposed project would allow the conversion of a 320 rental-space mobile home park to resident ownership of 320 residential lots. In addition there will be lettered lots for roads, open space and common areas. The Subdivision Map Act allows existing rental mobile home parks to be converted to resident ownership by individual fee simple ownership. The lettered lots/common areas would be controlled by a Homeowners Association, which would be comprised of the individual lot owners collectively.

State law extensively regulates most matters involving mobile home parks and the County is limited in its regulatory authority. The Subdivision Map Act Section 66427.4 provides that in approving or denying a tentative map, the County must determine that the subdivider has complied with certain requirements to demonstrate that a proposed mobile home park conversion will avoid economic displacement of current tenants who do not choose to become a purchasing resident. The subdivider was required to submit to all residents of the park a Tenant Impact Report which describes the impact of the conversion and explains the protections afforded to those resident households that elect not to purchase a lot within the park. The subdivider must offer each existing tenant an option to purchase their subdivided unit. The Tenant Impact Report must be sent to each resident at least 15 days prior to the hearing on the map. This was completed by the original property owner prior to submittal of the proposed subdivision. Due to the length of time that had passed since the subdivision request and the change of ownership, staff requested the new owner complete the resident impact report. This new report is dated March 26, 2012.

A survey of support (Survey) must also be conducted by the subdivider wherein each occupied mobile home space has one vote submitted by written ballot. The mobile home park will remain a manufactured housing community, with the existing residents having the right to either buy their subdivision interest or to remain and rent the subdivided mobile home space they occupy. The survey was sent to 39 residents of occupied spaces, of which 28 residents responded. Of the 28 residents that

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TT 18719 – HAVASU LANDING, LLC

ZONING ADMINISTRATOR HEARING: June 14, 2012

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responded, 24 of those residents supported the subdivision or would like to buy their spaces. Only four residents voted against the proposed subdivision.

Staff has determined that the Tenant Impact Report and Survey conducted were completed as required by Subsection 66427.5 of the Subdivision Map Act (SMA). On March 7, 2012, this project was recommended for approval with conditions by the Development Review Committee. Subsection 66427.5(e) of the SMA states "The subdivider shall be subject to a hearing by a legislative body or advisory agency, which is authorized by local ordinance to approve, conditionally approve, or disapprove the map. The scope of the hearing shall be limited to the issue of compliance with this section." The SMA is clear on the narrow scope of the hearing.

Project Notices were sent to surrounding property owners. Project Notices were also sent to all applicable County agencies. In compliance with the California Environmental Quality Act (CEQA), this project is statutorily exempt from the provisions of CEQA, pursuant to Section 21080.8 of the Public Resources Code. Therefore, if the project is approved, a Notice of Exemption will be filed. The County exercised its independent judgment in making this determination.

RECOMMENDATION:

That the Zoning Administrator:

- 1) **APPROVE** Tentative Tract Map 18719 to allow conversion of an existing rental mobile home park into resident ownership of 320-residential lots and lettered lots for roads and open space areas on 68.84 acres;
- 2) **ADOPT** the Findings for the project action as contained in the staff report; and
- 3) **FILE** a Notice of Exemption

ATTACHMENTS:

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Official Land Use District Map
- Exhibit D: Tentative Tract Map 18719
- Exhibit E: Survey
- Exhibit F: Resident Impact Report
- Exhibit G: Correspondence

APN: 0335-021-01/P200800488

TT 18719 - Havasu Landing

Zoning Administrator: June 14, 2012**FINDINGS - Tentative Tract 18719**

[SBCC 86.12.060]

1. Through independent judgment the County of San Bernardino has determined this project to be exempt from California Environmental Quality Act (CEQA). This project is a Statutory Exemption based on Section 15282(3) the conversion of an existing rental mobilehome park to a resident initiated subdivision, cooperative, or condominium for mobilehomes where the conversion does not result in an expansion of or change in the existing use of the property.
2. The proposed map, subdivision design, and improvements are consistent with the General Plan, because the park conforms to the development standards adopted with the approval of the mobilehome park.
3. The site is physically suitable for the type and proposed density of development, because the site and the proposed lots have adequate setbacks, landscape areas, parking and open space.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the subdivision is in substantial conformance to the previously approved development.
5. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems because the subdivision will convert a previously approved rental mobilehome park into a resident owned mobilehome park. The configuration of the proposed space and roads remains in substantial conformance to the originally approved development.
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision, because the easements were previously designed to be compatible with the previously approved mobile home park, and all easements will be required to be plotted on the final map to further detail consistency.
7. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board because the existing and proposed structures within the park will connect to the Chemehuevi Indian Tribe wastewater system.
8. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities because the typical lots have adequate building setbacks.

9. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law because the subdivision conforms to the previously approved Final Development Plan which was previously approved by the Board of Supervisors.

EXHIBIT B

CONDITIONS OF APPROVAL

Havasu Lakeshore Investments
Tentative Tract 18719
For a Resident Owned Mobile Home Park

GENERAL REQUIREMENTS Conditions of Approval and Procedures

LAND USE SERVICES / Planning Division (909) 387-8311

1. Project Description - Tentative Tract 18719 is approved to be recorded and constructed in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved stamped tentative map as designed, and the Mobile Home Park conditions of approval dated December 9, 2003. This approval includes the requirements of any approved displays (e.g. slope analysis, landscape plans) and/or approved reports. TT18719 is approved to convert a rental mobile home park to a resident-owned mobile home park, with 320 residential lots and lettered lots for roads and open space areas on 68.84 acres. Project Site APN: 0649-221-09. Project No.: P200800488
2. Project Location: The project site is located at the Northeast corner of Lake Blvd and Havasu Lake Road. The Current Zoning Designation for this Project is SD-RES (Special Development - Residential).
3. Expiration/TT. This conditional approval of the Tentative Tract Map shall become null and void unless all conditions have been completed and the Final Map has been deemed complete by the County Surveyor for purposes of recordation within thirty-six (36) months following the approval effective date, unless an extension of time is granted.
PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible for initiation of any extension request.
4. Extension of Time/TT. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

5. Revisions/TT. Any proposed change to the approved Tentative Tract Map, change in use, and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted for review and approval obtained from County Planning.
6. "Developer" Defined. The term "developer" as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
7. Indemnification. In compliance with SBCC §81.01.070, the "developer" shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the "developer" of any claim, action, or proceeding and that the County cooperates fully in the defense. The "developer" shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the "developer" of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

8. Development Fees. Additional fees may be required prior to issuance of development permits and shall be paid as specified in adopted fee ordinances.
9. Project Account. The Job Costing System (JCS) account number is P200800488. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 shall be in the project account at the time of project approval and a minimum balance of \$1000.00 must be in the project account at the time the County Surveyor initiates Condition Compliance Review for recordation. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to recordation. There shall be sufficient funds (\$250.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. mitigation performance).
10. Condition Compliance. Condition compliance confirmation for purposes of Final Map recordation will be coordinated by the County Surveyor.
11. Parking. Parking shall only be allowed in designated areas of the park, as shown on the approved Planned Development site plan.

PUBLIC WORKS/Land Development - Drainage (909) 387-8217

12. FEMA Regulations. Any improvements within the FEMA Flood Zone area shall comply with FEMA regulation.
13. Infrequent Flood Hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.

14. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
15. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
16. (BMP) Devices. It is recommended that catch basin inserts type "Flowgard Plus" or a similar type needs to be installed at each catch basin inlet to prevent trash/debris and other pollutants from discharging to the lake.

PUBLIC WORKS/Land Development - Road (909) 387-8145

17. Access. The property currently has temporary full turning movement access to Havasu Lake Rd. The County reserves the right in the future to construct and/or install a raised median on Havasu Lake Rd. or other appropriate safety measures/traffic control devices for the purposes of protecting public health and safety, which could result in the property having only right-in and right-out access to Havasu Lake Rd.
18. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
19. CMRS Exclusion. Roads within this development shall not be entered into the County Maintained Road System (CMRS).

COUNTY FIRE (909) 386-8465

20. Jurisdiction. The above-referenced project is under the Jurisdiction of the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the Developer shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.
21. Fire Protection. Any required fire sprinklers, fire hydrant, fire main and fire alarm system installations necessitated by this construction must be made under separate detailed fire protection plans approved by the fire department prior to installation.

22. Construction. All construction must comply with all appropriate fire protection installation standards as adopted by the San Bernardino County Fire Department.
23. Access. The development shall have a minimum of 3 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

Single Story Road Access Width:

All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

24. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
25. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
26. Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F81]

PUBLIC HEALTH/ Environmental Health Services (DEHS) (909) 387-4666

27. Water and Wastewater. All water and wastewater connections are to be approved by the State of California, Housing and Community Development. For more information, please contact HCD at 3737 Main Street, Suite 400, Riverside, CA 92501-3337, (951) 782-4420.

28. Refuse. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 909-387-4655.

PRIOR TO RECORDATION OF PHASE 1 OF TENTATIVE TRACT MAP 18719

The following conditions shall be completed:

PUBLIC WORKS/Surveyor Division (909) 387-8145

29. Easements. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.
30. Non-Interference. Subdivider shall present evidence that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
31. Monumentation. Final Monumentation, not set prior to recordation, shall be bonded with a cash amount deposited with the County Surveyor's Office as established per the County fee schedule 16.0215B (e)(6).
32. Surveyor Fees. Prior to approval for recordation, all fees required under actual cost job number TR. 18719 shall be paid in full.

LAND USE SERVICES / PLANNING DIVISION (909) 387-8311

33. HOA. The developer shall establish a Homeowners' Association for the ownership and maintenance of all private roads, lettered lots, drainage improvements, walls and fences, the clubhouse facilities, and all common areas.
34. Fees. All fees required under actual cost job number P200800488 shall be paid in full.
35. Wall. The Developer shall bond for or build a decorative block wall adjacent to lot 1 that connects to and is consistent with the existing wall along Havasu Lake Road.

COUNTY FIRE (909) 386-8465

36. Water System Residential. A water system approved by the Fire Department is required. The system shall be operational, prior to recordation. Residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single family structure. Standard 901.4 [F-54b]

37. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

PRIOR TO RECORDATION OF PHASE 2 OF TENTATIVE TRACT MAP 18719

The following conditions shall be completed:

LAND USE SERVICES / PLANNING DIVISION (909) 387-8311

38. Roads. All access drives, internal roads and parking areas shall be surfaced A/C paving as noted on the approved site plan. All parking for the handicap and all loading zones shall be surfaced with a minimum of 2 inches of AC Paving.
39. Fence. The developer shall extend the existing steel picket fence that existing along Lake Blvd until the beginning of phase 3.
40. Fees. All fees required under actual cost job number P200800488 shall be paid in full.

COUNTY FIRE (909) 386-8465

41. Combustible Protection. Prior to combustibles, being placed on the project site within phase 2 an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]
42. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]
43. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

PRIOR TO RECORDATION OF PHASE 3 OF TENTATIVE TRACT MAP 18719
The following conditions shall be completed:

LAND USE SERVICES / PLANNING DIVISION (909) 387-8311

44. Roads. All access drives, internal roads and parking areas shall be surfaced A/C paving as noted on the approved site plan. All parking for the handicap and all loading zones shall be surfaced with a minimum of 2 inches of AC Paving.
45. Fence. The developer shall extend the existing steel picket fence that existing along Lake Blvd until the end of phase 3.
46. Fees. All fees required under actual cost job number P200800488 shall be paid in full.

COUNTY FIRE (909) 386-8465

47. Combustible Protection. Prior to combustibles, being placed on the project site within phase 3 an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]
48. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]
49. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

Exhibit C

OFFICIAL LAND USE DISTRICT MAP

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OFFICIAL LAND USE DISTRICT MAP



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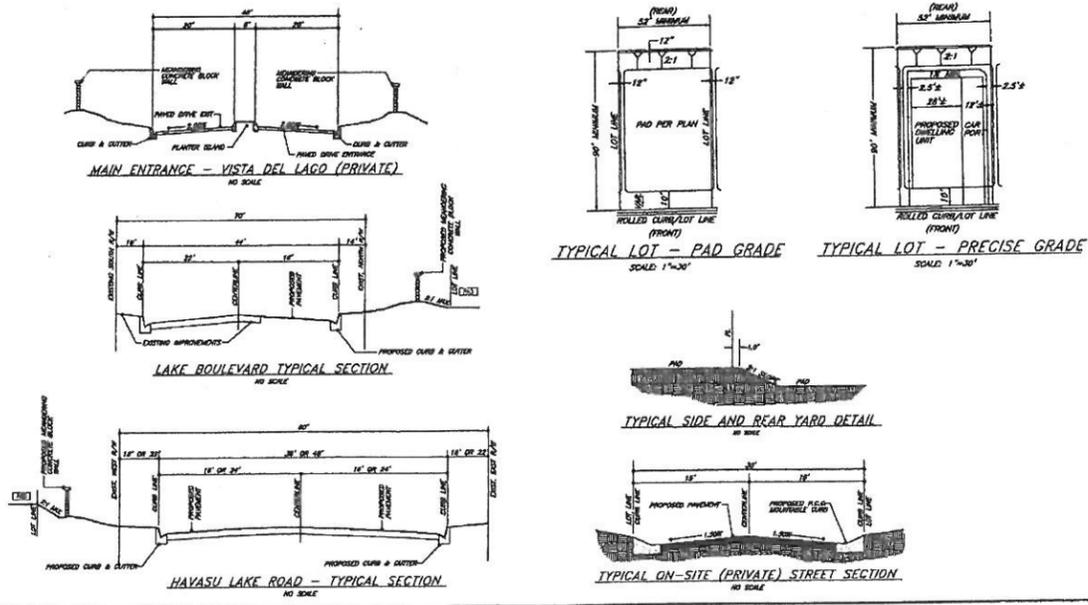
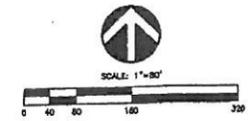
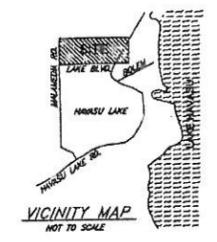
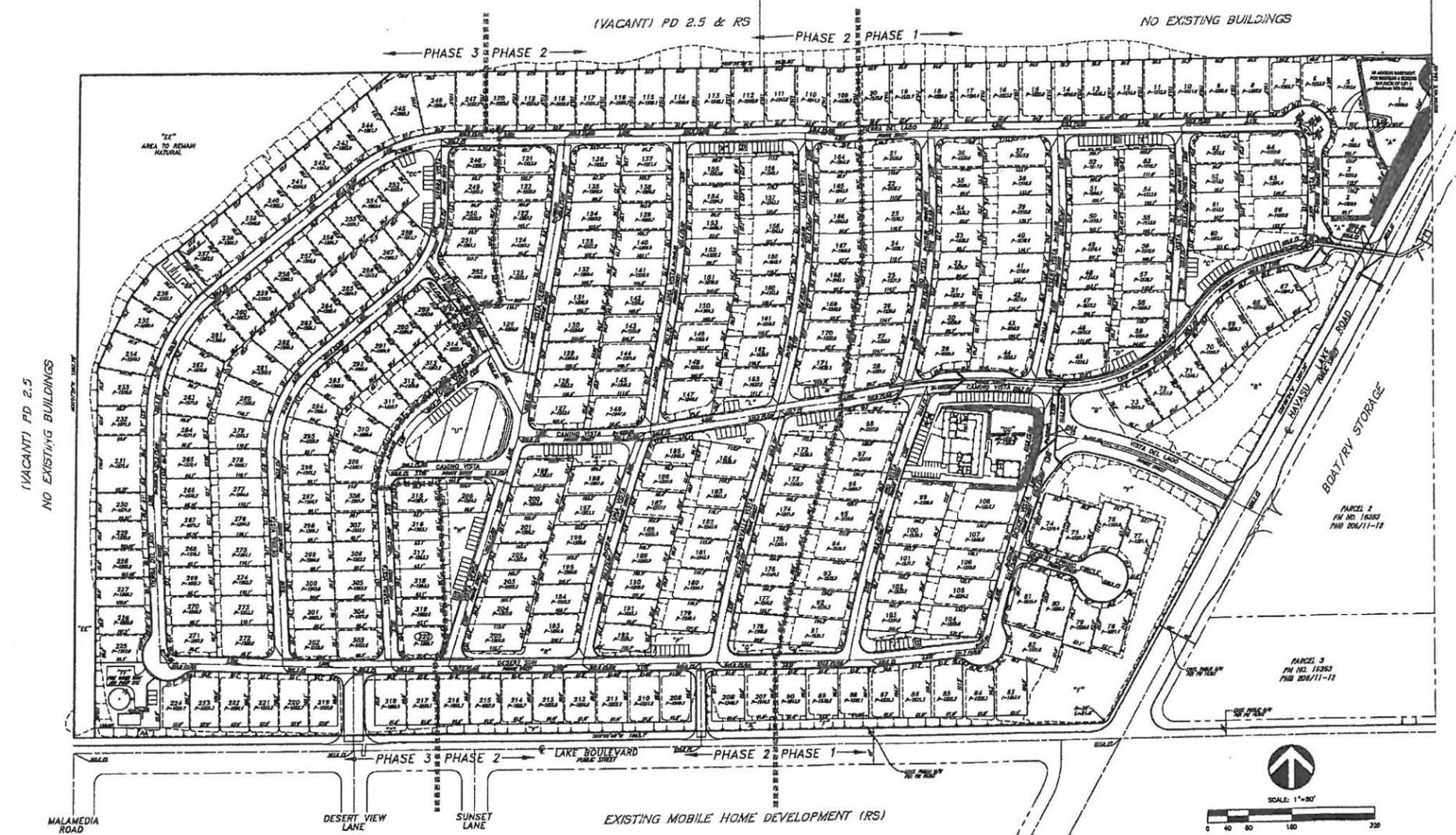
Exhibit D

Tentative Tract Map 18719

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TENTATIVE TRACT No. 18719

HAVASU LAKE, SAN BERNARDINO COUNTY, CALIFORNIA



PLAN LEGEND

- 1-2001 PAD ELEVATION
- PROPOSED LANDSCAPE BOUNDARY
- PROPOSED 2:1 MAX. SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DIRECTION OF FLOW AND GRADE

TOPOGRAPHY:

KENNEY AERIAL MAPPING INC.
 Flight Date: 04/24/00

LEGAL DESCRIPTION:

PARCELS 1 OF PARCEL MAP NO. 18719, SAN BERNARDINO COUNTY, CALIFORNIA, RECORDED JANUARY 14, 2003 AS PARCEL MAP BOOK 306, PAGES 11 AND 12.

EXISTING EASEMENTS:

- AN EASEMENT IN FAVOR OF VERIDON CALIFORNIA INC., RECORDED NOVEMBER 14, 2003 AS INSTRUMENT NO. 05-189847, O.R. (NOT PLOTTABLE OF RECORD)
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 23, 2003 AS INSTRUMENT NO. 05-126861, O.R. (NOT PLOTTABLE OF RECORD)

YUCCA/JOSHUA TREE NOTE

THERE ARE NO YUCCA OR JOSHUA TREES WITHIN THE BOUNDARIES OF THIS PROJECT.

UTILITY PURVEYORS:

- WATER - CHEMURWAH INDIAN TRIBE (WHEELER WATER) 250 S. GARDEN ST. LAKE HAVASU, CA 92353
- SEWER - CHEMURWAH INDIAN TRIBE 308 S. GARDEN ST. LAKE HAVASU, CA 92353
- GAS - N/A
- ELECTRICITY - SOUTHERN CALIFORNIA Edison CO. 355 W. 14th AVENUE, RIVERSIDE, CA 92503 PLANNING: 790-921-1804
- PHONE - VERIDON 1580 ORANGE TREE LANE, RIVERSIDE, CA 92514 JUSTIN MAHA: 951-748-6657

LOT SUMMARY

WEST DEL LAGO IS AN EXISTING MOBILE HOME COMMUNITY, LAND USE DISTRICT PD-14. PROPOSED PROJECT IS FOR DEVELOPER BUILT OUT.

LOT #	APPROXIMATE USE	AREA	R.F. FEET
1-330	RESIDENTIAL LOTS	45.50	65.0
1"-20"	LANDSCAPING/PANORAMA/OPEN AREAS	7.17	10.7
12"	AREA TO REMAIN NATURAL	4.31	6.8
10"	FINE WATER PUMP & PUMP SITE	0.35	0.5
10"	CLUBHOUSE	0.98	1.4
10"	PRIVATE STREETS	11.18	16.1
		66.48	100.0

EXISTING: PHASE 1 - 104 RESIDENTIAL LOTS
 PHASE 2 - 104 RESIDENTIAL LOTS
 PHASE 3 - 104 RESIDENTIAL LOTS
 330

PROPOSED DENSITY = 330
 66.48 = 4.81 D.U./ACRES ACRES
 LINEAR FEET OF NEW (PRIVATE) STREETS IS APPROXIMATELY 16,000 LF

GENERAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 0018-221-00
 APPLICANT/OWNER: HAVASU LANDINGS LLC, 70800 DANIEL CIRCLE, LA QUENTA, CALIFORNIA 92253, (760) 271-3524, ATTN: TERRY FLEMING
 MAP PREPARED BY: DARSON SURVEYING, INC., 270 E. CHANDLER DRIVE, SUITE B, COLTON, CALIFORNIA 92324-3000, (909) 430-0018, ATTN: ROBERT L. OMBSON, PLS.
 MAP PREPARATION DATE: MARCH 2011
 MAP REVISION DATE: FEBRUARY 2012



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