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Co. Surveyor
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April 9, 1973

SAN BERNARDINO COUNTY PLANNING COMMISSION
SUBDIVISION REQUIREMENTS

TRACT NO. 8284 (Lake Havasu)(Revised) EXPIRATION DATE: July 7, 1973

Developer:

Everett L. Hodges, Inc.
700 Rodeo Road
Fullerton, California 92631

Engineer:

Ludwig Engineering
1253 N. "E" Street
San Bernardino, California 92405

This will advise you that Tentative Tract Map No. 8284 (Revised), 40± acres, containing 135 lots, was approved by the San Bernardino County Planning Commission at its meeting of March 8, 1973, and was found to be in compliance with Section 11549.5 of the Subdivision Map Act. Approval is subject to conditions as outlined on attached pages 2 of 6 through 6 of 6. (This tract was originally approved by the Planning Commission on January 7, 1971.)

COUNTY PLANNING DEPARTMENT
Current Planning Division

Marvin W. Krieger
Senior Planner

MWK:bg

cc: County Road Department
County Flood Control
County Surveyor
County Health Department
County Div. of Bldg. & Safety
County Firewarden
County Special Districts

Ludwig Engineering

State Division of Real Estate
107 S. Broadway, Room 8003
Los Angeles, California 90012

STANDARD REQUIREMENTS:

The water system and fire hydrants shall be installed in accordance with the requirements of the State Health and Safety Code, and in accordance with plans approved by the San Bernardino County Health Department and the governing fire protection authority.

Easements and improvements shall be provided and drainage coordinated in accordance with the standards and requirements of the County of San Bernardino and the County Planning Commission.

Where a bond is to be posted in lieu of installation of the improvement:

The domestic water plan and/or sewer plan shall be reviewed by a civil engineer, registered in the State of California, and said engineer shall determine the amount of bond necessary to install the improvements. This amount plus ten percent shall be posted with the County of San Bernardino.

The presently required certificates on water maps for the water company and engineer must still be placed on the map. In addition a statement shall be transmitted to the Public Health Department signed by the registered civil engineer for the water purveyor stating that the amount of bond recommended is adequate to cover the cost of installation of the improvement.

Further, prior to release of the bond for the improvement, the engineer for the subdivider or the utility of jurisdiction shall submit a signed statement confirming that the improvement has been installed according to the approved plans and meets the requirements of all appropriate State and County laws pertaining to such improvement.

In cases where the water agency or sewering agency is a governmental subdivision, prior to final recording of the tract map, the governmental agency shall submit a statement directed to the County stating that the improvement has been installed according to the approved plans or stating that bond in the amount of 110 percent of the cost of installation of the improvement has been placed with the agency.

Utility lines shall be placed underground in accordance with the requirements of County Ordinance No. 1557.

*STREET, GRADING AND DRAINAGE REQUIREMENTS:

County Road Department:

Vehicular access rights are to be dedicated within the tract boundary along Havasu Lake Road.

Any grading within the road right-of-way prior to the signing of the improvement plans must be accomplished under the direction of a Soil Testing Engineer. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to San Bernardino County and a written report is to be submitted to the Contracts Division prior to any placement of base materials and/or paving.

Curbs, gutters and asphalt-concrete paving will be required on all road sections throughout the tract area if there is a hot mix plant located within forty miles of the tract boundary.

> It is the Road Department's opinion that curbs and gutters are absolutely necessary to control the sheet flow from desert thunderstorms that can be anticipated in this area, to prevent damage to streets, homes, driveways, etc.

Final plans and profiles shall show the location of any existing utility facility that would affect construction.

Road drainage facilities are to be constructed where necessary to dewater the road sections as per Road Department policies.

All power poles located in the vicinity of the future streets to be constructed as part of this tract are to be shown on the plans and profiles and relocated as necessary by others than San Bernardino County.

A thorough evaluation of the structural road section from a qualified materials engineer will be required prior to the signing of the improvement plans.

Slope rights are to be dedicated on the final tract map where necessary.

The Engineer and Owner are reminded that the transfer of ownership or creation of an easement on a portion of any area contained within the boundaries of a tentative map as approved by the Planning Commission is a violation of Section 11538 of the Subdivision Map Act and is subject to the penalties contained therein. Such transfer or creation of an easement will be considered a breach of the conditions attached to the filing of a final map of any of the area contained within the tentative map.

When dip and/or channel crossings are encountered on local roads, the headlight stopping sight distance shall be a minimum of 25 m.p.h.

Adequate facilities are to be constructed as per Road Department policies wherever the road section crosses any channel improvement or wash area.

Dip crossing signs are to be posted as necessary for traffic safety.

All existing easements lying within the future road right-of-way are to be quit-claimed prior to recordation of the tract map.

It will be required that all easements by separate instrument that are shown on the tentative tract map be included within the blue border, or, if this is not possible, by separate instrument prior to recordation of the tract map.

Vehicular access rights shall be dedicated on "E" Street on Lot 92.

It will be required by the Building Department that all rough grading be accomplished or bond posted prior to recordation of the tract map.

County Division of Building and Safety:

A preliminary soil report, complying with the provisions of Ordinance No. 1494, shall be filed with and approved by the Director of Building and Safety prior to recordation of the final map.

Grading plans shall be submitted to and approved by the Building and Safety Department prior to recordation of the final map.

All rough grading shall be completed and approved prior to recordation of the final map or post a performance bond.

Grading plans to reflect the recommendations of the Road Department.

All grading is to be considered "Engineered Grading" and be supervised by a Civil Engineer.

County Flood Control District:

Adequate drainage facilities shall be provided within San Bernardino County Drainage Easements or road rights-of-way to intercept drainage flows and conduct them through the tract. The drainage facilities could include channels, water-carrying streets, expanded street gutter sections, or a combination of these or other methods.

All lots situated adjacent to the main channel shall be elevated sufficiently and graded to drain toward the proposed roads.

An offsite facility within an adequate drainage easement shall be provided to intercept drainage flows westerly of the tract and direct them to the main watercourse at Malamedia Road.

An adequate facility shall be provided to intercept drainage flows along the watercourse which confluences with the main channel near the westerly boundary of the tract, and direct them to the main channel.

Flows from all other watercourses entering the tract shall either be intercepted and directed to the roads within the tract or intercepted and conveyed within adequate facilities along the lot lines within drainage easements.

All drainage easements and channel alignments shown on the tentative tract map are subject to revision pending the results of additional engineering analysis at such time as improvement plans are reviewed.

The improvemen. and grading plans shall be submitted to the Flood Control District for review.

*In addition to the Street and Drainage requirements, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans and would have to be determined after more complete improvement plans and profiles have been submitted to the County Road Department.

WATER SUPPLY AND SEWAGE DISPOSAL:

Before this tract can be recorded developer must obtain approval of the County Department of Public Health for a water purveyor for this tract. The County Department of Public Health cannot approve the Havasu Water Company as water purveyor at this time because:

a) This water company has not been granted a permanent State permit to operate a domestic water company.
b) The chemical quality of the water does not meet the State or USPHS standards.
c) The State Health Department has limited the services of Havasu Water Company to existing customers only.

Pending availability of a sanitary sewage collection system, individual sewage disposal systems may be permitted in this area. Soil conditions for use of individual sewage disposal systems in this area are poor, therefore it will be necessary that absorption tests to indicate soil porosity be made on at least 20% of the lots; such tests shall be made for seepage pits and/or leach lines.

Tests shall be made by Registered Civil Engineer or approved soil testing laboratory. Tests shall reflect soil absorption quality for entire tract. If the engineer determines this cannot be done, additional tests shall be made.

Testing procedure shall be that set forth by the USPHS. Results of these tests shall be submitted in duplicate to the County Department of Public Health for review and determination.

GENERAL REQUIREMENTS AND ZONING:

25' front street and 15' side street setbacks shall be shown on final map.

Lot 114 is approved with a width of 55' at front setback line.

Present zoning is R-MPD and M-1. A zone change to R-1 is in process for Lots 124 thru 130 and to C-2 for Lots 131 thru 135.

INFORMATION THAT SHOULD BE GIVEN TO BUYER:

This tract is traversed by a major natural watercourse in an easterly direction together with several other watercourses having less significance. The engineer proposes to reclaim a portion of the major watercourse by filling and raising the lot elevation above the flow-line of the wash and to include those portions of the lots severed by the watercourse within a drainage easement.

In Flood Control District's opinion those portions of the tract lying within and abutting the natural watercourse are subject to infrequent flood hazard by reason of erosion, overflow, and debris deposition until adequate provisions are made to intercept drainage flows and conduct them through and/or around the tract. This tract is also subject to infrequent sheet overflow from desert thunderstorms.