

INTEROFFICE MEMO

DATE December 6, 2012

PHONE 387-3067



FROM Kevin White, Senior Planner
Land Use Services Department, Planning Division

MAIL CODE 0182

TO Honorable Planning Commission

SUBJECT Havasu Lakeshore Investments; TTM 18719/ **P200800488**

The Planning Commission will recall that it considered this application on July 19, 2012, and continued the item so that staff could respond to issues raised during the course of the hearing.

By way of review, on December 9, 2003 (Item 48), the Board of Supervisors approved a General Plan amendment and Planned Development for a 320-unit mobile home park with a 7,100 square foot clubhouse facility, and a 2.12-acre commercial facility, all located on an 80-acre parcel at the intersection of Havasu Lake Road and Lake Boulevard in the Havasu Landings Community. As originally approved, the mobile home park was to be developed in three phases and all property remained in the ownership of the applicant with individual mobile home spaces leased to tenants.

Subsequent to its approval, the mobile home park was graded throughout, and all roads and infrastructure installed throughout the first phase (with the exception of the final street cap). Additionally, 39 of the 320 spaces are now occupied.

In 2009, the County relinquished the primary enforcement and control of mobile home parks within the County to the State Department of Housing and Community Development (HCD). Accordingly, the County no longer has authority to issue permits within the park, including permits for construction of buildings, setting down new manufactured homes, roads, drainage, etc.

The current owner has proposed converting this 320-space rental mobile home park (which comprises 68.4 acres of the original protect site) to a 320-lot resident-owned mobile home park subdivision, as provided in the Subdivision Map Act (SMA). The proposed Tract Map was modified from the original design by creating a new lot (lot #1) at the Northeast corner of the project site. However, along the western edge of the site, two previously approved spaces were combined into a single space. Therefore, the park has not been expanded and the park will continue to have 320 spaces (lots). In addition to the 320 mobile home lots, there will be lettered lots for roads, open space and common areas, to be recorded in three phases. A homeowners association, comprised of the individual lot owners, would be responsible for maintenance of the lettered lots/common areas.

At the July 19, 2012 hearing, the Chemehuevi Indian Tribe expressed concerns related to drainage impacts, water and sewer services, and compliance with the California Environmental Quality Act (CEQA). Staff also received correspondence and testimony from residents of the mobile home park who expressed concerns with the proposed subdivision. Additionally, several issues were also raised by Commission and the item was continued so that the staff could provide further information to the Planning Commission. These have been synthesized into the five issues discussed below.

1. **County's Land Use Approval Authority.**

a) **State Preemption**

As stated, state law generally preempts the County from imposing conditions on mobile home parks which apply within the boundaries of the park. However, the County can, within the reasonable exercise of police powers, adopt zoning ordinances to allow or prohibit parks, and regulate park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking. The County also has limited authority to impose certain conditions to mitigate present health and safety concerns.

b) **Limited Authority When Considering a Subdivision Conversion.**

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". (Emphasis added) The SMA is clear that the scope of the hearing is very narrow and limited to those issues described in Section 66427.5.

Section 66427.5 of the SMA provides that in approving or denying a tentative map for a mobile home park subdivision, the County determines whether or not the subdivider has complied with certain requirements to avoid economic displacement of current tenants who do not choose to purchase their home sites in the following manner:

- (i) The subdivider must offer each existing tenant an option to purchase a subdivided lot, or to remain as a renter;
- (ii) The subdivider is 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;
- (iii) The Tenant Impact Report must be sent to each resident at least 15 days prior to the hearing on the map; and,
- (iv) The subdivider must obtain a survey of support of residents for the conversion.

This requirement is designed to give cities and counties the power to ensure that mobile home park conversions under Section 66427.5 are bonafide residential conversions and to prevent abuses in the conversion process that otherwise might arise.

c) The Entire 320-Unit Park is the Project.

During the July 19, 2012 hearing, the Planning Commission asked if the subdivision of Phase One could be approved and the subdivision of Phases Two and Three denied, based on the fact that only the Phase One of the park is substantially completed, and Phases Two and Three have not had roads installed. However, the entire site is considered a mobile home park under state law. The entire 320-unit site was previously approved as a mobile home park, improvements have been made to the entire park and two or more lots have been rented or leased to accommodate manufactured or mobile homes for human habitation. Since the entire project site is considered a mobile home park under state law, the County cannot deny subdivision of the area in Phases Two and Three based on the facts that these phases have not been fully developed.

2. Drainage and Utility Services.

Since the July 19, 2012 Planning Commission hearing, staff has been informed that Havasu Lakeshore Investments (Applicant) and the Chemehuevi Indian Tribe have entered into an agreement that fully addresses the concerns the Chemehuevi Indian Tribe previously expressed, namely, those related to drainage impacts and the utility services provided by the Chemehuevi Indian Tribe. The Chemehuevi Indian Tribe now supports the proposed project (see attached letter dated October 4, 2012

3. Tenant Concerns.

Residents of the mobile home park previously expressed concerns with the transfer of the park into resident ownership prior to completion of certain park improvements, due to uncertainty related to owner liabilities, purchase prices, etc. In response, staff notes that the proposed project will only allow the transfer of ownership of existing and proposed spaces to be sold to new and existing residents. However, existing residents are not required to purchase their spaces, and have the option of continuing with their current leases if they decide they would not like to purchase their existing space. Authority over the construction and operation of the park rests with the State.

4. CEQA.

Although staff originally recommended that the project be found exempt, based on information received at the July 19, 2012 Planning Commission hearing, Staff has prepared an addendum to the Initial Study/Mitigated Negative Declaration for the approved mobile home park development project.

5. **Findings.**

The recommended findings for approval for TTM No. 18719 have been updated consistent with the additional information summarized in this memorandum. Staff has confirmed that the Tenant Impact Report and Survey were completed as required by Section 66427.5 of the SMA. The survey was sent to 39 residents of occupied spaces, of which 28 residents responded. Of the 28 residents who responded, 24 supported the subdivision or would like to buy their spaces. Only four residents voted against the proposed subdivision. The SMA does not require a majority or a specific percentage of residents to vote in favor of the conversion. The SMA only states the results of the survey shall be submitted to the local agency to be considered as part of the subdivision map hearing.

RECOMMENDATION: That the Planning Commission:

- 1) **ADOPT** the attached Findings dated December 6, 2012;
- 2) **ADOPT** the attached Addendum to the previously adopted Mitigated Negative Declaration, based on a finding that the Initial Study was completed in compliance with CEQA, that it has been reviewed and considered prior to approval of the project, and that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of the County of San Bernardino;
- 3) **APPROVE** TTM No. 18719 subject to the Conditions of Approval in the Staff Report dated July 19, 2012; and
- 4) **FILE** a Notice of Determination

ATTACHMENTS:

Exhibit A: Findings
Exhibit B: Chemehuevi Indian Tribe Dated October 4, 2012
Exhibit C: Mitigated Negative Declaration Addendum
Exhibit D: Additional Correspondence
Exhibit E: July 19, 2012 Planning Commission Staff Report

EXHIBIT A

FINDINGS

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APN: 0649-221-09/P200800488

TT 18719 - Havasu Landing, LLC

Planning Commission: December 6, 2012**FINDINGS - Tentative Tract 18719****[SBCC 86.12.060]**

1. 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 mobile home park.
2. 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.
3. 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.
4. 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 mobile home park into a resident owned mobile home park. The configuration of the proposed space and roads remains in substantial conformance to the originally approved development.
5. 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.
6. 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.
7. 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.
8. 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 County of San Bernardino.

9. An Addendum to the Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project. The project will not have any new significant adverse impact on the environment.

EXHIBIT B

**CHEMEHUEVI INDIAN TRIBE DATED
OCTOBER 4, 2012**

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October 4, 2012

Kevin White, Senior Planner
County of San Bernardino
Land Use Services
385 N. Arrowhead Avenue
San Bernardino, California 92415-0182

Dear Mr. White:

As Chairman of the Chemehuevi Indian Tribe ("Tribe"), I am writing to advise you that the Tribe and Havasu Landing, LLC, have entered into two agreements that resolve all of the impacts to the Chemehuevi Indian Reservation ("Reservation") that would be created by the County of San Bernardino, approving the subdivision map for the Vista Del Lago Mobile Home Park ("Project"). The Tribe, therefore, is supporting approval of the project.

The two (2) agreements that the parties have entered into mitigate all water, sewage and water drainage impacts to the Reservation created by the Project. The following is a short description of each agreement:

1. Water and Sewer Service Agreement. A Water and Sewer Service Agreement by and between the between Havasu Landing, LLC and Vista Del Lago Mobile Home Park, on the one hand, and the Chemehuevi Indian Tribe, on the other hand, for water and sewer service has been agreed upon by the foregoing parties. Based upon the foregoing, the Chemehuevi Indian Tribe considers any issues with regard to water and sewer service to be resolved. Because of the foregoing, the Chemehuevi Indian Tribe hereby withdraws any and all objections it has previously lodge with the County of San Bernardino with regard to the water and sewer service to Visa Del Lago Mobile Home Park.
2. Storm Drain Run-Off. A Drainage Plan Agreement by and between the between Havasu Landing, LLC and Vista Del Lago Mobile Home Park, on the one hand, and the Chemehuevi Indian Tribe, on the other hand, to mitigate erosion from storm water runoff has been agreed upon by the foregoing parties. Based upon the foregoing, the Chemehuevi Indian Tribe considers any issues with regard to erosion from storm water runoff to be resolved. Because of the foregoing, the Chemehuevi Indian Tribe hereby withdraws any

And all objections it has previously lodge with the County of San Bernardino
With regard to erosion from storm water runoff to Vista Del Lago Mobile Home
Park

For these reasons, the Chemehuevi Indian Tribe respectfully requests that the
county of San Bernardino approved the Project. Should you have any questions, please
feel free to contact the Tribe's attorney, Lester J. Marston at 707-462-6846.

Respectfully Submitted,



Edward D Smith, Chairman

EXHIBIT C

MITIGATED NEGATIVE DECLARATION ADDENDUM

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**SAN BERNARDINO COUNTY
ADDENDUM TO MITIGATED NEGATIVE DECLARATION
VISTA DEL LAGO.
P200800488 SCH# 2003081162**

PROJECT LABEL:

APN:	0649-22103
APPLICANT:	HAVASU LANDING LLC
COMMUNITY:	HAVASU/1ST SUPERVISORIAL DISTRICT
LOCATION:	HAVASU LAKE ROAD & LAKE BLVD, NORTHEAST CORNER
PROJECT NO:	P200800488
STAFF:	KEVIN WHITE, SENIOR ASSOCIATE PLANNER
REP('S):	DAWSON SURVEYING
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 THREE PHASES ON 68.84 ACRES.

USGS Quad: Needles/Parker
T, R, Section: T5N R24E Sec.36
Thomas Bros.: page 372 Grid: B-3

Planning Area: N/A
OLUD: SD-RES (Special Development-
Residential)

Overlays: N/A

PROJECT CONTACT INFORMATION:

Lead agency: San Bernardino County
Land Use Services Department - Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Contact person: Kevin White, Senior Associate Planner

Phone No: (909) 387-3067 **Fax No:** (909) 387-3249

E-mail: kwhite@lusc.sbcounty.gov

Project Sponsor: Terry Fleming – Havasu Lakeshore Development
78980 Carmel Circle, La Quinta, CA 92253

PROJECT DESCRIPTION:

The proposed project would allow the conversion of a 320-space rental mobile home park to a 320-lot resident-owned mobile home park subdivision, as provided in the Subdivision Map Act (SMA). The mobile home park was previously approved to allow 320 spaces. The proposed Tract Map was modified from the original design by creating a new lot (lot #1) at the Northeast corner of the project site. However, along the western edge of the site, two previously approved spaces were combined into a single space. Therefore, the park has not been expanded and the park will continue to have 320 spaces (lots). In addition to the 320 mobile home lots, there will be lettered lots for roads, open space and common areas, to be recorded in three phases. A homeowners association, comprised of the individual lot owners, would be responsible for maintenance of the lettered lots/common areas. The mobile home park was previously approved by the Board Of Supervisors on December 16, 2003. At that time the Board of Supervisors also adopted a Mitigated Negative Declaration, State Clearinghouse #2003081162.

Introduction and 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 was approved to be developed in three phases by the Board of Supervisors on December 9, 2003. All three phases have been graded with utilities installed, and all roads and have been installed throughout the first phase (with the exception of the final street cap). Currently 39 of the approved 320 spaces have been improved with homes. Since the 39 spaces were improved, the County of San Bernardino has relinquished the primary enforcement and control of mobile home parks to the State of California, Department of Housing and Community Development (HCD) and no longer has the authority to issue permits within the park, including permits for construction of buildings, setting down new manufactured homes, roads, drainage, etc. In addition, since the last major improvements were completed, the property went into foreclosure and a new property owner has taken ownership of the property. The proposed tract was originally proposed by the former property owner (original developer) in 2008. The project was placed on hold until it was reactivated by the current owner.

The project site is located at the intersection of Havasu Lake Road and Lake Blvd in the community of Havasu Landings. 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 project site to the east.

In accordance with CEQA Guidelines Section 15164, the County of San Bernardino issues this Addendum to the MND in order to note the minor revisions to the previous entitlements. This Addendum to the MND will not be circulated for public review, and will be added to the MND adopted for the project.

The proposed subdivision of the project site is a minor technical revision to the previously approved mobile home park development project, as it will only affect property ownership options for residents of the park. The subdivision will not result in any physical impacts. None of the conditions described in Section 15162 of the CEQA guidelines apply to this revision of the project, as documented in the following addendum to the adopted MND.

Addendum to the Environmental Checklist

I. AESTHETICS.

The project will not result in new impacts with respect to aesthetics. The acreage to be developed remains unchanged, with the primary modification being the manner in which the mobile home spaces are owned.

II. AGRICULTURE RESOURCES.

The project will not result in new impacts with respect to Agriculture Resources. The project will not have any impacts to farmlands. The revision does not increase the project size.

III. AIR QUALITY.

The project will not result in new impacts with respect to Air Quality. The revised project would not result in a change in the number of passenger car equivalents trips.

IV. BIOLOGICAL RESOURCES.

The project will not result in new impacts with respect to Biological Resources. The acreage to be developed remains unchanged, with the primary modification being the ownership of the mobile home spaces. The proposed change to the project would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

V. CULTURAL RESOURCES.

The project will not result in new impacts with respect to Cultural Resources. The acreage to be developed remains unchanged, with the primary modification being the future ownership of the mobile home spaces. The proposed change to the Project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines. All Cultural Resources mitigation measures were implemented prior to the issuance of building permits.

VI. GEOLOGY AND SOILS.

The proposed subdivision project will not result in new impacts with respect to Geology and Soils. The proposed subdivision will not result in any physical impacts not already authorized by the previously approved development project. Therefore, the subdivision will not expose people or structures to any substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake faults;
- ii. Strong seismic ground shaking;
- iii. Seismic-related ground failure, including liquefaction; and
- iv. Landslides.

This finding has not changed from that made in the Initial Study approved for the Existing Project. The project site is not located in an area that has been identified by the County Geologist as having the potential for expansive soils. Sewer service will be provided by the Chemehuevi Indian Reservation. No septic systems will be utilized as part of this project.

VII. GREENHOUSE GAS EMISSIONS

The project will not result in impacts with respect to Greenhouse Gases (GHG). The mobile home park has already been entitled by the County of San Bernardino. The proposed project only changes the ownership of the project, allowing the previously approved spaces to be sold. The proposed subdivision does not allow an expansion of the mobile home park; nor does it authorize any physical improvements or land use that would generate greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

The project will not result in new impacts with respect to Hazards and Hazardous Materials. The proposal will not impact a site on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the project will not create a significant hazard to the public or the environment.

IX. HYDROLOGY AND WATER QUALITY.

The subdivision of the mobile home park will not result in new impacts to hydrology or water quality. The revised project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services. Impacts are considered less than significant.

The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the previously entitled land use and development. The proposed subdivision project will be serviced by existing sewer and water lines in proximity to the project site. Wastewater and water treatment facilities will be provided by the Chemehuevi Indian Reservation. The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources.

X. LAND USE AND PLANNING.

The proposed subdivision will not result in new impacts with respect to Land Use and Planning. The project will not disrupt or divide the physical arrangement of an existing community, have conflicts with any applicable land use plan, policy, or regulation. The site is not within an applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES.

The revised project will not result in the loss of availability of a known mineral resource that would be of future value to the residents of the State, and will not result in loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

XII. NOISE.

The proposed subdivision will not generate noise, nor will it result in the exposure of people to excessive vibration or noise levels. The project will not authorize any physical development on the site. Therefore, findings regarding noise impacts of the project in the Initial Study/Mitigated Negative Declaration approved for the Existing Project remain unchanged.

XIII. POPULATION AND HOUSING.

The project will not result in new impacts with respect to population and housing. The project was previously approved to allow the construction of a 320-space mobile home park. The proposed subdivision will only allow the approved park project to be subdivided so that the ownership of the mobile home spaces may be transferred to park residents. No residents will be displaced, because they will all have the option to remain in the park as renters.

XIV. PUBLIC SERVICES.

The proposed subdivision will not result in any new or modified physical impacts not associated with the previously entitled development project. The subdivision will not require any new or physically altered governmental facilities for any of the following public services:

- Fire Protection
- Police Protection
- Schools
- Parks
- Other public facilities.

This finding has not changed from that made in the Initial Study/Mitigated Negative Declaration approved for the Existing Project.

XV. RECREATION.

The proposed subdivision project will not result in any increased use of parks or other recreational facilities, and does not create any new impact on recreational facilities because it does not authorize any new development. This finding has not changed from that made in the Initial Study approved for the Existing Project.

XVI. TRANSPORTATION AND CIRCULATION.

The proposed subdivision will not result in increased vehicle trips or traffic congestion of the street systems. The project will not result in changes to air traffic levels or a change in location that results in substantially safety risks. This finding has not changed from that made in the Initial Study/Mitigated Negative Declaration approved for the Existing Project.

XVII. UTILITIES AND SERVICE SYSTEMS.

The proposed subdivision project only changes the ownership of the project, allowing the previously approved mobile home park spaces to be sold. The subdivision does not allow an expansion of the mobile home park. The proposed project will be serviced by existing sewer and water lines in proximity to the project. Wastewater and water treatment facilities will be provided by the Chemehuevi Indian Reservation, as planned for the approved mobile home park development. The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

The proposed subdivision project does not have the potential to significantly degrade the quality of the environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The subdivision project will not result in any physical impacts not already authorized by the previously approved development project.

The proposed subdivision project will not result in impacts that are individually limited, but cumulatively considerable, because the effect of the subdivision will be limited to allowing resident ownership of spaces in an approved mobile home park.

The proposed subdivision project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as no physical impacts would be authorized by approval of the subdivision.

Increases in air quality emissions, noise, and traffic will not be created by the proposed subdivision. These potential impacts have been thoroughly evaluated and appropriate mitigation measures have been applied to the previously approved development project through the Initial Study/Mitigated Negative Declaration adopted with approval of the mobile home park development project.

EXHIBIT D

ADDITIONAL CORRESPONDENCE

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CRAIG AND THERESA BENO
314 CALVERT PARK
BEAUMONT, CA 92223
(951) 849-4936 HOME (909) 782-0934

Via e-mail and Facsimile

September 18, 2012

San Bernardino County
Planning Division
Kevin White, Judy Tateman
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Project No. P200800488
Vista Del Lago, Havasu Lake, CA
Applicant: Havasu Landing LLC
Tentative Tract Map 18719 to convert previously approved Rental
Mobile Home Park to a Resident Owned Mobile Home Park.

It is my understanding that another survey letter has been distributed to the Homeowners of Vista Del Lago by the current owner Havasu Landing LLC. As you are aware we also own a home in Vista Del Lago. However, we did not receive any survey letter but were made aware by another homeowner and have read the what the owner has requested to be signed by each resident. I wonder how many others did not receive the survey.

The survey letter does not address any of the concerns the residents have regarding legal issues, unfinished streets and lighting, lot line adjustment for the north side in Phase 1, cost of lots, HOA fees.....As I have expressed in the past, Lavasu Landing, LLC, claims our 20 year leases are null and void due to foreclosure.

If this project is approved without all issues being resolved it will put every homeowner at the mercy of Havasu Landing LLC to ask whatever he wants for the lots and leave us holding the bag for all the and unfinished and unresolved issues.

Thank you for your consideration in this issue.

Respectfully,
Craig and Theresa Beno

September 4, 2012

Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Jim Zajicek and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

1. At this time, Vista Del Lago Mobile Home Park is a land leased park where there has not been one new pre-manufactured home added to the Park in over five years. Also, there have not been any sales of existing homes that are listed for sale here in the Park.
2. This in turn has driven our home values down over fifty percent of what we paid for them and there is no end in sight due to the economy. Unless there is a positive change to the park that would allow existing home owners to own the ground that their home sits on and therefore being able to create value and produce equity to our property, we feel our values may never come back if the Park stays as a land leased Park. We really feel the necessity for this change to lot ownership. Staying as a land leased Park also affects the ability of being able to finance a new home as banks are just not interested in financing a home on a leased lot.
3. By approving this conversion from leased land to lot ownership it would benefit Havasu Lake, California and the County of San Bernardino through its tax base and would give us, the homeowners, some tax deductions and a chance to recover some of our invested value back into our property. We know this because there has been outside interest from potential buyers that would be interested into moving into Vista Del Lago Mobile Home Park if they could purchase and own the property they would be putting a home on, increasing the overall value of the Park.
4. We really look forward to this conversion as it will give us hope that our community will survive, grow and allow the opportunity to take place for our home values to come back to what our expectations were when we purchased them.
5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.



Jim Zajicek
Unit #243

2 HOMES

September 4, 2012


Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Brian Monninger and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

1. At this time, Vista Del Lago Mobile Home Park is a land leased park where there has not been one new pre-manufactured home added to the Park in over five years. Also, there have not been any sales of existing homes that are listed for sale here in the Park.
2. This in turn has driven our home values down over fifty percent of what we paid for them and there is no end in sight due to the economy. Unless there is a positive change to the park that would allow existing home owners to own the ground that their home sits on and therefore being able to create value and produce equity to our property, we feel our values may never come back if the Park stays as a land leased Park. We really feel the necessity for this change to lot ownership. Staying as a land leased Park also affects the ability of being able to finance a new home as banks are just not interested in financing a home on a leased lot.
3. By approving this conversion from leased land to lot ownership it would benefit Havasu Lake, California and the County of San Bernardino through its tax base and would give us, the homeowners, some tax deductions and a chance to recover some of our invested value back into our property. We know this because there has been outside interest from potential buyers that would be interested into moving into Vista Del Lago Mobile Home Park if they could purchase and own the property they would be putting a home on, increasing the overall value of the Park.
4. We really look forward to this conversion as it will give us hope that our community will survive, grow and allow the opportunity to take place for our home values to come back to what our expectations were when we purchased them.
5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.

 9-8-2012
Brian Monninger
Unit # 207

September 4, 2012


Attention

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Bill Clary of Horizon Community Bank and we are the owner of pre-manufactured homes located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

1. At this time, Vista Del Lago Mobile Home Park is a land leased park where there has not been one new pre-manufactured home added to the Park in over five years. Also, there have not been any sales of existing homes that are listed for sale here in the Park that I know of.
2. This in turn has driven our home values down from what we paid for them. Unless there is a positive change to the park that would allow existing home owners to own the ground that their home sits on and therefore being able to create value and produce equity to our property, as our values may never come back if the Park stays as a land leased Park. Staying as a land leased Park also affects the ability of being able to finance a new home as banks are just not interested in financing a home on a leased lot.
3. By approving this conversion from leased land to lot ownership it would benefit Havasu Lake, California and the County of San Bernardino through its tax base and would give us, the homeowners, some tax deductions and a chance to recover some of our invested value back into our property. We know this because there has been outside interest from potential buyers that would be interested into moving into Vista Del Lago Mobile Home Park if they could purchase and own the property they would be putting a home on, increasing the overall value of the Park.
4. We really look forward to this conversion as it will give us hope that our community will survive, grow and allow the opportunity to take place for our home values to come back to what our expectations were when we purchased them.
5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.


Bill Clary, Horizon Community Bank
Units #199, #251, #306

9/13/12

2 - HOMES

September 4, 2012

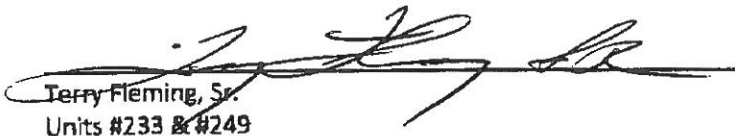
Attention

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Terry Fleming, Sr. and I am the owner of two pre-manufactured homes located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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4. We really look forward to this conversion as it will give us hope that our community will survive, grow and allow the opportunity to take place for our home values to come back to what our expectations were when we purchased them.
5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.



Terry Fleming, Sr.
Units #233 & #249

September 4, 2012


Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Phillip Washburn and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.


Phillip Washburn
Unit #245

September 4, 2012

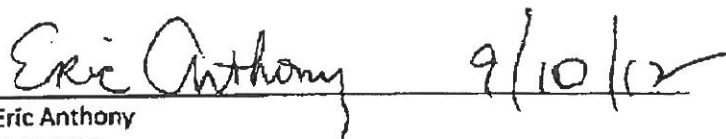
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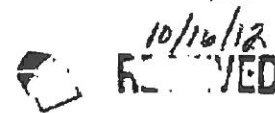
Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Erik Anthony and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.


Eric Anthony
Unit #313



September 4, 2012

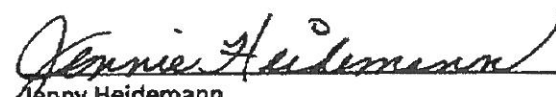
Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Jenny Heidemann and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.


Jenny Heidemann
Unit #196

September 4, 2012

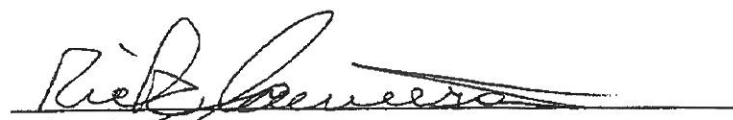
Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Rick Jamieson and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.



Rick Jamieson
Unit # 318

September 4, 2012

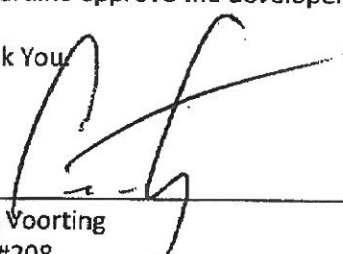
Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Craig Voorting and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You



Craig Voorting
Unit #208

September 4, 2012

Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Mac Slaughter and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.



Mac Slaughter
Unit #241

September 4, 2012



Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Mark Nappi and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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5. We support the conversion of Vista Del Lago Mobile Home Park and ask that the County of San Bernardino approve the developer's conversion plans.

Thank You.

A handwritten signature in black ink, appearing to be "Mark Nappi", is written over a horizontal line.

Mark Nappi
Unit # 195

September 4, 2012

Attention:

Kevin White Senior Planner
Planning Commission County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0181

My name is Bill Beverage and I am the owner of a pre-manufactured home located in Vista Del Lago Mobile Home Park in Havasu Lake, California ("Vista Del Lago"). I would like to express my feelings and opinions on the subject matter of Vista Del Lago being converted from a land lease Mobile Home Park to a park where residents can own the lot that their home is on.

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Thank-You.

Bill Beverage
Unit #194

EXHIBIT E

JULY 19, 2012 PLANNING COMMISSION STAFF REPORT

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