PLANNING COMMISSION
REGULAR MEETING

Meeting Agenda

Thursday, October 9, 2025
6:30 PM
City Council Chambers
9700 Seventh Ave.,
Hesperia, CA, 92345

Planning Department: (760) 947-1224

Planning Commission Members

Roger Abreo, Chair
Sophie Steeno, Vice Chair
Dale Burke, Commissioner
Earl Hodson V, Commissioner
Timothy Auman, Commissioner

Nathan Freeman, Director of Development Services
Ryan Leonard, Principal Planner
Bethany Burgess, Assistant City Attorney

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Departmetn at (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1224 up to 5:30 pm on the day of the scheduled meeting. Planning Commission meetings may be viewed live or after the event on the City's website at www.hesperiaca.gov.

AGENDA
HESPERIA PLANNING COMMISSION
9700 Seventh Ave., Council Chambers, Hesperia, CA 92345

As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER - 6:30 PM

A. **Pledge of Allegiance to the Flag**

B. **Invocation**

C. **Roll Call**

D. **Reorganization of the Planning Commission**

1. **Election of Chair**

2. **Election of Vice Chair**

E. **Agenda Revisions and Announcements by Planning Secretary**

JOINT PUBLIC COMMENTS

Please complete a “Comment Card” and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

1. Page 1

Consideration of the September 11, 2025 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on September 11, 2025.

Staff Person: Planning Specialist Maricruz Montes

Attachments: 9-11-2025 Draft meeting Minutes

PUBLIC HEARINGS

2. Page 5

Consideration of Tentative Tract Map No. 20674 (TT23-00005) to create 20 single-family residential lots and 1 lettered lot on 5 gross acres of land within the Single Family Residential (R1-4500) zone located at the northwest corner of Hollister Street and Afton Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Trio Grande, LLC; APN: 3057-051-09).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-17, approving TT25-00005 (TT-20674).

Staff Person: Associate Planner Leilani Henry

Attachments: TT23-00005 Staff Report

Attachment 1: Aerial

Attachment 2: General Plan MAP

Attachment 3: TT-20674

Attachment 4: IS/MND

Attachment 5: Resolution No PC-2025-17

Attachment A: Draft Conditions of Approval

3. Page 139

Consideration of Development Code Amendment DCA25-00004 to modify the City's General Performance Standards of the Hesperia Municipal Code by establishing new standards for outdoor residential lighting and updating existing glare regulations for commercial properties.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-18 recommending that the City Council introduce and place on first reading an ordinance approving DCA25-00004.

Staff Person: Associate Planner Leilani Henry

Attachments: DCA25-00004 Staff Report

Attachment 1: Exhibit A

Resolution No. PC-2025-18

4. Page 145

Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-16 and Resolution No. PC-2025-17 recommending that the City Council introduce and place on first reading an ordinance and a resolution approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002), to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan (referred to as Silverwood) and to make modifications to the lot layout for multiple Planning Areas under TTM No.18955.

Staff Person: Senior Planner Edgar Gonzalez

Attachments: Staff Report

Attachment 1 - Amended Land Uses

Attachment 2 - Silverwood Phase 1 (A, B & C) Map for reference

Attachment 3 - Revised TTM No. 18955

Attachment 4 - Resolution No. PC-2025-16

Attachment 5 - Resolution No. PC-2025-17

Exhibit A - Conditions of Approval

PLANNING DIVISION REPORT

The Planning staff may make announcements or reports concerning items of interest to the Commission and the public.

A. DRC Comments

B. Major Project Update

ASSISTANT CITY ATTORNEY REPORT

The Assistant Attorney may make comments of general interest to the City.

DIRECTOR REPORT

The Director may make announcements or reports concerning items of interest to the Commission or the public.

PLANNING COMMISSION COMMENTS

The Commission Members may make comments of general interest to the City.

ADJOURNMENT

I, Maricruz Montes, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Friday,October 3, 2025 at 5:30 p.m. pursuant to California Government Code §54954.2.

Maricruz Montes

Maricruz Montes,
Planning Commission Secretary

City of Hesperia

Meeting Minutes - Draft

PLANNING COMMISSION REGULAR MEETING

Council Chambers
9700 Seventh Avenue,
Hesperia CA 92345

Thursday, September 11, 2025

CALL TO ORDER - 6:34 PM

A. **Pledge of Allegiance to the Flag**

Pledge led by Commissioner Burke.

B. **Invocation**

Invocation led by Vice Chair Steeno.

C. **Roll Call**

Present	4 -	Commissioner Hodson V, Commissioner Burke, Commissioner Auman, and Vice Chair Steeno
Absent	1 -	Chair Roger Abreo

D. **Reorganization of the Planning Commission**

A motion was made by Commissioner Burke, seconded by Commissioner Auman, that this item be continued. The motion carried by the following vote:

Aye:	4 -	Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno
Nay:	0	
Absent:	1 -	Chair Abreo

E. **Agenda Revisions and Announcements by Planning Secretary**

Information for Green Sheet Items #5, #6, and #7 was updated after the original agenda posting to provide the most current details for the Commission’s review. Comment letters related to these projects were also received and made available.

JOINT PUBLIC COMMENTS

The Public Comment period was opened at 6:38 p.m.

There were no public comments.

The Public Comment period was closed at 6:38 p.m.

CONSENT CALENDAR

1. Consideration of the June 12, 2025, Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on June 12, 2025.

Sponsors: Planning Specialist Maricruz Montes

A motion was made by Commissioner Auman, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Hodson V, Commissioner Burke and Commissioner Auman

Nay: 0

Absent: 1 - Chair Abreo

Abstain: 1 - Vice Chair Steeno

2. Consideration of the August 14, 2025 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on August 14, 2025.

Sponsors: Planning Specialist Maricruz Montes

A motion was made by Vice Chair Steeno, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

PUBLIC HEARINGS

3. Consideration of an appeal to the Planning Commission to overturn the Development Review Committees decision to adopt associated Mitigated Negative Declaration (“MND”) and approve site plan review SPR23-00018.

Recommended Action:

It is Recommended that the Planning Commission adopt Resolution No. PC-2025-10 denying appeal APP25-00001 and upholding the Development Review Committee (DRC) approval of site plan review SPR23-00018 and adoption of associated Mitigated Negative Declaration.

Sponsors: Assistant Planner Leilani Henry

A motion was made by Commissioner Burke, seconded by Vice Chair Steeno, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

4. Conditional Use Permit CUP22-00016 in conjunction with Tentative Parcel Map No. 20883 (TPM24-00003) (Applicant: Bobby Kang, CEO- Cargo Solutions Express; APNs: 3064 -591 -12, 13,17, 18, and 3064-631-01).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-15, approving CUP22-00016 and Tentative Parcel Map No. 20883 (TPM24-00003) and adopting a mitigated Negative Declaration.

Sponsors: Principal Planner Ryan Leonard

A motion was made by Commissioner Auman, seconded by Commissioner Hodson V, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

5. Development Code Amendment DCA25-00003; Applicant: City of Hesperia; Area affected: City-wide.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-12 recommending that the City Council introduce and place on first reading an ordinance approving DCA25-00003, modifying development standards associated with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (Junior ADUs).

Sponsors: Senior Planner Edgar Gonzalez

A motion was made by Commissioner Hodson V, seconded by Vice Chair Steeno, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

6. Consideration of Specific Plan Amendment SPLA25-00004 to remove existing provision allowing building height to increase up to 150 feet based on additional front yard setback for properties located west of Interstate 15; and increasing the maximum building height from 60 feet to 35 feet within the Commercial Industrial Business Park Zone of the Main Street and Freeway Corridor Specific Plan.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-11 recommending that the City Council introduce and place on first reading an ordinance approving SPLA25-00004.

Sponsors: Assistant Planner Leilani Henry

A motion was made by Commissioner Auman, seconded by Commissioner Hodson V, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

7. Draft Objective Design Standards for Multifamily and Mixed-Use Development

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No . PC-2025-13 recommending that the City Council: 1) Adopt Objective Design Standards (ODS) for multifamily and mixed-use residential projects; and 2) Approve a Development Code Amendment (DCA25-00002) and Specific Plan Amendment (SPLA25-00002) incorporating the ODS into the Hesperia Municipal Code and the Main Street and Freeway Corridor Specific Plan (MSFCSP).

Sponsors: Principal Planner Ryan Leonard

A motion was made by Commissioner Burke, seconded by Commissioner Auman, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

PLANNING DIVISION REPORT

Principal Planner Leonard had no comments.

ASSISTANT CITY ATTORNEY REPORT

Attorney Bridges, filling in for the City Attorney, stated she had nothing to report.

DIRECTOR REPORT

Director Freeman thanked staff for their time and dedication in preparing the agenda. He specifically recognized Ryan and his team for their efforts in compiling and organizing the 700+ page agenda, noting that their work placed the Commissioners in the best possible position to make well-informed decisions.

PLANNING COMMISSION COMMENTS

Commissioner Auman commented on the large volume of documents he printed this week and acknowledged the time and effort it takes to review them thoroughly.

Commissioner Burke commended staff for an excellent job in preparing the agenda materials, noting that it made it easy to follow and understand each item.

Commissioner Hodson V. requested an update on the aqueduct crossing project. Director Freeman responded that he will request an update to be provided at the next Planning Commission meeting.

Vice Chair Steeno praised staff for their stellar performance and extended thanks to the consultants who supported the City. He also shared highlights from the recent Planning Commission Conference and invited everyone to attend the upcoming Hesperia Days event.

ADJOURNMENT

Meeting adjourned at 7:52 pm until the next regular meeting on October 9, 2025.

____
Maricruz Montes,
Planning Commission Secretary

____
Sophie Steeno,
Planning Commission, Vice Chair

DATE:	October 9, 2025
TO:	Planning Commission
FROM:	Nathan R. Freeman, Director of Development Services
BY:	Ryan Leonard, Principal Planner Leilani Henry, Associate Planner
SUBJECT:	Tentative Tract Map No. 20674 (TT23-00005); Applicant: Trio Grande LLC; APN: 3057-051-09

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-17, approving Tentative Tract Map No. 20674 (TT23-00005).

BACKGROUND

Proposal: A Tentative Tract Map to subdivide one existing parcel totaling 5 gross acres into 20 single-family residential lots and 1 common letter lot.

Location: On the northwest corner of Hollister Street and Afton Avenue (Attachment 1).

Current General Plan, Zoning and Land Uses: The subject property as well as all surrounding properties are within the Single Family Residential (R1-4500) zone. The subject property is currently vacant. The properties to the north, south, east, and west are vacant (Attachment 2).

ISSUES/ANALYSIS

Land Use: The Single Family Residential (R1-4500) zone allows a maximum density up to 8 dwelling units per acre. The tentative tract would create 20 new single-family residential lots on 5 gross acres, resulting in a density of 4 dwelling units per acre, which is far below the maximum density allowed. The subdivision includes a 6,732 square foot common letter lot (Lot A) to use as a retention basin. The smallest lot within the subdivision is 5,638 square feet, the average lot size is 6,605 square feet, and the largest lot is 10,029 square feet in area. The proposed lots comply with the Single Family Residential (R1-4500) zone which allows a 4,000 square foot minimum lot size, a 50-foot (interior lot) and 60-foot (corner lot) minimum lot width and a 75-foot minimum lot depth requirement. The proposed lot sizes align with the existing tracts of single-family lots within close proximity (Attachment 3).

Access to the individual lots will be provided via proposed driveways along Arizona Avenue and Colorado Street, both new internal streets within the tract. Oak Valley Street will continue along the northern portion of the tract providing an entrance at Arizona Avenue, whereas Colorado Street will be accessible from existing Afton Avenue at the south-east section of the tract. The rear of the lots will abut the vacant lot to the west, Hollister Street to the south and Afton Avenue to the east.

The development will require all single-family homes to construct a 6-foot-high split-face tan block wall along all sides visible from the right-of-way. Internal sides not visible from the right-of-way may feature a 6-foot-high precision block wall. All homes must comply with the development standards of the Single Family Residential (R1-4500) zone.

Drainage: All drainage created on-site beyond that which has occurred historically would be detained within an above ground retention basin located at the northeast corner of the tract. The retention basin will be approximately 5.67 feet deep and enclosed by a six-foot-high split-face block wall along the south and partial east sides to match the required perimeter walls for the tract. In the front yard setback area adjacent to Oak Vallet Street and Arizona Avenue, the enclosure will consist of a combination wall with a two-foot-high split-face block base and a four-foot-high wrought iron fence on top and pilasters.

Water and Sewer: The project will construct an 8-inch water main in Hollister Street from Afton Avenue and tie into the existing line at Well Road, as well as in Afton Avenue from Oak Valley Street extending down Arizona Avenue and Colorado Street and connect to the existing line in Sultana Street. The project will also construct an 8-inch sewer line connecting to the existing 8-inch line in Afton Avenue and extending along Oak Valley Street, Arizona Avenue, and Colorado Street.

Street Improvements: The project will construct and extend street improvements along the exterior street improvements along Oak Valley Street, Afton Avenue, and Hollister Street; all designated as 60-foot-wide local streets. All exterior streets shall provide a minimum 26-foot-wide paved road for vehicle access. The interior streets, Arizona Avenue and Colorado Street, will be designed and constructed according to the City standard for a 60-foot-wide local roadway. As part of the development of the tract, all streets will be constructed to City standards, including curb, gutter, streetlights and sidewalk along the tract’s interior and exterior right-of-way boundary.

Traffic: The project’s impact on traffic is consistent with daily vehicle trips allowed. Due to its size, the project will not result in changes to traffic patterns in the area. The existing roadway system, which will serve the tract and can support growth and development in this area.

Schools and Parks: The project is approximately 1,875 feet northeast of Mission Crest Elementary School. The development is approximately 2,500 feet northwest of the Rick Novack Community Center and Palm Street Park and approximately 1,875 feet northeast of Malibu Park.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project (Attachment 4) concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

A biological assessment and an evaluation of protected plants was prepared for the project. The biological report shows that the site does not contain habitat for desert tortoises nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl and nesting bird will be conducted prior to issuance of a grading permit. A supplemental biological survey was prepared for the site which did not identify any Joshua Trees on site but within proximity.

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. If cultural resources are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The mitigated negative declaration was circulated for public review from June 25, 2025, through July 25, 2025. During the public review period one comment letter was received from the California Department of Fish and Wildlife (CDFW). Their comments requested updated language to the biological mitigation measures as well adding a mitigation measure requiring an Incidental Take Permit. All comments were addressed and incorporated within the final IS/MND.

Conclusion: The proposed tract conforms to the policies of the City's General Plan and meets the standards of the Development Code within the Single Family Residential (R1-4500) zone.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

Development will be subject to payment of all development impact fees adopted by the City.

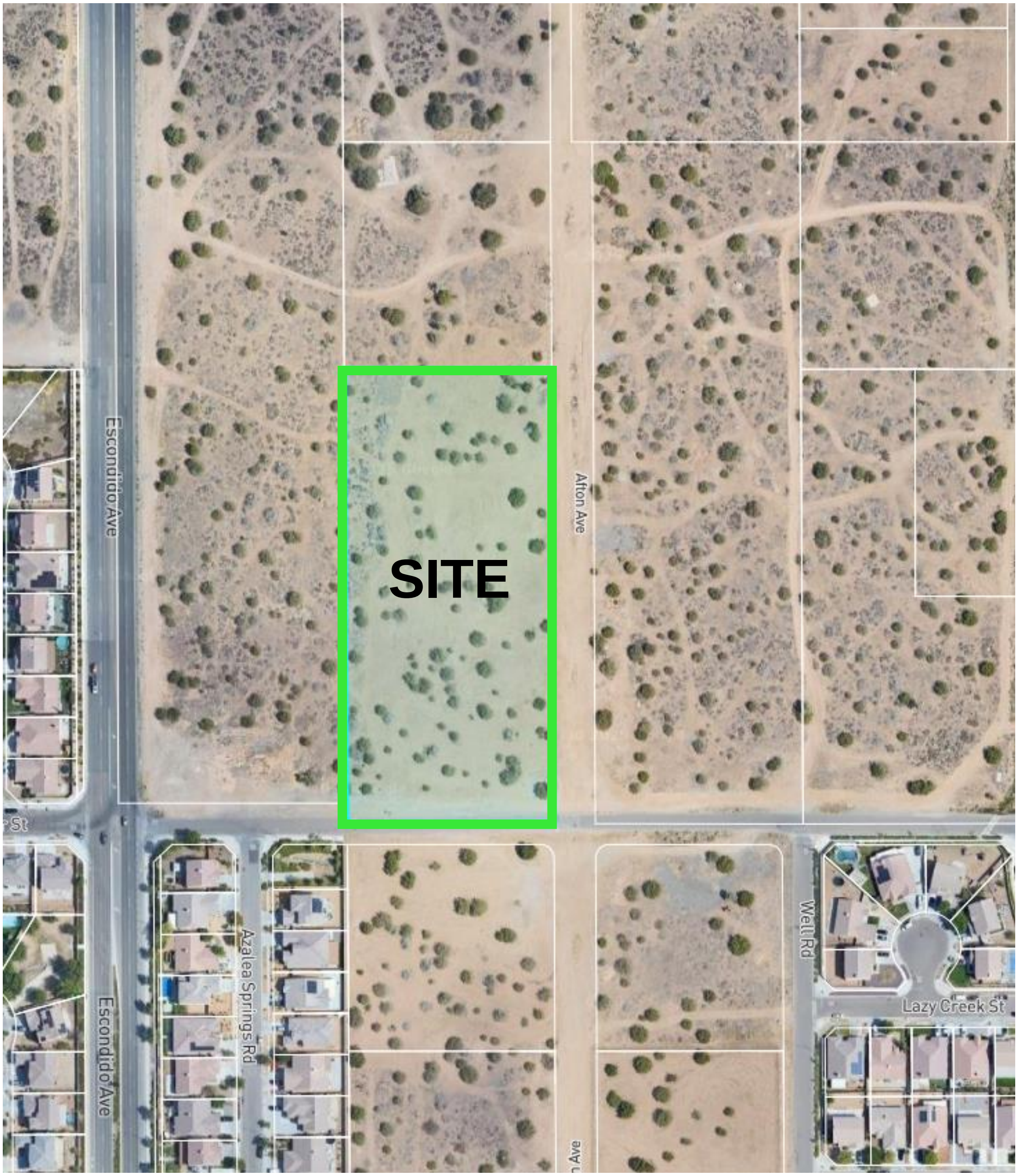
ALTERNATIVE

Provide alternative direction to staff.

ATTACHMENTS

1. Aerial Photo
2. General Plan Land Use Map
3. Tentative Tract Map No. 20674 (TT23-00005)
4. IS/MND
5. Resolution No. PC-2025-17 and Condition of Approval

ATTACHMENT 1


SITE
Escondido Ave
Afton Ave
Escondido Ave
Azalea Springs Rd
Weill Rd
Lazy Creek St
er St
n Ave

APPLICANT(S): TRIO GRANDE LLC

FILE NO(S): TT23-00005

LOCATION: NORTHWEST CORNER OF HOLLISTER STREET AND AFTON AVENUE

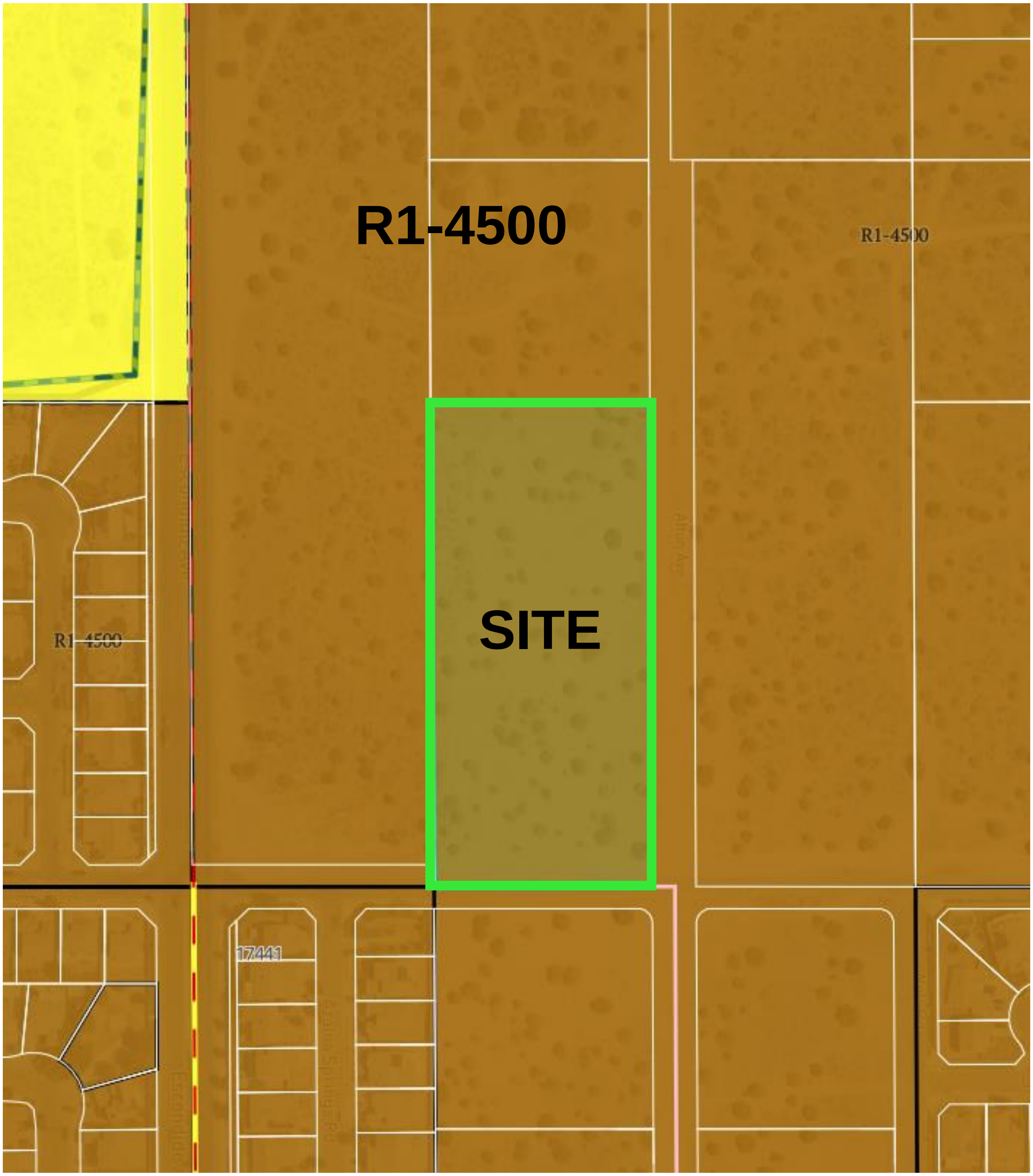
APN(S): 3057-051-09

PROPOSAL: CONSIDERATION OF TENTATIVE TRACT MAP NO. 20674 (TT23-00005) TO CREATE 20 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 LETTERED LOT ON 5.0 GROSS ACRES WITHIN THE SINGLE FAMILY RESIDENTIAL (R1-4500) ZONE

N
↑

AERIAL PHOTO

ATTACHMENT 2



APPLICANT(S): TRIO GRANDE LLC

FILE NO(S): TT23-00005

LOCATION: NORTHWEST CORNER OF HOLLISTER STREET AND AFTON AVENUE

APN(S): 3057-051-09

PROPOSAL: CONSIDERATION OF TENTATIVE TRACT MAP NO. 20674 (TT23-00005) TO CREATE 20 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 LETTERED LOT ON 5.0 GROSS ACRES WITHIN THE SINGLE FAMILY RESIDENTIAL (R1-4500) ZONE

N ↑

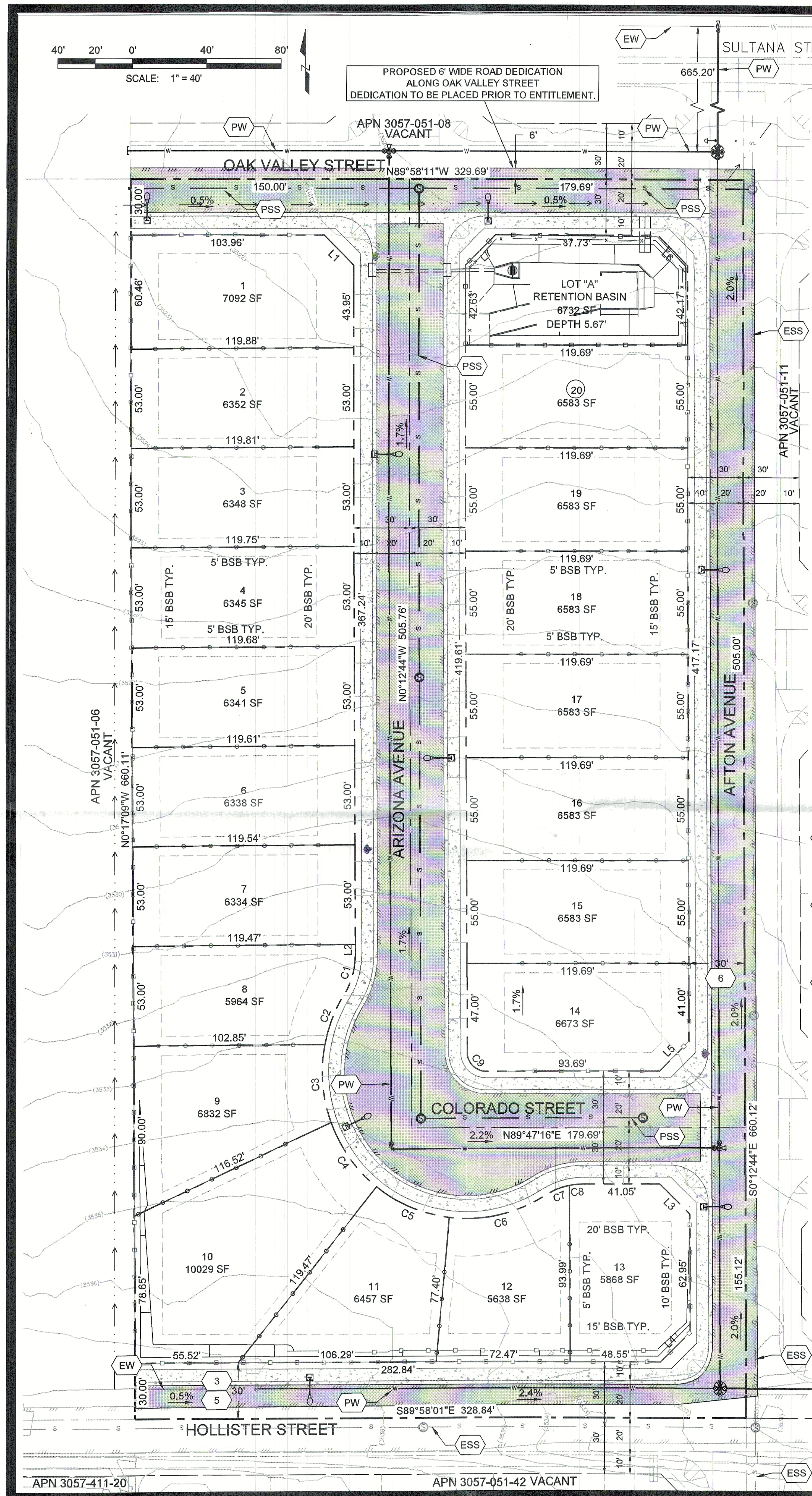
General Plan Land Use Map

IN THE CITY OF HESPERIA

TENTATIVE TRACT NO. 20674

A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT PLAT.

A.P.N 3057-051-09


40'
20'
0'
40'
80'
SCALE: 1" = 40'
SULTANA STREET
665.20'
OAK VALLEY STREET
APN 3057-051-08
VACANT
N89°58'11"W 329.69'
150.00'
179.69'
0.5%
PSS
PW
EW
ESS
LOT "A"
RETENTION BASIN
6732 SF
DEPTH 5.67'
87.73'
ARIZONA AVENUE
N0°12'44"W 505.76'
AFTON AVENUE
505.00'
APN 3057-051-11
VACANT
APN 3057-051-06
VACANT
N0°17'09"W 660.11'
1
7092 SF
2
6352 SF
3
6348 SF
4
6345 SF
5
6341 SF
6
6338 SF
7
6334 SF
8
5964 SF
9
6832 SF
10
10029 SF
11
6457 SF
12
5638 SF
13
5868 SF
14
6673 SF
15
6583 SF
16
6583 SF
17
6583 SF
18
6583 SF
19
6583 SF
20
6583 SF
5' BSB TYP.
15' BSB TYP.
20' BSB TYP.
10' BSB TYP.
COLORADO STREET
N89°47'16"E 179.69'
2.2%
1.7%
2.0%
2.4%
S0°12'44"E 660.12'
HOLLISTER STREET
S89°58'01"E 328.84'
282.84'
APN 3057-411-20
APN 3057-051-42 VACANT
APN 3057-051-29
VACANT
WELL ROAD

PROPOSED 6' WIDE ROAD DEDICATION ALONG OAK VALLEY STREET DEDICATION TO BE PLACED PRIOR TO ENTITLEMENT.

CIVIL ENGINEER:

ANDREW RYAN BELL
9530 HAGEMAN RD
SUITE B223
(661) 230-9034

OWNER/DEVELOPER

TRIO GRANDE, LLC
7888 SVL BOX
VICTORVILLE, CA 92395
ATTN: MR. KAN LOI
PH: (909) 890-2371
FAX: (909) 890-2386
CELL: (760) 964-3963

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, T 4 N, R 5 W, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BASIS OF BEARING

BASIS OF BEARING WAS TAKEN FROM THE CENTERLINE OF ESCONDIDO AVENUE SHWON AS N00°15'51"W PER PARCEL MAP NO. 2149, RECORDED IN BOOK 23 OF PARCEL MAPS, PAGE 67 RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA.

BENCHMARK: CITY OF HESPERIA

CITY OF HESPERIA BENCHMARK H-19
3 1/2 BRASS DISK IN N.W. COR. OF THE INTERSECTION OF PYRITE AND MAIN.
3.3' FROM P.P. #2263153E.

ELEVATION 3454.069

TITLE REPORT:

FIRST AMERICAN TITLE COMPANY
(951)787-1762
ORDER # 0625-6933054
OCTOBER 04, 2023

TITLE REPORT NOTES:

3 AN EASEMENT GRANTED TO THE COUNTY OF SAN BERNARDINO FOR WATER LINES, HIGHWAY, ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 20, 1987 PER INSTRUMENT NO. 87-289238 OF OFFICIAL RECORDS

5 AN IRREVOCABLE OFFER OF DEDICATION GRANTED TO THE CITY OF HESPERIA FOR FUTURE HIGHWAY, ROADS,PUBLIC UTILITY AND INCIDENTIAL PURPOSES, RECORDED SEPTEMBER 20, 2005, PER INSTRUMENT NO. 2005-0701058 OF OFFICIAL RECORDS

6 AN IRREVOCABLE OFFER OF DEDICATION GRANTED TO THE CITY OF HESPERIA FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY PURPOSES RECORDED JUNE 15, 2006, PER INSTRUMENT NO. 2006-0410666 OF OFFICIAL RECORDS

NOTE:

1 LOTS ARE FOR DEVELOPER BUILD OUT.
2 NO STRUCTURES WITHIN 15' FROM PROPERTY LINES
3 NO EXISTING WATER COURSES
4 THE MAP WILL NOT BE PHASED

MAP INFORMATION

- EXISTING AND PROPOSED ZONING - R1-4500 (SINGLE FAMILY RESIDENTIAL)
- EXISTING LAND USE - R1-4500
- PROPOSED LAND USE - R1-4500
- MIN. LOT SIZE - 5,638 S.F.
- MAX. LOT SIZE - 10,029 S.F.
- AVG. LOT SIZE - 6,605 S.F.
- TOTAL AREA OF SUBDIVISION - 5.0 ACRES
- NET AREA OF SUBDIVISION - 3.18 ACRES
- SCHOOL DISTRICT: HESPERIA UNIFIED SCHOOL DISTRICT
- NEAREST CROSS STREET - HOLLISTER ST. AND AFTON AVE.

LEGEND

EXISTING CONTOUR	(100)
BSB =	BUILDING SETBACK
CENTERLINE	— — — —
RIGHT OF WAY	— — — —
SETBACK	- - - -
EASEMENT	— — — —
EX. WATER MAIN	EW ——W——
EX. SEWER LINE	ESS ——SS——
PROPOSED WATER MAIN	PW ——W——
PROPOSED SEWER LINE	PSS ——SS——
INTERIOR WALLS (6' HIGH PRECISION MASONRY WALL)	—o—o—o—
PERIMETER WALLS, RETURN WALLS AND ANY WALLS VISIBLE FROM ANY STREET (6' HIGH TAN SPLIT-FACE	—□—□—□—
2-FOOT-HIGH TAN SPLIT-FACE BLOCK WALL AT THE BASE AND 4-FOOT-HIGH WROUGHT	=□=x=□=x=
EXISTING EDGE PAVEMENT	/// /// ///
PROPOSED EDGE PAVEMENT	—///—///—///—
OFFSITE DRAINAGE PATH	→ · · · → · · · →
PROPOSED SEWER MANHOLE -	Ⓢ
EX. SEWER MANHOLE -	Ⓢ
EX. WATER VALVE -	⊗
PROPOSED WATER VALVE -	⊗
PROPOSED FIRE HYDRANT -	◆
PROPOSED STREET LIGHT -	o—□
PROPOSED AC SURFACE	▨

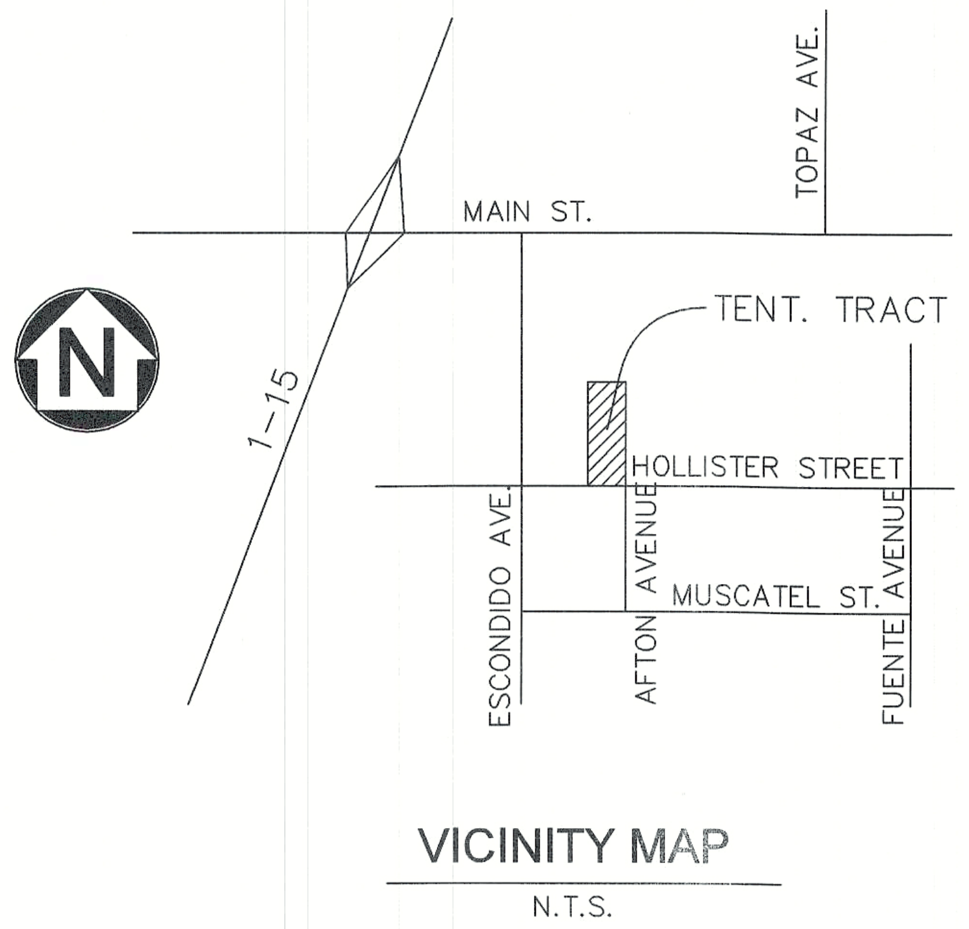
UTILITY	UTILITY COMPANY
ELECTRIC	SOUTHERN CAL EDISON (S.C.E.) 12353 HESPERIA RD. VICTORVILLE CA 92395 800-684-8123
GAS	SOUTHWEST GAS 13471 MARIPOSA RD VICTORVILLE CA 92392 760-241-9321
TELEPHONE	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
CABLE TV	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
WATER	CITY OF HESPERIA INSIDE CITY HALL, 9700 7TH AVE. HESPERIA CA 92345 760-947-1840
SEWER	CITY OF HESPERIA 15776 MAIN ST. HESPERIA CA 92345 760-941-1000

Parcel Line Table

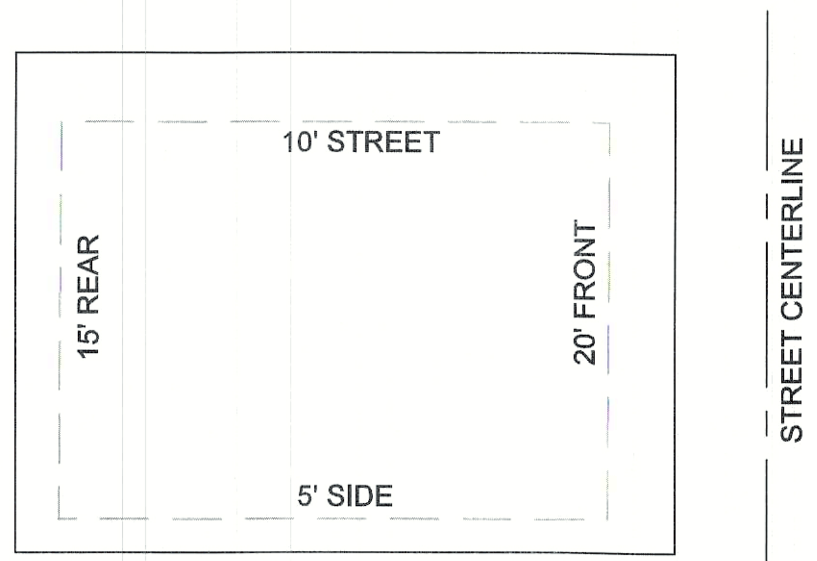
Line #	Length	Direction
L1	22.68	S45° 05' 27.34"E
L2	5.30	S0° 12' 44.14"E
L3	22.63	S45° 12' 44.14"E
L4	22.64	S44° 54' 37.61"W
L5	22.63	N44° 47' 15.86"E
L6	22.62	N45° 05' 27.34"W
L7	22.58	S44° 54' 32.66"W

Curve Table

Curve #	Length	Radius	Delta
C1	22.38	40.00	32.06
C2	28.62	78.00	21.02
C3	42.23	78.00	31.02
C4	42.25	78.00	31.04
C5	42.98	78.00	31.57
C6	53.74	78.00	39.47
C7	14.79	40.00	21.19
C8	7.59	40.00	10.88
C9	15.71	10.00	90.00

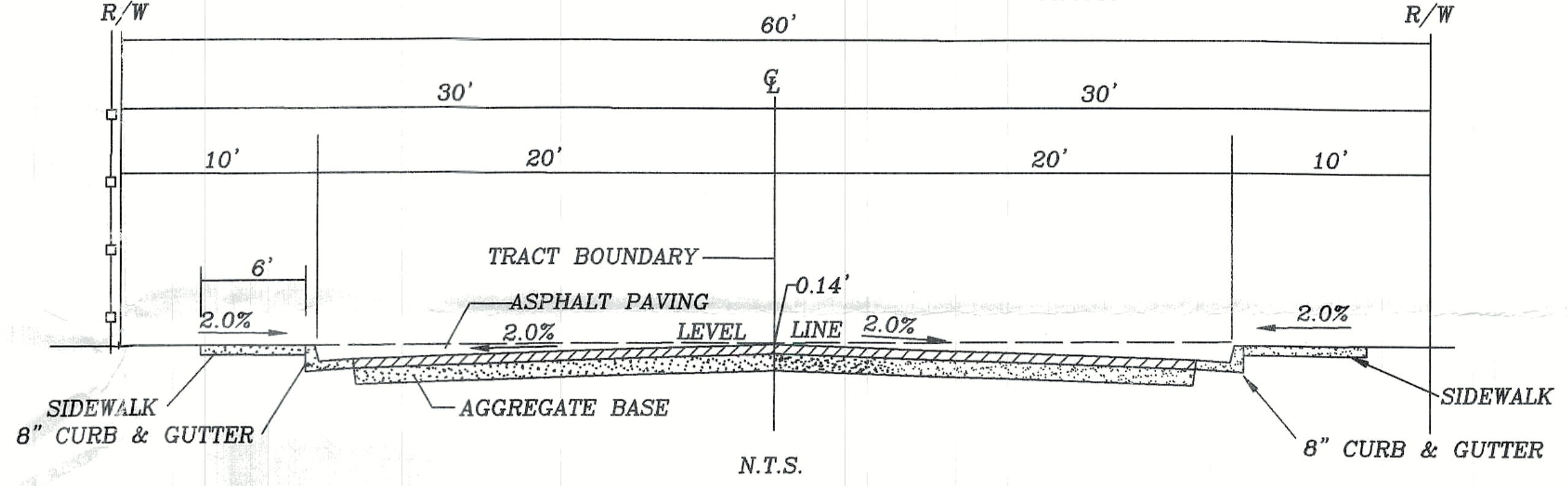

TOPAZ AVE.
MAIN ST.
N
I-15
TENT. TRACT
HOLLISTER STREET
MUSCATEL ST.
ESCONDIDO AVE.
AFTON AVENUE
FUENTE AVENUE

VICINITY MAP
N.T.S.

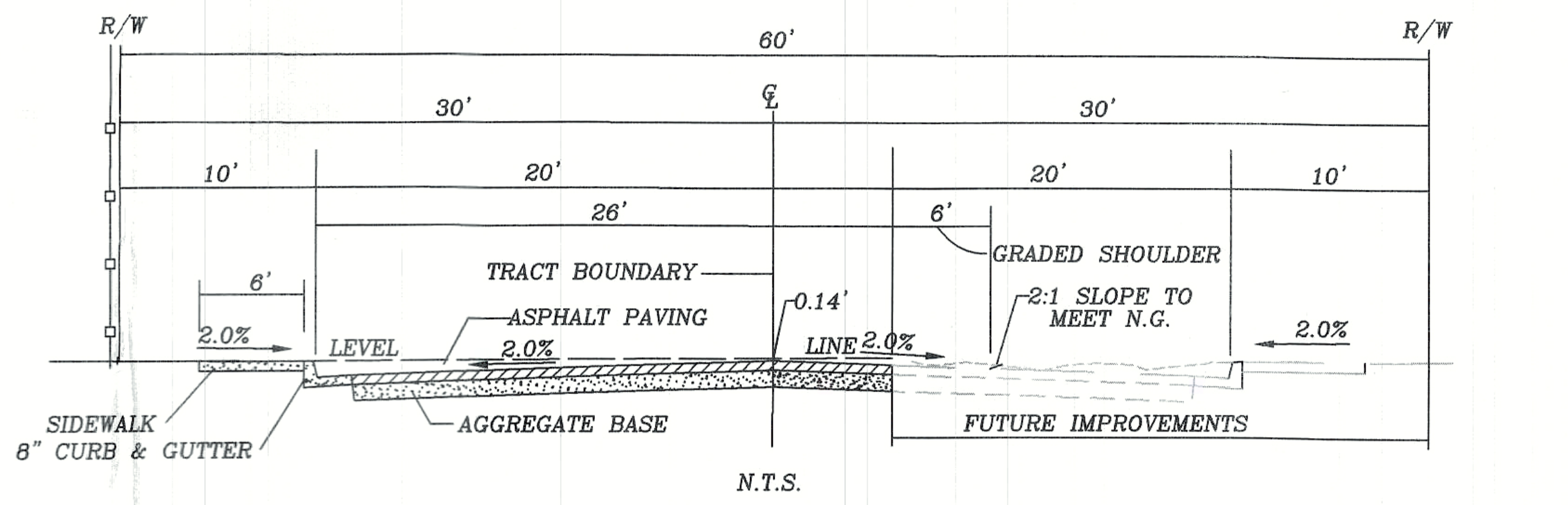

10' STREET
15' REAR
20' FRONT
5' SIDE
STREET CENTERLINE

TYPICAL SETBACK DETAIL

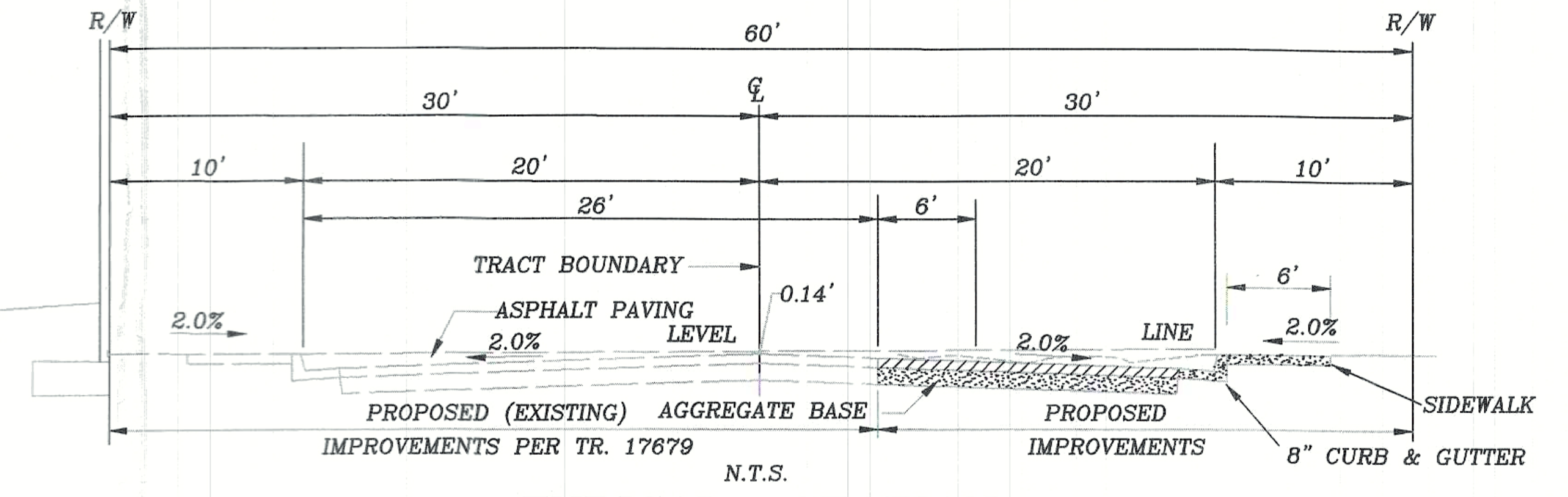
N.T.S.


R/W
60'
30'
10'
20'
℄
TRACT BOUNDARY
ASPHALT PAVING
0.14'
6'
2.0%
LEVEL
LINE
SIDEWALK
8" CURB & GUTTER
AGGREGATE BASE
N.T.S.

TYPICAL SECTION
ARIZONA AVENUE
COLORADO STREET


R/W
60'
30'
10'
20'
26'
6'
℄
TRACT BOUNDARY
ASPHALT PAVING
GRADED SHOULDER
2:1 SLOPE TO MEET N.G.
0.14'
2.0%
LEVEL
LINE
SIDEWALK
8" CURB & GUTTER
AGGREGATE BASE
FUTURE IMPROVEMENTS
N.T.S.

TYPICAL SECTION
AFTON AVENUE (6' SIDEWALK)


R/W
60'
30'
10'
20'
26'
6'
℄
TRACT BOUNDARY
ASPHALT PAVING
0.14'
2.0%
LEVEL
LINE
PROPOSED (EXISTING) IMPROVEMENTS PER TR. 17679
AGGREGATE BASE
PROPOSED IMPROVEMENTS
SIDEWALK
8" CURB & GUTTER
N.T.S.

TYPICAL SECTION
HOLLISTER STREET (6' SIDEWALK)

EX. DRAINAGE PATTERN

(PER TRACT No. 20674 HYDROLOGY REPORT, DATED OCTOBER 30,2023)

THE EXISTING DRAINAGE PATTERN DRAINS TO THE NORTH/NORTHEAST. THE PROJECT IS BORDERED TO THE NORTH BY VACANT LAND TO THE EAST AND SOUTH BY EXISTING STREETS AND TO THE WEST BY VACANT LAND. THE SITE HAS MINOR OFFSITE TRIBUTARY DRAINAGE THAT TOTALS 0.33 ACRES WITH A WATERSHED THAT CONSISTS OF DESERT VEGETATION. THE TOTAL AREA CONSIDERED IN THIS REPORT IS 5.32 ACRES INCLUDING ONSITE AND OFFSITE. THE DRAINAGE PATTERN OF THE OFFSITE AREA WILL BE PRESERVED, AND IT WILL DISCHARGE TO FUTURE OAK VALLEY ROAD AND CONTINUE DOWN THE HISTORICAL DRAINAGE PATH (SEE PROPOSED CONDITION HYDROLOGY EXHIBIT).

	SUBMITTAL	6-26-24	ARB
REV.	DESCRIPTION	DATE	BY

BENCHMARK: CITY OF HESPERIA
BENCHMARK No.:
CITY OF HESPERIA BENCHMARK H-19
3 1/2 BRASS DISK IN N.W. COR. OF THE INTERSECTION OF PYRITE AND MAIN.
3.3' FROM P.P. #2263153E.

ELEVATION 3454.069

DESIGNED BY: A. BELL
DRAWN BY: M. BELL
CHECKED BY: A. BELL
SUBMITTED BY:
A. Bell 10/23/24
ANDREW RYAN BELL RCE No. C 88480 03-31-26

C 88480

PLANS PREPARED BY:
CAPSTONE
ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
9530 Hageman Road, Suite B223 Bakerfield CA 93301 P: 661-230-9034 www.CapstonePE.com administrator@CapstonePE.com
Project No. 21-018

CITY OF HESPERIA
TENTATIVE TRACT MAP 20674
A.P.N. 3057-051-09
FOR TRIO GRANDE L.L.C.
7888 SVL BOX
VICTORVILLE, CA 92395

FILE NO.
SHEET 1 OF 1
TTM-1

*TT23-00005 5/23/25

California Environmental Quality Act (CEQA)

Initial Study/Mitigated Negative Declaration Tract Map No. 20674

Lead Agency

City of Hesperia Development Services Department
9700 7th Avenue
Hesperia, California 92345

Project Proponent

ZAB, LLC
c/o Mr. Luis Benitez 16502 Walnut Street, Suite C
Hesperia CA 92345

Prepared By

EPC Environmental, Inc.
11801 Pierce Street, Suite 200
Riverside, CA 92505
951-710-3010

May 13, 2025

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Appendices

(Under Separate Cover)

A CalEEMod Summary Report
B Biological Report
C Supplemental Joshua Tree Report
D Cultural Resources Report

Determination

Based on this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption. ☐

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A **MITIGATED NEGATIVE DECLARATION** will be recommended for adoption. ☒

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect (a) has been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required. ☐

	City of Hesperia
Signature	**Lead Agency**
Leilani Henry, Assistant Planner	
Printed Name/Title	**Date**

Section 1.0 Background Information

1.1 Project Title

Tract Map (TTM) No. 20674

1.2 Lead Agency Name, Address, and Telephone Number

City of Hesperia, Development Services Department, 9700 7th Avenue, Hesperia, California 92345

1.3 Description of Project

Subdivide approximately 4.5 gross acres into 20 single-family residential lots that range from 5,638 square feet to 10,029 square feet, and Lot "A" for a retention basin. (See Section 3.0, Project Description, for additional details).

1.4 Project Location

The Project site is located on the northwest corner of Hollister Street and Afton Avenue. The Project site is also identified by the following Assessor Parcel Number: 3057-051-09.

1.5 General Plan and Zoning Designation

R1-4500 (4.6 to 8.0 du/ac) R1- 4500 (Single Family Residence). The proposed density is 4.4 dwelling units per acre (du/ac).

1.6 Environmental Resources Requiring Mitigation

The following environmental factors have been identified as requiring mitigation measures to reduce impacts to a less than significant level.

☐ Aesthetics
☐ Agriculture and Forestry Resources
☐ Air Quality
☒ Biological Resources
☒ Cultural Resources
☐ Energy
☒ Geology/Soils
☐ Greenhouse Gas Emissions
☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality
☐ Land Use/Planning
☐ Mineral Resources
☐ Noise
☐ Population/Housing
☐ Public Services
☐ Recreation
☐ Transportation
☒ Tribal Cultural Resources
☒ Utilities/Service Systems
☐ Wildfire
☒ Mandatory Findings of Significance

Section 2.0 Summary

This document is an Initial Study, which is a preliminary analysis to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for a Project. Based on the Initial Study prepared for the Project, it is recommended that a Mitigated Negative Declaration be adopted. A Mitigated Negative Declaration is a statement by the City of Hesperia, as the Lead Agency under CEQA, that the Initial Study has identified that no significant or potentially significant impacts on the environment with incorporation of the mitigation measures listed below.

2.1 Mitigation Measures

BIO- 1. Pre-Construction Burrowing Owl Survey. Prior to the issuance of a grading permit, a pre-construction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols for each species no more than 30-days prior to ground- disturbing activities in accordance with best practices identified by the California Department of Fish and Wildlife. If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site during future surveys, the California Department of Fish and Wildlife shall be immediately notified, and mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012.

BIO- 2. Pre-Construction Nesting Bird Survey. Prior to the issuance of a grading permit, the following note shall be placed on the grading plan.

> *"During the nesting bird season (between March 15 and September 15), a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance."*

CUL-1. Discovery of Unknown Archaeological Resources. Prior to the issuance of a grading permit, the following notes shall be placed on the grading plan.

> *"Discovery of Unknown Archaeological Resources: If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The San Manuel Band of Mission Indians (SMBMI) shall be contacted. The Project Proponent, SMBMI, and the City Planning Department shall confer regarding the significance of the discovery under CEQA criteria. If the discovery is significant, Mitigation Measure CR-2 shall apply."*

CUL-2. Archeological Treatment Plan. A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Hesperia Planning Department and the South-Central Coastal Information Center.

GEO-1. Discovery of Unknown Paleontological Resources. Prior to the issuance of a grading permit, the following note shall be placed on the grading plan.

> *"Discovery of Unknown Paleontological Resources: If paleontological resources are encountered during ground disturbance, work in the immediate area of the find shall be redirected and a qualified paleontologist shall be retained to assess the find for scientific significance. If determined to be significant, the fossil shall be collected from the field. The paleontologist may also make recommendations regarding additional mitigation measures, such as paleontological monitoring. Scientifically significant resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository.*

TCR- 1. Contact Yuhaaviatam of San Manuel Nation. The Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department shall be contacted, as detailed in Mitigation Measure CR-1, of any pre- contact resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

TCR- 2. Documentation of Tribal Cultural Resources. Any and all archaeological/cultural documents created as a part of the project (e.g., isolate records, site records, survey reports, testing reports) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or the applicant shall, in good faith, consult with YSMN throughout the life of the project. This measure shall be implemented to the satisfaction of the City Development Services Department

3.0 Project Description/Environmental Setting

3.1 Project Location

The Project site is located on the northwest corner of Hollister Street and Afton Avenue. The Project site is identified by the following Assessor Parcel Number: 3057-051-09. (See **Figures 3.2 and 3.3, Local Area Map and Aerial View**.)

3.2 Project Description

The Project proposes a Tract Map to subdivide approximately 4.53 gross acres into 20 single-family residential lots ranging from 5,638 square feet to 10,029 square feet,

Street Improvements and Access

The Project proposes to improve Oak Valley Street and Hollister Street adjacent to the Project site with new pavement, curb, gutter, and a parkway. Afton Avenue, which is currently a dirt road, will be improved with new pavement, curb, gutter, and a landscaped parkway adjacent to the site.

Water and Sewer Improvements

The Project will install 8-inch water and sewer lines in Hollister Street and Afton Avenue.

Storm Drainage Improvements

Drainage will be conveyed in the curb and gutter through the site. Lot A is proposed to be a storm drain and retention basin for the Project.

3.3 Construction and Operational Characteristics

Construction Schedule

Houses will be constructed based on market demand and absorption. The construction of the Project is assumed to begin in 2025 and last approximately 12 months. Construction phases are assumed to consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be operational in the year 2026. Construction phases are not expected to overlap.

Operational Characteristics

The Project would be operated as a residential community. Typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community are expected.

Figure 3.1 Location Map

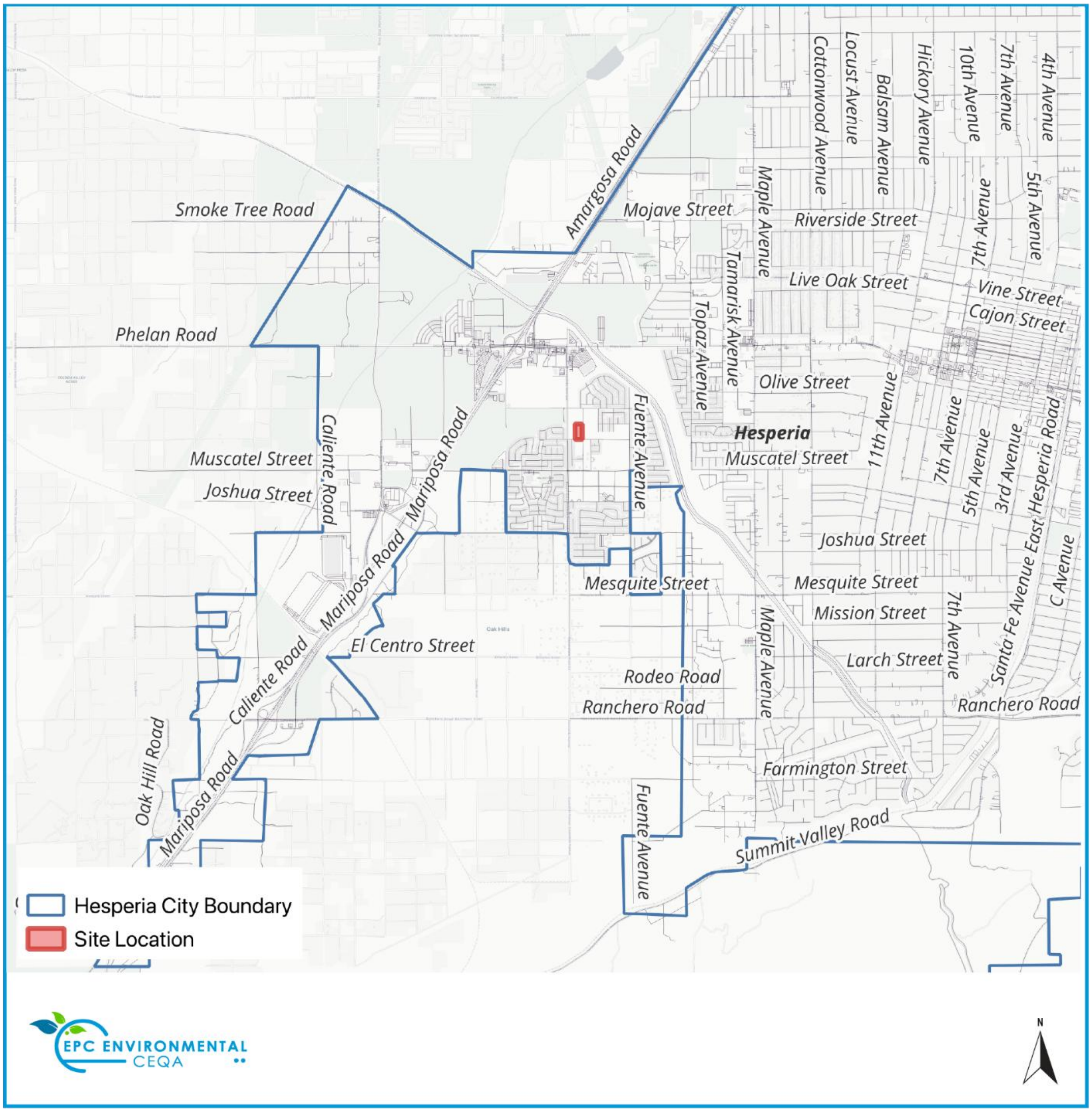

Smoke Tree Road
Amargosa Road
Mojave Street
Phelan Road
Caliente Road
Mariposa Road
Muscatel Street
Joshua Street
Fuente Avenue
Hesperia
Topaz Avenue
Tamarisk Avenue
Maple Avenue
Cottonwood Avenue
Locust Avenue
Balsam Avenue
Hickory Avenue
10th Avenue
7th Avenue
4th Avenue
5th Avenue
Riverside Street
Live Oak Street
Vine Street
Cajon Street
Olive Street
11th Avenue
3rd Avenue
Hesperia Road
Santa Fe Avenue East
C Avenue
Mesquite Street
Mission Street
Larch Street
El Centro Street
Rodeo Road
Ranchero Road
Oak Hill Road
Farmington Street
Summit Valley Road
Hesperia City Boundary
Site Location
EPC ENVIRONMENTAL CEQA
N

Figure 3.2 Local Area Map

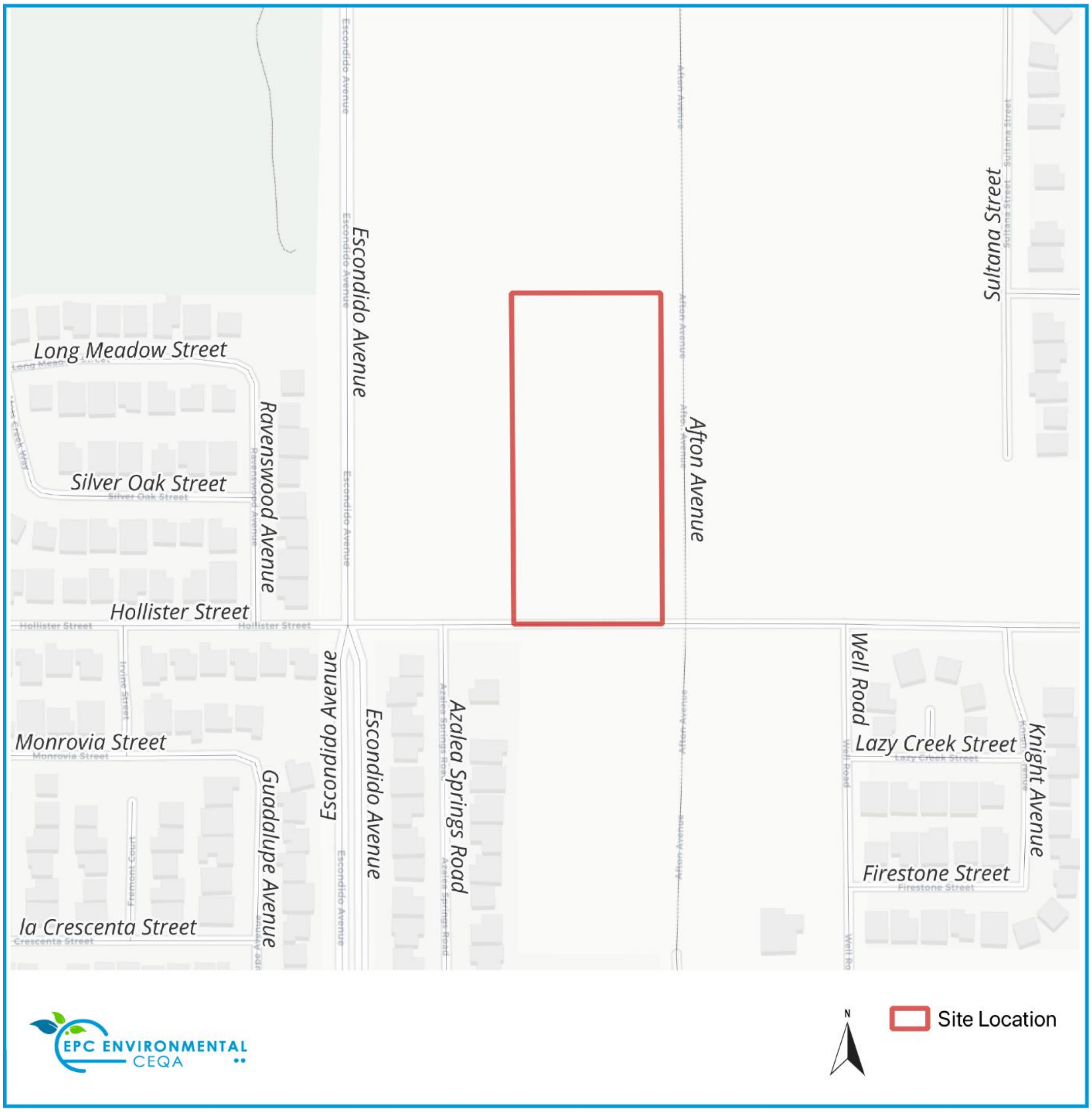

Escondido Avenue
Afton Avenue
Sultana Street
Long Meadow Street
Ravenswood Avenue
Silver Oak Street
Hollister Street
Monrovia Street
Guadalupe Avenue
la Crescenta Street
Azalea Springs Road
Well Road
Lazy Creek Street
Knight Avenue
Firestone Street
N
🟥 Site Location
EPC ENVIRONMENTAL
CEQA

Figure 3.3 Aerial View of Project Site

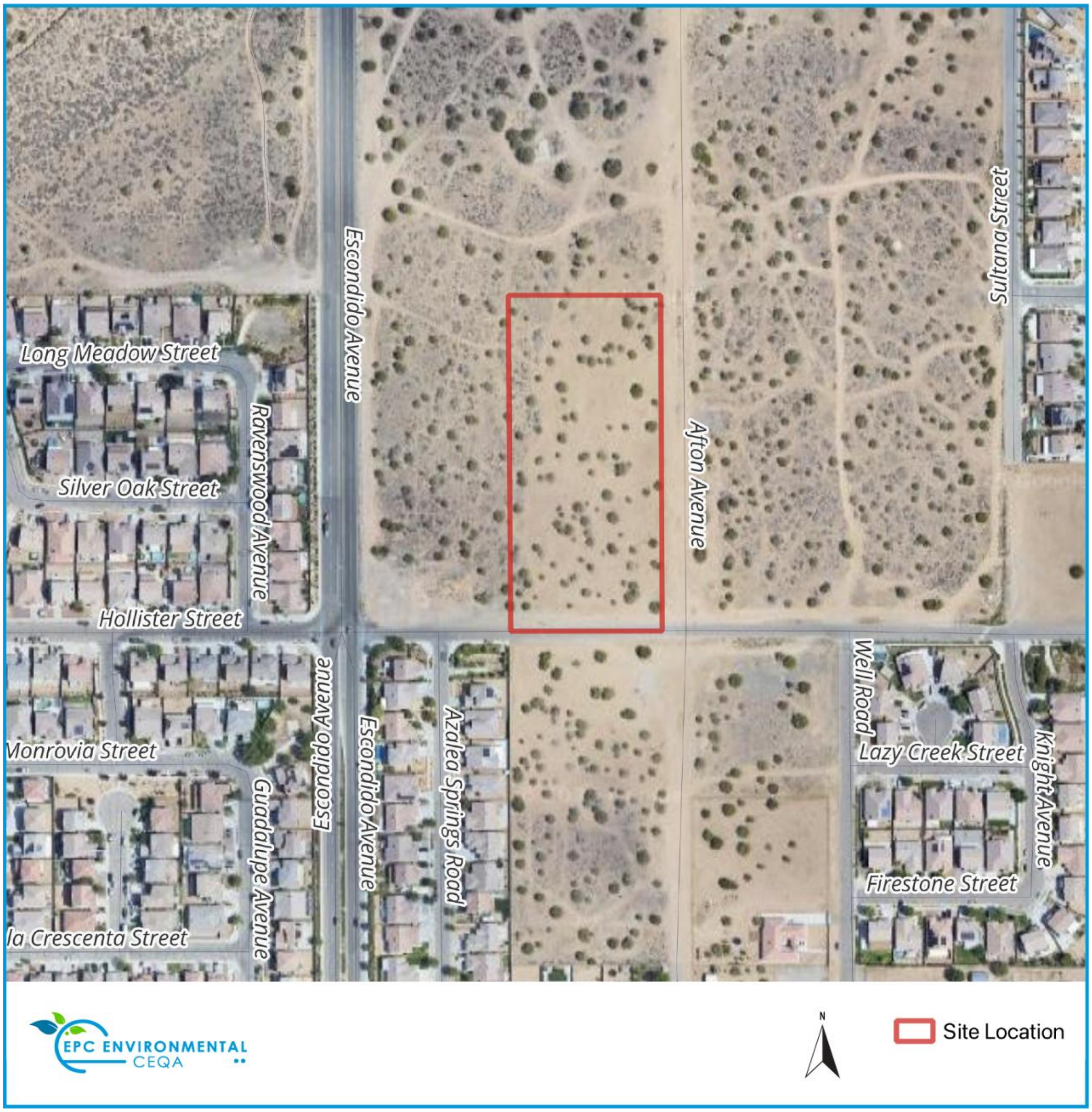
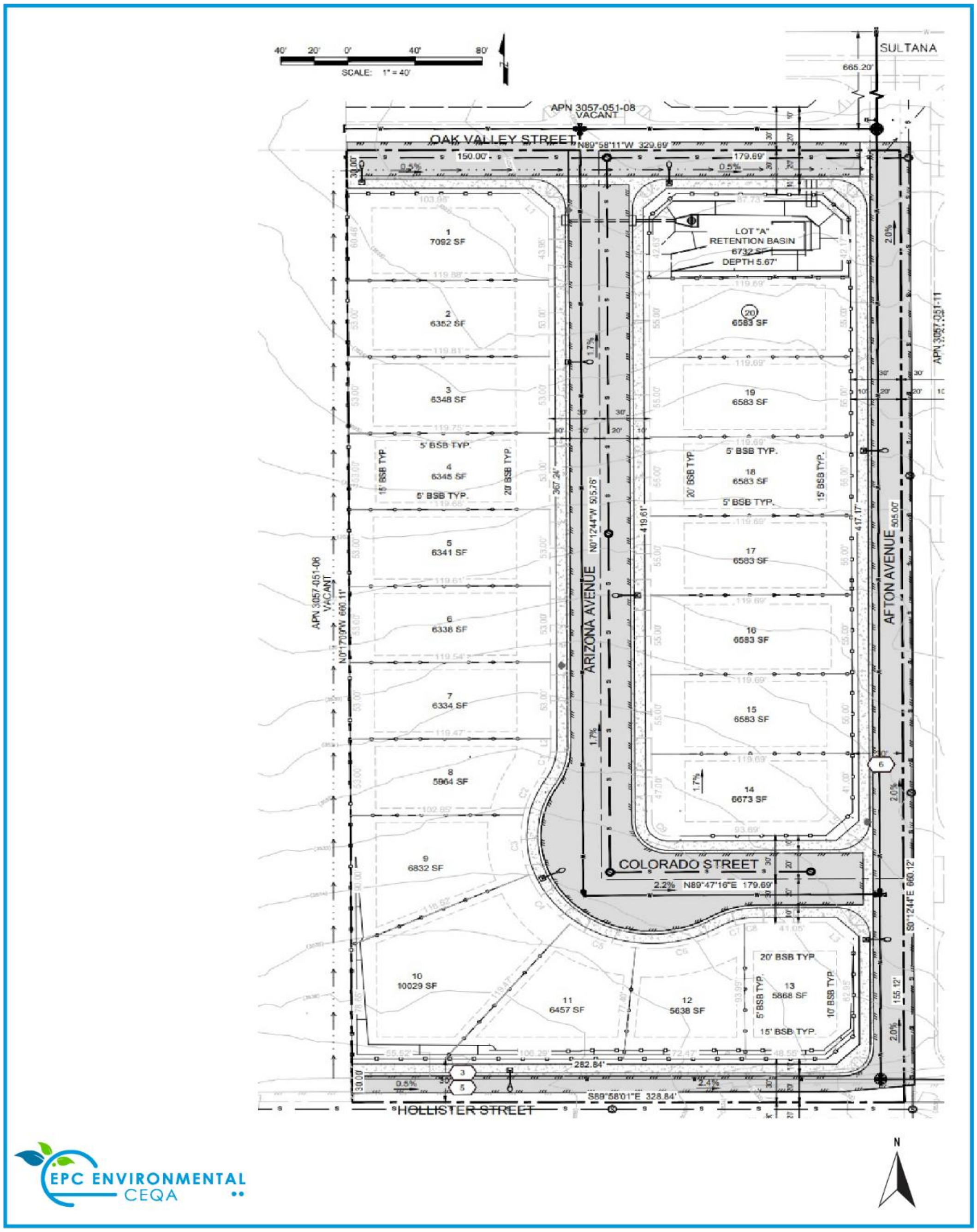

Escondido Avenue
Sultana Street
Long Meadow Street
Ravenswood Avenue
Silver Oak Street
Afton Avenue
Hollister Street
Well Road
Monrovia Street
Escondido Avenue
Escondido Avenue
Azalea Springs Road
Lazy Creek Street
Knight Avenue
Guadalupe Avenue
Firestone Street
la Crescenta Street
EPC ENVIRONMENTAL
CEQA
N
Site Location

Figure 3.4 Tentative Tract Map No. 20674


SCALE: 1" = 40'
40' 20' 0' 40' 80'
SULTANA
665.20'
APN 3057-051-08
VACANT
OAK VALLEY STREET
N89°58'11"W 329.69'
150.00'
179.69'
0.5%
LOT "A"
RETENTION BASIN
6732 SF
DEPTH 5.67'
1
7092 SF
2
6352 SF
3
6348 SF
4
6345 SF
5' BSB TYP.
15' BSB TYP.
20' BSB TYP.
5
6341 SF
6
6338 SF
7
6334 SF
8
5964 SF
9
6832 SF
10
10029 SF
11
6457 SF
12
5638 SF
13
5868 SF
20' BSB TYP.
5' BSB TYP.
10' BSB TYP.
15' BSB TYP.
14
6673 SF
15
6583 SF
16
6583 SF
17
6583 SF
18
6583 SF
19
6583 SF
20
6583 SF
ARIZONA AVENUE
N0°12'44"W 505.76'
367.24'
419.61'
417.17'
1.7%
AFTON AVENUE
505.07'
2.0%
S0°12'44"E 660.12'
APN 3057-051-11
APN 3057-051-06
VACANT
N0°17'09"W 660.11'
COLORADO STREET
2.2% N89°47'16"E 179.69'
HOLLISTER STREET
S89°58'01"E 328.84'
282.84'
2.4%
0.5%
N
EPC ENVIRONMENTAL
CEQA

3.4 Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…*the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced* …" (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is May 2023, which is the date that the Project's environmental analysis commenced.

The Project site consists of vacant land. The site is bordered to the east by Afton Avenue, which consists of dirt road, followed by vacant land. The north, south, and west sides of the site are bordered by vacant land.

The site has been graded at some point between 2009 and 2013, and vegetation is highly disturbed. California juniper is the dominant perennial species. Other shrub and perennial species include Mormon tea and peach thorn. Annual plants found include mostly invasive, exotic, or native species adapted to disturbance.

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in **Table 3.1** below.

Table 3.1 Land Uses, General Plan Land Use Designations, and Zoning Classifications

Location	Current Land Use	General Plan Land Use/Zoning Designations
Site	Vacant undeveloped land	R1-4500 (4.6 to 8.0 du/ac)
North	Vacant undeveloped land	R1-4500 (4.6 to 8.0 du/ac)
South	Hollister Street followed by single-family residential development and vacant land	R1-4500 (4.6 to 8.0 du/ac)
East	Vacant undeveloped land	R1-4500 (4.6 to 8.0 du/ac)
West	Vacant undeveloped land	R1-4500 (4.6 to 8.0 du/ac)

Source: Field inspection, City of Hesperia -General Plan Land Use Map, Google Earth Pro, August 2024.

4.0 Environmental Impact Analysis

The Project is evaluated based on its potential effect on 21 environmental resources. Each environmental resource is analyzed by responding to a series of questions pertaining to the impact of the Project on a particular topic. Based on the results of the IMPACT ANALYSIS, the effects of the Project are then placed in one of the following four categories, which is each followed by a summary to substantiate the factual reasons the impact was placed in a certain category.

Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant or potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No “significant” impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

Throughout the IMPACT ANALYSIS in this Initial Study, reference is made to the following:

- **Mandatory Requirements -** These include existing regulatory requirements such as General Plan policies, Municipal Code requirements, or other regulatory requirements applied to the Project based on federal, state, or local laws currently in place that effectively reduce environmental impacts. Mandatory requirements were assumed and accounted for in the assessment of impacts for each issue area.
- **Mitigation Measures -** These measures include requirements that are imposed where the IMPACT ANALYSIS determines that implementation of the proposed Project would result in significant impacts. Mitigation Measures were formulated only for those issue areas where the results of the IMPACT ANALYSIS identified significant impacts and are required to reduce impacts to less than significant levels, in accordance with the requirements of CEQA.

4.1 Aesthetics

Threshold 4.1 (a) – Aesthetics Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?			✓	

Impact Analysis

According to the General Plan, natural resources that provide scenic vistas to the City of Hesperia are the Mojave River, the San Bernardino and San Gabriel Mountain ranges to the south, the neighboring hillsides, and the natural desert environment.[1]

In relation to the above-described scenic resources, the Project site is located approximately 7.6 miles west of the Mojave River, 9.5 miles northwest of the San Bernardino Mountains, and 12.8 miles northeast of the San Gabriel Mountains.

Impacts on scenic vistas are analyzed from points or corridors that are accessible to the public and that provide a view of a scenic vista. Structures within a viewer's line of sight of a scenic vista may interfere with a public view of a scenic vista, either by physically blocking or screening the scenic vista from view, or by impeding or blocking access to a formerly available viewing position. Those viewers may see the scenic areas prior to development; but would have those views blocked post development.

The existing public vantage points from the Project site are from Hollister Street and Escondido Avenue. Because the Mojave River is generally at the same elevation as the site and is 7.5 miles away, no views are available. Views of the San Bernardino Mountains and the San Gabriel Mountain ranges are available in the horizon. After construction of the homes, new public vantage points from the internal public streets will be available to these mountains. As required by the Hesperia Development Code §16.20.450-R-1 and RR Zone Districts, property development standards, the residential structures proposed of the property are restricted to 35 feet in height; maximum lot coverage of 40%; and building setbacks for the front, rear, and side lot lines. These standards will serve to create space between structures. As such, the homes built on the site would not block or completely obstruct views from public vantage points (i.e., Hollister Street, Afton Avenue, and the internal streets) to the San Bernardino and San Gabriel Mountains.

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[1] City of Hesperia General Plan, Open Space Element, p. OS-13; p. OS-14; Figure OS-4, South/East Wash Location Map, and Figure OS-5, North/East Wash Location Map.

Threshold 4.1 (b) – Aesthetics Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓

Impact Analysis

According to the California Department of Transportation, the Project site is not located within a State scenic highway.[2] As such, there is no impact.

Threshold 4.1 (c) – Aesthetics Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?			✓	

Impact Analysis

Because the Project site is located within an incorporated city located contiguous to not more than two contiguous incorporated cities that combined equal at least 100,000 persons, the Project is classified as being within an "urbanized area," as defined by Public Resources Code §21071. In addition, according to the U.S. Census Bureau, Hesperia is located within the Victorville Hesperia, CA Urbanized Area.[3] As such, the Project is subject to the City's applicable regulations governing scenic quality.[4] As such, the Project is evaluated for consistency with the City's applicable zoning regulations governing scenic quality as described below.

Development Code §16.16.140 - Architectural Design Standards and Guidelines

This section of the Development Code includes guidelines for facades and architectural detailing, height and roof lines, front entries, doors and windows, garage doors, and materials and finishes.

Development Code §16.16.145 - Site Design Standards and Guidelines

This section of the Development Code includes guidelines for compatibility with the setback, proportion, and sale of the houses in the neighborhood. In addition, the guidelines address compatibility with the existing on-site relationships of the surrounding neighborhood such as front facade orientation, scale of front entries, front porches, and front yard landscaping.

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[2] California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed April 5, 2021.

[3] United States Census Bureau, 2010 Census Urban Area Reference Maps, https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua90541_victorville--hesperia_ca/DC10UA90541_001.pdf, accessed April 2021.

[4] City of Hesperia General Plan.

The Project proposes the subdivision of the property into individual lots that will accommodate the development of single-family detached homes. No construction is proposed at this time. Future construction of the homes would have to comply with the above-described provisions of the Development Code which would ensure that the Project would not conflict with regulations governing scenic quality.

Threshold 4.1 (d) – Aesthetics Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

Impact Analysis

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated on the vacant site by directly adding new sources of illumination, including security and decorative lighting for the proposed structures. All outdoor lighting is required to be designed and installed to comply with Development Code §16.16.145.J-Exterior Lighting[5] which stipulates:

1. Exterior lighting includes all lighting fixtures on front facades, security lighting, and landscape lighting. Adequate exterior lighting shall be provided on the front of the house to ensure neighborhood safety and security. Exterior lighting that accentuates architectural and landscape elements of the property is encouraged.
2. Recessed porches must be lit.
3. Light fixtures should complement the design of the house.
4. Photo-sensitive off/on switches are strongly encouraged for energy conservation and safety.
5. Exterior lighting should be positioned so that no direct light extends into neighboring properties or public rights-of-way. Illumination should be screened from adjacent properties. Cut-off luminaries should be used to prevent nighttime light pollution.

Building Material Glare

According to Development Code §16.16.140 - Architectural design standards and guidelines, the architectural style and design of building elements should be consistent within itself and complementary with the neighborhood and with adjacent houses. To be consistent with the residential development in the immediate area and throughout the city, the Project will be developed with homes that feature stucco, wood, brick, stone, or decorative concrete block. These materials are non- reflective and do not result in glare. In addition, windows in single-family homes are not of the size and scale where a large expanse of glass surface area will produce glare.

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[5] Zoning Ordinance.

Conclusion

Compliance with the above-referenced Development Code requirements will ensure that the Project will not adversely affect day or nighttime views in the area.

4.2 Agriculture and Forestry Resources

Threshold 4.2 (a) – Agriculture and Forestry Resources Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

Impact Analysis

The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program.[6] As such, development of the Project will not convert any type of farmland to a non-agricultural use.

Threshold 4.2 (b) – Agriculture and Forestry Resources Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

Impact Analysis

Agricultural Zoning

The primary agricultural zoning district in Hesperia is A2 (General Agricultural). The A2 zoning classification encompasses those uses that are customarily conducted in areas not yet suited for urban development or that should be permanently set aside for general agricultural purposes. This district provides areas for commercial agricultural operations, agricultural support services, livestock keeping, rural residential uses, and similar uses.[7] The current zoning classification for the site and adjacent properties is R1-4500 (Single Family Residence). The R1-4500 zone is intended for detached single-family residential uses. Therefore, the Project would not conflict with existing zoning for agricultural use.

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[6] https://databasin.org/maps/new/#datasets=b83ea1952fea44ac9fc62c60dd57fe48,accessed on March 6, 2021.

[7] General Plan Table LU-18, A2 (General Agricultural).

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. The Project site is not under a Williamson Act Contract.[8]

Threshold 4.2 (c) – Agriculture and Forestry Resources Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓

Impact Analysis

California Public Resources Code §12220(g) defines forest land as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Section 4526 of the Public Resources Code defines timberland as land, other than land owned by the federal government or land designated by the state as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees.

The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands within the Project site are currently zoned or proposed for forestland or timberland, there is no potential to impact such zoning.

Threshold 4.2 (d) – Agriculture and Forestry Resources Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Result in the loss of forest land or conversion of forest land to non-forest use?				✓

Impact Analysis

As noted in the response to Threshold 4.2 (c) above, the Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present within the Project site or in the immediate vicinity of the site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

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[8] https://sbcountyarc.org/wp-content/uploads/arcforms/NPP874-WilliamsonActParcels.pdf, accessed March 6, 2021.

Threshold 4.2 (e) – Agriculture and Forestry Resources Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

Impact Analysis

As noted under Threshold 4.2 (a), the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program. In addition, the site is not under agricultural production, and there is no land being used primarily for agricultural purposes on or in the vicinity of the site.

4.3 Air Quality

The analysis in this section is based in part on the following technical information:

- CalEEMod (2022.1.1.14) TTM 20674, 5/25/23

The following analysis is consistent with the MDAQMD California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, February 2020.

Air Quality Setting

Topography and Climate

The Project site is located within the Mojave Desert portion of the Mojave Desert Air Basin (MDAB), which is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel Mountains by the Cajon Pass (4,200 feet). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley). The MDAB is classified as a dry-hot desert (BWh), with portions classified as dry-very hot desert (BWhh), to indicate at least 3 months have maximum average temperatures over 100.4° F.[9]

Air Pollutants and Health Effects

Air pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation, and/or materials. The air pollutants regulated by the MDAQMD that are applicable to the Project are described below.[10]

- Carbon Monoxide (CO): A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80% of the CO emitted in urban areas is contributed by motor vehicles. Carbon monoxide is harmful when breathed because it displaces oxygen in the blood and deprives the heart, brain, and other vital organs of oxygen.
- Nitrogen Dioxide (NO2): Nitrogen dioxide (NO2) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO2, creating the mixture of NO and NO2 commonly called NOx. NOx can irritate eyes, nose, throat, and lungs, possibly leading to coughing, shortness of breath, tiredness, and nausea.
- Particulate Matter (PM2.5 and PM10): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.
- Sulfur Dioxide (SO2): A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be

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[9] MDAQMD CEQA Guidelines, February 2020, Page 6-7.

[10] http://www.aqmd.gov/home/air-quality.

major sources of SO2. Sulfur dioxide irritates the skin and mucous membranes of the eyes and nose.

- Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor, and some examples include gasoline, alcohol and the solvents used in paints. Health effects may include eye, nose and throat irritation, headaches, loss of coordination, and nausea.

Non-attainment Designations and Classification Status

The United States Environmental Protection Agency and the California Air Resources Board have designated portions of the MDAQMD non-attainment for a variety of pollutants. An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-1 shows the attainment status of criteria pollutants in the MDAB.

Table 4.3-1 Attainment Status of Criteria Pollutants in the Mojave Desert Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Non-attainment	No standard
Ozone – 8-hour standard	Non-attainment	Non-attainment
Respirable Particulate Matter (PM10)	Non-attainment	Attainment
Fine Particulate Matter (PM2.5)	Non-attainment	Non-attainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO2)	Unclassified/Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

As shown in **Table 4.3-1** above, the MDAB is classified as Nonattainment for Ozone-1-hour standard, Ozone-8-hour standard, Respirable Particulate Matter (PM10) and Fine Particulate Matter (PM2.5)

Threshold 4.3 (a) – Air Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan?			✓	

Impact Analysis

The following analysis is consistent with the preferred analysis approach recommended by the MDAQMD California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.

Conformity with Air Quality Management Plans

Under the Federal Clean Air Act the MDAQMD has adopted a variety of attainment plans (i.e., Air Quality Management Plans) for a variety of non-attainment pollutants. A complete list of the various air quality management plans is available from the MDAQMD located at 14306 Park Avenue, Victorville, CA 92392 or on their website at:

https://www.mdaqmd.ca.gov/rules/overview.

A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

The project is in conformity with MDAQMD for the following reasons:

- The Project is required to comply with all applicable District rules and regulations and all control measures including MDAQMD Rule 402-Nuisance, and Rule 403-Fugitive Dust.
- The Project site is designated as R1-4500 (4.6 to 8.0 du/ac) by the General Plan Land Use Map. This land use designation is consistent with the land use plan that was used by the MDAQMD to generate the growth forecasts for the Air Quality Management Plans.

Threshold 4.3 (b) – Air Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	

Impact Analysis

MDAQMD Significance Thresholds

The following table provides an analysis based on the applicable regional significance thresholds established by the MDAQMD to meet national and state air quality standards.

Table 4.3-2. MDAQMD Air Quality Significance Thresholds

Criteria Pollutant	Daily Emissions Thresholds (pounds)
Carbon Monoxide (CO)	548
Oxides of Nitrogen (NOx)	137
Volatile Organic Compounds (VOC)	137
Oxides of Sulphur (SOx)	137
Particulate Matter (PM_{10})	82
Particulate Matter ($PM_{2.5}$)	65

Source: MDAQMD CEQA Guidelines, February 2020, Table 6.

Construction and operational emissions for the Project were estimated based on a worst-case scenario of 20 dwelling units by using the California Emissions Estimator Model (CalEEMod), which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model is authorized for use by the MDAQMD.

Construction Emissions

Construction of the Project is assumed to begin in the year 2025 and last approximately 12 months. Construction phases are assumed to consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be fully operational in the year 2026. Construction phases are not expected to overlap. Construction activities produce combustion emissions from various sources (utility engines, tenant improvements, and motor vehicles transporting the construction crew). Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The Project will be required to comply with several standard fugitive dust control measures, per MDAQMD Rule 402-*Nuisance*, and 403-*Fugitive Dust*. Daily construction emissions are shown in **Table 4.3-3** below.

Table 4.3-3. Maximum Daily Construction Emissions (Rule 402/403 Requirements)

Description	Emissions (pounds per day)					
	ROG/VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	1.11	9.95	13.6	0.02	0.49	0.38
Regional Threshold	137	137	548	150	82	82
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod Summary Report (Appendix A)

As shown in **Table 4.3-3** above, construction emissions do not exceed the MDAQMD thresholds, and impacts are less than significant.

Operational Emissions

The Project would be operated as a residential subdivision. Typical operational characteristics include residents and visitors traveling to and from the site, delivery of goods and services to the residents, and maintenance activities. **Table 4.3-4** below shows the MDAQMD's thresholds for operational emissions compared to the Project's maximum daily emissions.

Table 4.3-4. Maximum Daily Operational Emissions

Description	Emissions (pounds per day)					
	ROG/VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	32.5	1.40	45.3	0.08	6.41	5.50
Regional Threshold	137	137	548	150	82	82
Exceeds Regional Threshold?	No	No	No	No	No	No

Source: CalEEMod (Appendix A)

Construction- and operational-related emissions would not exceed Mojave Desert Air Quality Management District thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis. As such, impacts are less than significant, and no mitigation measures are required.

Threshold 4.3 (c) – Air Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Expose sensitive receptors to substantial pollutant concentrations?			✓	

Impact Analysis

Construction Emissions

The California Office of Environmental Health Hazard Assessment (OEHHA) adopted the Guidance Manual for Preparation of Health Risk Assessments[11] (HRA Guidelines) to provide procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources.

The HRA Guidelines provide risk factors for DPM based on exposure over a 30-year span. Short-term risk from construction activities has not been developed for DPM. In addition, MDAQMD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations of a short-term project. Hence, the impacts from short-term exposure to DMP during project construction may be presumed to be less than significant without the need for a detailed HRA study.

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[11] OEHHA. Air Toxics Hot Spots Program. Risk Assessment Guidelines. Guidance for Preparation of Health Risk Assessments. February 2015, available at https://oehha.ca.gov/air/air-toxics-hot-spots.

Operational Emissions

The Project is a residential subdivision and does not produce toxic air emissions such as those generated by industrial manufacturing uses or uses that generate heavy-duty diesel truck emissions. According to the MDAQMD,[12] sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. The closest sensitive land use is the single-family detached homes located across Hollister Street to the south. The other residential land uses located in the immediate area are approximately 240 feet or more from the site.

The Project does not consist of a land use that has been identified by the MDAQMD as a potentially significant generator of TACs that could cause the exposure of sensitive receptors to substantial pollutant concentrations. Therefore, because the Project is not considered a substantial source of stationary pollution, the Project's operational impact is presumed to cause a less than significant impact without the need for further evaluation.[13]

Threshold 4.3 (d) – Air Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Impact Analysis

Potential odor sources associated with the Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses.

The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant, and no mitigation is required.

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[12] MDAQMD *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, February 2020*, available at: https://www.mdaqmd.ca.gov/rules/overview.

[13]

4.4 Biological Resources

The analysis in this section is based in part on the following technical reports.

- Focused Survey for General Biological Survey and Focused Surveys for Agassiz's Desert Tortoise, Habitat Assessments for Burrowing Owl and Mohave Ground Squirrel, and General Biological Resource Assessment for a on a 4.53-acre site (TT20674) in the City of Hesperia, San Bernardino County, California, Circle Mountain Biological Consultants, Inc., which is dated May 2023, and is included as **Appendix B** to this Initial Study.
- Supplemental Western Joshua Tree Report for TT 20674, Circle Mountain Biological Consultants, Inc., which is dated April 28, 2025, and is included as **Appendix C** to this Initial Study.

Threshold 4.4 (a) – Biological Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have 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 Wildlife or U.S. Fish and Wildlife Service?		✓		

Impact Analysis

Plant Species

Nineteen plant species were identified during the survey. The site has been graded at some point between 2009 and 2013, and vegetation is highly disturbed. California juniper is the dominant perennial species. Other shrub and perennial species include peach thorn and Mormon tea. Annual plants found include mostly invasive, exotic, or native species adapted to disturbance. These species are red brome and red-stemmed filaree, both are non-native. Candidate, sensitive, or special status species are shown in **Table 4.4-1**.

Table 4.4-1. Presence/Absence of Candidate, Sensitive, or Special Status Plant Species

Species	Protection Category	Status
Joshua tree	Candidate for listing as Endangered under the California Endangered Species Act	Absent
Booth's evening primrose	CNPS List 2B.3 sensitive plant	Absent
Mojave milkweed	CNPS List 2B.1 sensitive plant	Absent
White pygmy poppy	CNPS List 4.2 sensitive plant	Absent
Short-joint beavertail	CNPS List 1B.2 sensitive plant.	Absent
Pinyon rockcress	CNPS List 3B.2 sensitive plant	Absent
Beaver Dam breadroot	CNPS List 1B.2 sensitive plant	Absent
White-bracted spineflower	CNPS List 1.B2 sensitive plant	Absent

Source: Biological Survey (see Appendix B).

Western Joshua Tree

Western Joshua tree is currently a candidate for listing under CESA (Fish & G. Code, § 2050 et seq.). The western Joshua tree receives the same protections as species listed as endangered or threatened under CESA while it remains a candidate for listing (Cal. Code Regs., tit. 14, § 783.1, subd. (b)).

To obtain a permit for incidental take of western Joshua tree (WJT) through the Western Joshua Tree Conservation Act (WJTCA), the permittee must submit to the California Department of Fish & Wildlife (CDFW for its approval a census of all WJTs on the project site, including any dead trees. For the purposes of the census, the project site is defined as the area(s) where project activities are expected to occur (e.g., access, staging, construction, etc.). The census area is defined as the project site plus an additional 15- meter (~50 ft) census buffer around the project site. [14]

Initially, the CDFW considered any disturbance within 50 feet of a Western Joshua Tree (either on-site or off-site) as a "take" and therefore, even if the tree would not be removed, a permit for impacts is required.

Based on the General Biological Resources Survey (**Appendix B**), there are 22 western Joshua trees off-site, and only one tree (#19) is located within 50 feet of the Project site boundary. (See **Figure 4.4-1**, Map of Western Joshua Tree on the Project Site). The UTM (Universal Transverse Mercator) coordinates are 465823 E, 3808378 N. The distance to the western boundary is 39 feet (12 m) for JT#19. This tree has three main branches, all sprouting from a fallen Joshua tree with a still-living root system. The vertical height of the tallest of the three branches from the ground is 3 feet (0.9 m, Class A). The length of the fallen trunk is 8.5 feet (2.6 m, Class B). (See **Figure 4.4-2**, Photographs of Western Joshua Tree #19).

As of April 24, 2025, the CDFW is now recommending that the universal 50-foot buffer consideration be revised as follows: Class A trees will require a 10-foot buffer, Class B will have a 25-foot buffer, and Class C will have a 50-foot buffer.[15] As indicated above, Western Joshua tree#19 is classified as a Class A tree (10-foot buffer) and a Class B tree (25-foot buffer). Because Western Joshua tree #19 is 39 feet from the Project site property line, it is outside of both the 10-foot and 25-foot buffer. Therefore, future development of the residential structures would not have any impact.

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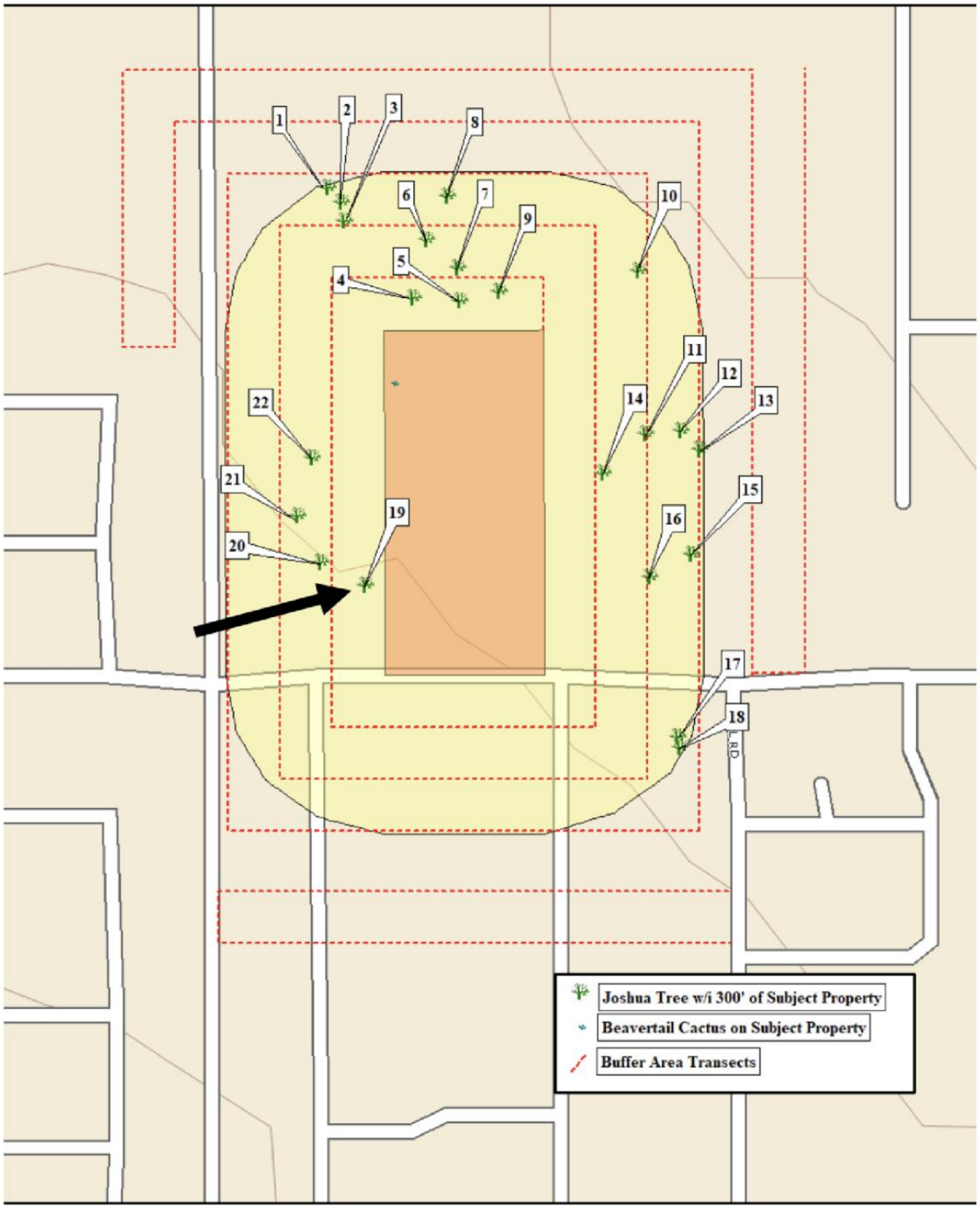
[14] https://wildlife.ca.gov/Conservation/Environmental-Review/WJT/Permitting/Census-Instructions#intro

[15] Ravleen Kaur, PhD, LT Senior Environmental Scientist (Specialist)California Department of Fish and Wildlife Inland Deserts Region | Habitat Conservation, email dated April 24, 2025.

Figure 4.4-1 Map of Western Joshua Trees Near the Project Site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Joshua Tree w/i 300' of Subject Property
Beavertail Cactus on Subject Property
Buffer Area Transects

Map produced by Circle Mountain Biological Consultants, Inc. May 2023 (amended April 2025)

Figure 4.4-2. Photographs of Joshua Tree #19

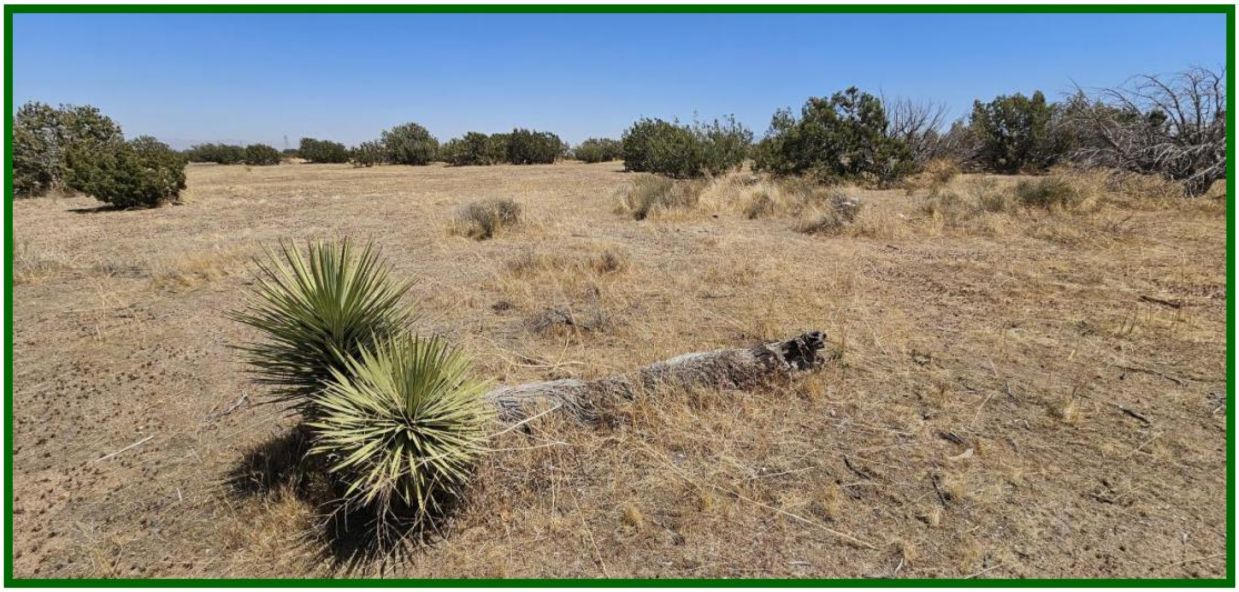

Exhibit 1: Joshua tree #19, showing original trunk

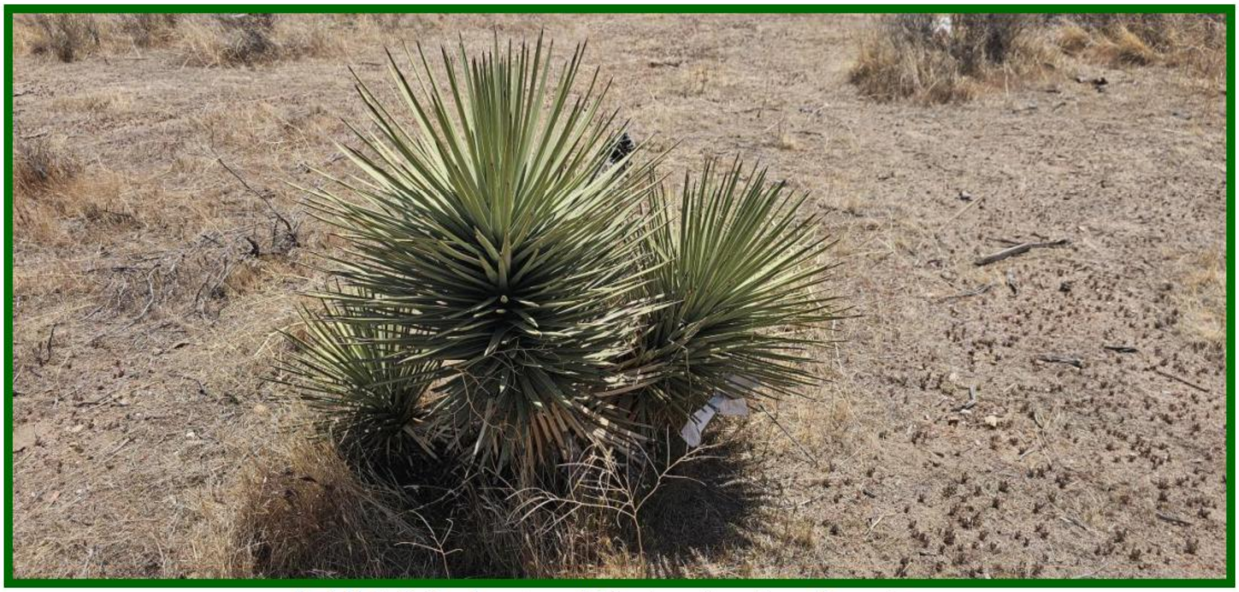

Exhibit 2. Joshua tree #19, showing three branches

Wildlife Species

Common wildlife species identified on the Project site include common raven, Anna's hummingbird, northern mockingbird, and the California ground squirrel. All these species are tolerant of or benefit from human disturbance. The presence or absence of species identified as Candidate, Sensitive, or Special Status Wildlife Species are shown in **Table 4.4-2** below.

Table 4.4-2. Presence/Absence of Candidate, Sensitive, or Special Status Wildlife Species

Species	Protection Category	Status
Loggerhead shrike	California Species of Special Concern by CDFW and a Bird of Conservation Concern by the USFWS	Not expected to occur
Burrowing owl	Candidate for listing as Endangered under the California Endangered Species Act Absent	Absent
American badger	California Species of Special Concern.	Absent
Mojave Ground squirrel	Designated as a Threatened species by the California Fish and Game Commission and is not federally listed	Absent
Agassiz's Desert Tortoise	Designated as a Threatened species by the California Fish and Game Commission and is not federally listed	Absent
Pallid San Diego pocket mouse	California Species of Special Concern by the CDFW	Not expected to occur
Crotch bumblebee	Federal candidate species for listing as Endangered	Absent

Source: Biological Survey (see Appendix B)

Based on the field survey and habitat assessment, except for the western burrowing owl, none of the special status wildlife species in the vicinity of the Project Site will be adversely affected by site development.

On October 25th, 2024, western burrowing owl became a candidate for CESA-listed species. Although no sign of burrowing owl was detected within the Project site or within the 500-foot buffer, the Project contains suitable habitat. Therefore, the following mitigation measure is required:

Mitigation Measure

BIO-1 Burrowing Owl Take Avoidance Survey. Prior to the initiation of construction activities ((i.e., grubbing, clearing, staging, digging), a "take avoidance survey" should be conducted by a qualified Biologist for the project site and surrounding 500 ft radius utilizing the methodology provided in CDFW's 2012 Staff Report on Burrowing Owl Mitigation. This survey should be conducted no more than 14 days prior to initiation of ground disturbance activities. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Should no Burrowing Owls be detected during the initial "take avoidance survey", the survey should be repeated within 24 hours prior to ground disturbance to determine if the Project site contains burrowing owl or sign thereof to avoid any potential impacts to the species. The surveys shall include 100 percent coverage of the Project site. If both surveys reveal no burrowing owls, active burrowing owl burrows or perch sites are present or with active sign (molted feathers, cast pellets, prey remains, eggshell fragments, decoration, or excrement) thereof, no additional actions related to this measure are required and a letter report shall be prepared by the qualified biologist documenting the results of the survey including all requirements for survey reports (page 30 of the 2012 Staff Report). The letter report shall be submitted to CDFW for review prior to construction.

If burrowing owl, active burrows or signs thereof are found the qualified biologist shall prepare and implement a plan for avoidance, minimization, and mitigation measures to be review and approved by CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. Project activities shall not occur within 1000 feet of an active burrow until CDFW approves the Burrowing Owl Plan.

If the Project cannot ensure burrowing owls and their burrows are fully avoided, consultation with CDFW is warranted to discuss how to implement the Project and avoid take; or if avoidance is not feasible, to potentially acquire an ITP prior to any ground disturbing activities, pursuant Fish and Game Code section 2081 subdivision (b). Full mitigation often involves the permanent conservation of quality habitat, benefiting the species through a conservation easement, along with habitat enhancement and ongoing management funded appropriately. Passive relocation, performed according to the Staff Report on Burrowing Owl Mitigation, may be authorized through the incidental take permit as a minimization measure.

Threshold 4.4 (b) – Biological Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓

Impact Analysis

Based on the field survey and habitat assessment, no riparian habitat or other sensitive natural community exists on the Project site.

Threshold 4.4 (c) – Biological Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓

Impact Analysis

Based on the field survey and habitat assessment, no riparian habitat or other sensitive natural community exists on the Project site.

Threshold 4.4 (d) – Biological Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		

Impact Analysis

As noted under Threshold 4.4(a) above, the site was graded between 2009 and 2013, and vegetation is highly disturbed. However, California junipers are present along with other dominant perennials, including Mormon tea and peach thorn. This vegetation can provide nesting for migratory birds.

The California Fish and Game Code prohibits the taking of all birds and their active nests, including raptors and other migratory nongame birds (as listed under the Migratory Bird Treaty Act). Typically, the California Department of Fish and Wildlife requires that vegetation not be removed from a project site between March 15 and September 15 to avoid impacts to nesting birds. If it is necessary to commence project construction between March 15 and September 15, a qualified biologist should survey all shrubs and structures within the project site for nesting birds prior to project activities (including construction and/or site preparation).

If it is necessary to commence project construction between March 15 and September 15, the following mitigation measure shall apply:

BIO-1 **Pre-Construction Nesting Bird Survey.** Prior to the issuance of a grading permit, the following note shall be placed on the grading plan:

"During the nesting bird season (between March 15 and September 15), a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to the commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance."

Threshold 4.4 (e) – Biological Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		

Impact Analysis

Refer to Joshua tree preservation discussed under Threshold 4.4 (a) above.

Threshold 4.4 (f) – Biological Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

Impact Analysis

Habitat Conservation Plans (HCPs) are planning documents required as part of an application for an incidental take permit for a protected species. They describe the anticipated effects of the proposed taking, how those impacts will be minimized or mitigated, and how the HCP is to be funded. A Natural Community Conservation Plan identifies and provides for the regional protection of plants, animals, and their habitats while allowing compatible and appropriate economic activity. According to the California Natural Community Conservation Plans Map maintained by the California Department of Fish and Wildlife, there are no such plans that encompass the Project site.[16]

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[16] California Natural Community Conservation Plans Map, https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline, accessed on June 1, 2021.

4.5 Cultural Resources

Threshold 4.5 (a) – Cultural Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				✓

The analysis in this section is based in part on the following technical report.

- Cultural Resources Assessment, Tentative Parcel Numbers 20673 and 20674 Project Hesperia, San Bernardino County, California, BCR Consulting LLC, which is dated April 25, 2024, and is included as **Appendix D** to this Initial Study.

The definition of a "historical resource" (i.e., any object, building, structure, site, area, place, record, or manuscript) pursuant to CEQA Guidelines §15064.5 is summarized below:

- A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources.
- A resource included in a local register of historical resources.
- The resource meets the criteria for listing on the California Register of Historical Resources including the following: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; Is associated with the lives of persons important in our past; Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Impact Analysis

Most of the historic resources in Hesperia consist of historic transportation routes or roads and railways of various widths and lengths. Several important routes include:

- The Mojave Trail/Road
- The Mormon Trail
- The National Old Trails
- The remnants of historic buildings and/or ranch complexes, such as foundations. These historic resources consist of buildings or linear features more than 45 years of age.

Exhibit 5 of the Technical Background Report in Support of the Cultural Resource s Element: City of Hesperia General Plan Update consists of cultural resources sensitivity maps that define areas in Hesperia that might hold more cultural resource sites than other areas. "Sensitivity" has been divided into low, medium, and high designations, and the gradation was developed based on recorded site information. Areas deemed "Low" generally exhibit 0 to 1 recorded sites per 160 acres exhibited by modern development. "Medium" areas of sensitivity generally exhibit 2 to 9 sites per 160 acres and are focused along important historic road alignments. Areas of "High" sensitivity exhibit typically 10 or more sites per 160 acres and are located near permanent water sources. However, one highly sensitive area is focused on the downtown core, near the AT&SF railway, to allow for the consideration of various historic structures or structures more than 45 years old. The Project site location is identified as "Low Sensitivity."[17] There are no visible structures of any kind on the Project site.

Conclusions

Based on the Technical Background Report in Support of the Cultural Resource Element: City of Hesperia General Plan Update, March 19, 2010, and existing site conditions, it does not appear that surface historical structures will be impacted. (Historic archaeological resources are addressed under Threshold 4.5(b) below.

Threshold 4.5 (b) – Cultural Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		

Impact Analysis

Archaeological Setting

In addition to the sensitivity zones identified under Threshold 4.5(b) above, sensitivity zones were developed utilizing knowledge about landforms and water resources. Water is required to sustain life, and certain kinds of resources, such as habitats, must be located within reasonable walking distance of a water source. Therefore, areas near the Mojave River and Silverwood Lake are assigned a high sensitivity zone. Areas that exhibit exposed veins of quartz or quartzite, such as those found in the higher elevations northeast of Silverwood Lake, are assigned high sensitivity due to the need for raw materials used to create stone tools.

As discussed, the Project site is identified as having low sensitivity for archaeological resources. Although the site is classified as Low Sensitivity for archaeological resources, it is always possible that ground-disturbing activities during construction will uncover previously unknown, buried archaeological resources. Therefore, the following mitigation measure is recommended:

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[17] Technical Background Report in Support of the Cultural Resource Element: City of Hesperia General Plan Update, March 19, 2010, Exhibit 5e.

Mitigation Measures

CUL-1 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2 If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3 If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Threshold 4.5 (c) – Cultural Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Impact Analysis

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

4.6 Energy

The analysis in this section is based in part on the following technical report.

- CalEEMod (2022.1.1.14) TTM 20674, 5/25/23

Threshold 4.6 (a) – Energy Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

Impact Analysis

The following analysis focuses on the consumption of electricity and natural gas. Although motor vehicle fuel is an energy resource, its consumption is primarily pursuant to federal and state regulatory fuel efficiency standards applied to vehicle manufacturers. It is not something the Project itself regulates.

Construction

The Project would require the use of electric power tools. The anticipated construction schedule assumes the Project would be built-out in approximately 13 months. The consumption of electricity would be temporary and would not represent a significant demand on available supplies. The use of natural gas is not anticipated during construction.

Operations

Occupancy of the single-family residences would result in the consumption of natural gas and electricity. Energy demands are estimated at 625,794 kBTU/year of natural gas and 152,192 kWh/year of electricity.[18] Natural gas would be supplied to the Project by Southwest Gas Corporation, and Southern California Edison would provide electricity. The Project proposes single-family homes reflecting contemporary energy-efficient/energy-conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive, and the total energy demands would be comparable to other single-family land use projects of similar scale and configuration. The Project will also comply with the applicable Title 24 standards.

In addition, the Project will be required to provide rooftop solar panels or sources of on-site renewable energy per the latest 2022 California Energy Code requirements. The Energy Code requires all new residential construction to achieve net-zero emissions associated with electricity usage using on-site renewable sources. This analysis has conservatively assumed that 80% of electricity usage will be captured via on-site renewable sources (i.e., solar panels) as part of the project design.

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[18] Appendix A, CalEEMod Output Sheets.

Conclusion

As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Threshold 4.6 (b) – Energy Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Impact Analysis

The regulations directly applicable to the Project are Building Energy Efficiency Standards, Title 24, Part 6, and CALGreen Title 24, Part 11. These regulations include but are not limited to the use of energy-efficient heating and cooling systems, water-conserving plumbing, and water-efficient irrigation systems. The Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

4.6 Geology and Soils

Threshold 4.7 (a)(i) – Geology and Soils Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓

Impact Analysis

Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. (A trace is a line on the Earth's surface defining a fault.) Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault. It must be a minimum distance from the fault (generally 50 feet).[19] According to the California Geological Survey's Earthquake Hazards Zone Application (EQ Zapp), the Project site is not located within an Alquist-Priolo Earthquake Fault zone.[20]

Threshold 4.7 (a)(ii) – Geology and Soils Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Strong seismic ground shaking?			✓	

Impact Analysis

The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the Project's lifetime. This risk is not considered substantially different from that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the seismic design criteria mandated by the California Building Code, which provides minimum standards to safeguard life or property by stipulating building and foundation requirements to withstand earthquakes.

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[19] https://www.conservation.ca.gov/cgs/alquist-priolo.

[20] https://maps.conservation.ca.gov/geologichazards/#dataviewer, accessed May 15,2023.

Threshold 4.7 (a)(iii) – Geology and Soils Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Seismic-related ground failure, including liquefaction?			✓	

Impact Analysis

According to the General Plan Environmental Impact Report, Exhibit 3.6- 3, Seismic Hazard Areas, the Project site is not located in a liquefaction zone.[21] Notwithstanding, the Project would be required to comply with Development Code §17.04. 060.A, Soils Report Requirement, which requires corrective action that is likely to prevent structural damage to each structure proposed to be constructed in the area where soils problems exist.

Threshold 4.7 (a)(iv) – Geology and Soils Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Landslides?				✓

Impact Analysis

The site is relatively flat and is not adjacent to any slopes or hillsides that could be potentially susceptible to landslides.

Threshold 4.7 (b) – Geology and Soils Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial soil erosion or the loss of topsoil?			✓	

Impact Analysis

The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped after it is developed. To control soil erosion during construction, the Project proponent is required to comply with Municipal Code Chapter 8.30-Surface and Groundwater Protection: NPDES Permit Implementation, which requires the Project and prepare a Storm Water Pollution Prevention Plan to manage soil erosion during construction activities. In addition, a Water Quality Management Plan is required which addresses post-construction soil erosion. Preparation and implementation of these plans is a mandatory requirement. Therefore, impacts are less than significant, and no mitigation measures are required. (Also see analysis under Issue 4.9, Hydrology and Water Quality).

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[21] Hesperia General Plan Update Draft Environmental Impact Report, p. 3.6-9.

Threshold 4.7 (c) – Geology and Soils Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	

Impact Analysis

Landslide

Seismically induced slope failure is a common secondary effect of seismic shaking. Most landslides consist of shallow failures involving surficial soils and the uppermost weathered bedrock in moderate to steep hillside terrain. The Project site is on relatively level to gently sloping terrain that is not vulnerable to this hazard.

Subsidence

Subsidence is the sudden sinking or gradual downward settling of the earth’s surface with little or no horizontal motion. Subsidence is caused by a variety of activities, which include (but are not limited to) withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydro-compaction. The Project does not include the on-site removal of groundwater or pumping of oil and/or gas.

In addition, subsidence can be caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable because they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink, which causes damage to the building or structure. The Project site is underlain by Hesperia Loamy Fine Sand, according to Natural Resources Conservation Service (NRCS) web soil survey[22], Hydrologic Soil Class (e.g., sand, loamy sand, or sandy loam types of soils) is the dominant soil type on the site. Subsidence is usually remedied by excavating the soil to the depth of the underlying bedrock and then recompacting the soil so that it can support buildings and structures.

Liquefaction, Lateral Spreading, or Collapse

Liquefaction is a secondary effect of seismic shaking that can cause various types of ground failure. Soils that liquefy lose the ability to support structures; buildings may sink or tilt, with the potential for extensive structural damage. For liquefaction to occur, three conditions must be met: 1) loose, recently deposited sediments typically sandy in composition; 2) shallow groundwater, typically within 50 feet of the ground surface; and 3) seismic shaking with ground accelerations over 0.2 g. Liquefaction-related lateral spreads can occur adjacent to stream channels and deep washes that provide a free face along which the liquefied mass of soil fails. Lateral spreads can cause extensive damage to pipelines, utilities, bridges, roads and other structures. Seismic shaking can also cause loose, geologically young deposits to become more tightly packed, resulting in a reduction of the soil column, and differential settlement at the ground surface. Based on groundwater data (http://www.water.ca.gov/waterdatalibrary/), it is estimated that groundwater is at a depth greater than 50 feet below existing grade. Based on General Plan EIR Exhibit 3.6- 3, Seismic Hazard Areas, the Project site is not within an area susceptible to liquefaction, lateral spreading, or collapse.

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[22] https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm, accessed on May 16, 2023.

Conclusion

Although the Project site is not identified as being within an area susceptible to unstable geologic units, the Project would still be required to comply with Development Code § 17.04. 060.A, Soils Report Requirement, which requires corrective action that is likely to prevent structural damage to each structure proposed to be constructed in the area where soils problems exist.

Threshold 4.7 (d) – Geology and Soils Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on expansive soil, as defined in the Uniform Building Code, creating substantial direct or indirect risks to life or property?			✓	

Impact Analysis

Expansive soils generally consist of clay that tends to expand (increase in volume) as it absorbs water, and it will shrink (lessen in volume) as water is drawn away. According to the Natural Resources Conservation Service, United States Department of Agriculture, Web Soil Survey, the Project site primarily consists of soils classified as "Hesperia loamy fine sand."[23] The Hesperia series consists of deep, well drained soils that formed in alluvium derived primarily from granite and related rocks. The Hesperia series is not a clay soil and is generally not susceptible to expansion. Notwithstanding, the Project would be required to comply with Development Code §17.04. 060.A, Soils Report Requirement, which requires corrective action which is likely to prevent structural damage to each structure proposed to be constructed in the area where soils problems exist.

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[23] Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: http://websoilsurvey.sc.egov.usda.gov/. Accessed May 14, 2023.

Threshold 4.7 (e) – Geology and Soils Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the City of Hesperia's sewer conveyance and treatment system.

Threshold 4.7 (f) – Geology and Soils Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Impact Analysis

Paleontological Resources

Paleontological resources are the preserved fossilized remains of plants and animals. According to the General Plan, the site has a low potential sensitivity for paleontological resources.[24] However, the Project site is in an area geologically mapped to be underlain by alluvium. Because alluvium has the potential to contain paleontological resources, and the site has not been surveyed for paleontological resources, the following mitigation measure is recommended:

Mitigation Measure

GEO-1 Discovery of Unknown Paleontological Resources. Prior to the issuance of a grading permit, the following notes shall be placed on the grading plan:

"Discovery of Unknown Paleontological Resources: If paleontological resources are encountered during ground disturbance, work in the immediate area of the find shall be redirected and a qualified paleontologist shall be retained to assess the find for scientific significance. If determined to be significant, the fossil shall be collected from the field. The paleontologist may also make recommendations regarding additional mitigation measures, such as paleontological monitoring. Scientifically significant resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository.

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[24] City of Hesperia General Plan, Exhibit 8-Paleontological Resources Sensitivity Map.

Unique Geologic Feature

The Project site is relatively flat. The site soils generally consist of Hesperia fine sandy loam, which is a common soil type in Hesperia. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

4.8 Greenhouse Gas Emissions

The analysis in this section is based in part on the following technical report .

- CalEEMod (2022.1.1.14) TTM 20674, 5/25/23.

The following documents were used in the preparation of this analysis.

- San Bernardino County Regional Greenhouse Gas Reduction Plan, March 2021.
- Mojave Desert Air Quality Management District, California Environmental Quality Act (CEQA) And Federal Conformity Guidelines, February 2020.

Threshold 4.8 (a) – Greenhouse Gas Emissions Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

Impact Analysis

Mojave Desert Air Quality Management District Thresholds of Significance

The Mojave Desert Air Quality Management District (MDAQMD) has established GHG significance thresholds on a daily and annual basis. A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project, is provided in Table 4.8-1 below.

Table 4.8-1. Project Greenhouse Gas Emissions

Source	GHG Emissions (MT/year)
	CO_2e
30-year Amortized Construction GHG	11.0
Operational Total	335
Total	346
Threshold	3,000
Exceed Threshold?	No

Source: CalEEMod Summary Report, Appendix A

As shown in **Table 4.8-1**, the Project's greenhouse gas emissions on an annual basis would not exceed the MDAQMD's significance thresholds. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required.

Threshold 4.8 (b) – Greenhouse Gas Emissions Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Impact Analysis

- No Hearths in residences
- Install High Efficiency Lighting
- Energy Efficient Appliances (installed by builder – dishwasher, refrigerator)
- Install low flow Bathroom Faucet
- Install low flow Kitchen Faucet
- Install low flow Toilet
- Install low flow Shower
- Use water-efficient irrigation system

San Bernardino County Regional Greenhouse Gas Reduction Plan

The San Bernardino Council of Governments (SBCOG) adopted the San Bernardino County Regional Greenhouse Gas Reduction Plan in March 2021.[25] The Reduction Plan summarizes the actions that the 23 jurisdictions in San Bernardino County selected to reduce jurisdictional GHG emissions, as well as state-mandated actions. The Reduction Plan is not mandatory for the partnership jurisdictions. Instead, it provides information that can be used by partnership jurisdictions, if they choose, to develop individual climate action plans (CAPs). As noted above, in 2010, the City of Hesperia adopted a CAP. The city participated in the Reduction Plan as a study to inform their decision makers to update or revise their existing 2010 CAP. As part of this effort, the City of Hesperia has selected a goal to reduce its community GHG emissions to a level that is 40% below its 2020 level of GHG emissions by 2030.

The City will meet and exceed this goal subject to reduction measures that are technologically feasible and cost-effective through a combination of state (~70%) and local (~30%) efforts. The Pavley vehicle standards, the state's low carbon fuel standard, the RPS, and other state measures will reduce GHG emissions in Hesperia's on-road, off-road, and building energy sectors in 2030. An additional reduction of 110,304 MTCO2e will be achieved primarily through the following local measures, in order of reductions achieved: GHG Performance Standard for Existing Development (PS-1); Water Efficiency Renovations for Existing Buildings (Water-2); and Waste Diversion and Reduction (Waste-2). Hesperia's Plan has the greatest impacts on GHG emissions in the building energy, on-road transportation, and waste sectors.[26]

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[25] San Bernardino County Regional Greenhouse Gas Reduction Plan ,available at: https://www.gosbcta.com/wp-content/uploads/2019/09/San_Bernardino_Regional_GHG_Reduction_Plan_Main_Text_Mar_2021.pdf , accessed on May 13, 2023

[26] Ibid, p. 3-85.

City of Hesperia Municipal Code

The City Municipal Code includes several ordinances that reduce GHG emissions directly or indirectly. Municipal Code Title 10 - Vehicles and Traffic, Chapter 10.24 - Trip Reduction and Travel Demand Management, provides alternative transportation methods and vehicle trip reduction requirements. City Development Code, Article XXI, Landscape Regulations, presents general regulations applicable to landscaping water use, which in turns reduces GHG emissions.

California Energy Code

Prior to issuance of a building permit, the Project Proponent is required to submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).

Applicable measures to a single-family residential development include, but are not limited to:

- **Energy Efficiency:** The Project is required to provide electric vehicle (EV) charging outlets; install energy efficient appliances and HVAC systems, and overall residential buildings shall meet or exceed the minimum standard design required by the 2019 California Energy Code .
- **Waste Diversion:** The Project's waste hauler would be required to comply with all applicable local, state, and federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations. In addition, The Project is required to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills.
- **Water Conservation:** Utilize water conservation techniques to conserve water resources, such as the use of low-flow irrigation and plumbing systems.
- **Water-Efficient Landscaping Practices:** Promote low per capita water use using low water consumptive plant materials/desert plants (xeriscape).

Conclusion

Based on the analysis above, the Project will not conflict with regional or state plans to reduce greenhouse gas emissions.

4.9 Hazards and Hazardous Materials

Threshold 4.9 (a) & (b) – Hazards and Hazardous Materials Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	

Impact Analysis

Existing Conditions

The Project site consists of vacant land that had been graded at some point between 2009 and 2013. The vegetation community present on site supports a highly disturbed desert scrub habitat encompassing mainly native plants and some non-native grasses. There appear to be no previous land uses, including agricultural production, that could result in the release of surface or subsurface hazardous materials during the construction phase of the Project.

Construction Activities

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, the California Department of Toxic Substances Control, the Mojave Desert Air Quality Management District, and the Lahontan Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the release of hazardous materials to the environment.

Operational Activities

The Project site would be developed with residential land uses that are a land use not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

Threshold 4.9 (c) – Hazards and Hazardous Materials Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

Impact Analysis

The Project site is within 1.3 miles of Desert View School and 1.8 miles of Cedar Middle School. As discussed in the responses to Thresholds 4.9(b) above, during construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials. After construction of the homes, residents may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, however, these products are usually in low concentration and small in amount and would not pose a significant risk to these schools.

Threshold 4.9 (d) – Hazards and Hazardous Materials Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment?				✓

Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code §65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" CDO and CAO from Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code §65962.5.[27]

Threshold 4.9 (e) – Hazards and Hazardous Materials Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				✓

Impact Analysis

The Project site is located within the boundaries of the Comprehensive Land Use Plan, Southern California Logistics Airport, Final Report, September 2008.[28] According to Exhibit 3B, Compatibility Review Areas, the site is not located in an area that requires a review for safety hazards. According to Exhibit 2J, Long Range Noise Contours, the site is not located within an area that is impacted by excessive noise.

Threshold 4.9 (f) – Hazards and Hazardous Materials Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Impact Analysis

Access to the Project site is currently available from Hollister Street and Escondido Avenue. The Project will improve Afton Avenue to the eastern boundary of the site, which will improve emergency services to the area. In addition, the Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction, the Project would be required to maintain adequate emergency access for emergency vehicles from Hollister Street and Escondido Avenue.

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[27] California Environmental Protection Agency, Cortese List Data Resources, https://calepa.ca.gov/sitecleanup/corteselist/, accessed July 20, 2023.

[28] https://lus.sbcounty.gov/planning-home/airport-land-use/, accessed on July 20, 2023.

Threshold 4.9 (g) – Hazards and Hazardous Materials Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

Impact Analysis

According to the California Fire Hazard Severity Zone Viewer maintained by CAL FIRE, the Project site is not located within a high wildfire hazard area.[29] Also refer to analysis under Section 4.20, Wildfire.

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[29] https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, accessed on August 5, 2021.

4.10 Hydrology and Water Quality

Threshold 4.10 (a) – Hydrology and Water Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	

Impact Analysis

Construction Impacts

Construction of the Project does not include extensive grading and ground-disturbing activities, but would require excavation and grading for access roads, buildings, and other features. Disturbance of soil during construction could result in soil erosion and lowered water quality through increased turbidity and sediment deposition into local ephemeral streams. In addition, hazardous materials that could contaminate water include diesel fuel, gasoline, lubrication oil, cement slurry, hydraulic fluid, anti-freeze, transmission fluid, lubricating grease, and other fluids as a result of construction equipment spills or leaks. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

The City of Hesperia is subject to requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit, General Permit No. CAS000004 (MS4 Permit) issued by the State Water Resources Control Board. The MS4 Permit requires the city to implement a Construction Site Stormwater Runoff Control Program.

Compliance with the permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to identify construction Best Management Practices (BMPs) that will be implemented to prevent soil erosion and the discharge of sediment into the local storm drains during the Project's construction phase. Typical BMPs measures include, but are not limited to, preserving natural vegetation, stabilizing exposed soils, use of sandbags, and installation of temporary silt fencing. In addition, trucks and construction vehicles would be serviced from offsite facilities. The use, storage, transport, and disposal of hazardous materials used in construction of the homes would be carried out in accordance with federal, state, and county regulations.

Operational Impacts

Stormwater pollutants commonly associated with residential land uses include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. City of Hesperia Municipal Code Chapter 8.30 - Surface and Groundwater Protection, requires the preparation of a Water Quality Management Plan (WQMP) for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed. The Project will comply with the City of Hesperia MS4 General Permit for the Mojave River Watershed. The Project proposes to use roads within the Project site to carry runoff to a proposed water quality basin located at the northeast portion of the site. The basin is designed for stormwater treatment through infiltration provided at the bottom of the basin, where the required volume will infiltrate through the site soils and into the groundwater, before discharging to the existing storm drain system.

Conclusion

With mandatory compliance to existing state and federal water quality regulations, including the proposed SWPPP and WQMP, which are intended to ensure that water quality standards and waste discharge standards are not violated during construction or operations.

Threshold 4.10 (b) – Hydrology and Water Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Impact Analysis

Ground Water Supply

The Project would be served with potable water by the Hesperia Water District. The District's water supply is obtained from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater through groundwater wells located throughout the city. There are no District wells on the Project site. (Please refer to Section 4.19, Utilities and Service Systems, for a discussion on water supply.)

Groundwater Recharge

Development of the Project would increase impervious surface coverage on the Project site, which would in turn reduce the amount of direct infiltration of runoff into the ground. The Project proposes to use roads within the Project site to carry runoff to a proposed water quality basin designed for both infiltration and detention. As such, the Project will not interfere substantially with groundwater recharge.

In addition, according to a review of historical groundwater data (California Department of Water Resources and California State Water Resources Control Board groundwater well data [http://wdl.water.ca.gov and http://geotracker.waterboards.ca.gov]), depth to groundwater is greater than 50 feet below ground surface (bgs) in the general Project site area. As such, the Project will not impact groundwater.

Sustainable Groundwater Management Act

California depends on groundwater for a major portion of its annual water supply, particularly during times of drought. This reliance on groundwater has resulted in overdraft and unsustainable groundwater usage in many of California's basins.[30] The Sustainable Groundwater Management Act (SGMA) was enacted to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge.

The City of Hesperia is located within the Upper Mojave River Valley portion of the Mojave River Basin. The Basin is an adjudicated basin (i.e., water rights are determined by court order).[31] Adjudicated basins are exempt from the SGMA because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of a basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Mojave River Basin. As such, the Project would not conflict with any sustainable groundwater management plan.

Conclusion

Based on the analysis above, the Project is not forecast to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Threshold 4.10 (c) – Hydrology and Water Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

Impact Analysis

General Plan Policy SF- 2.2 requires that new discretionary development proposals include, as a condition of approval, hydrological studies prepared by a state-certified engineer with expertise in this area that assess the impact the new development will have on the flooding potential of existing development down-gradient. The studies shall provide mitigation measures to reduce this impact to an acceptable level.[32] The following design standards are applicable to the Project:

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[30] http://www.waterboards.ca.gov/water_issues/programs/gmp/, accessed on July 23, 2021.

[31] https://gis.water.ca.gov/app/bp-dashboard/final/, accessed on July 23, 2021.

- Demonstrate that off-site flows are safely conveyed through or around Project site.
- For sites larger than 1 acre, storage shall be provided consistent with San Bernardino County Flood Control District Manual requirements based on a 100-year 24-hour storm event.
- When a basin is used to mitigate downstream impacts due to increased flows generated by a development, the basin capacity and outlet size shall be such that the post-development peak flow rate generated by the site shall be less than or equal to 90% of the pre - development flow rate.

Drainage will be conveyed in curb and gutter through the site. Lot "A" is proposed to be a storm drain and retention basin for the Project.

Threshold 4.10 (d) – Hydrology and Water Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓

Impact Analysis

According to the Federal Emergency Management Agency (FEMA), the Project site is not located within a flood hazard zone.[33] According to the California Department of Conservation, California Official Tsunami Inundation Maps,[34] the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing seiche.

Threshold 4.10 (e) – Hydrology and Water Quality Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	

Impact Analysis

As discussed under Thresholds 4.10(a) and 4.10(c), with implementation of the proposed drainage system improvements and features, the Project will not conflict with or obstruct implementation of the Lahontan Basin Plan. In addition, as discussed under Threshold 4.10(b), the Project site is not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin.

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[32] City of Hesperia, *Developer Workshop,* September 2018.

[33] https://www.fema.gov/flood-maps, accessed on April 25, 2021.

[34] California Department of Conservation, California Official Tsunami Inundation Maps, https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,consi dered%20tsunamis%20for%20each%20area., accessed May 16, 2023.

4.11 Land Use and Planning

Threshold 4.11 (a) – Land Use and Planning Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide an established community?				✓

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site consists of vacant undeveloped land. The site is bordered to the west by Escondido Avenue followed by residential development, to the east by vacant land, to the north vacant land, and to the south by Hollister Street followed by residential development. Given the location and surrounding land uses, the Project is a logical continuation of the development pattern in the area and will not divide an established community.

Threshold 4.11 (b) – Land Use and Planning Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

Impact Analysis

Table 4.11-1 lists the applicable plans, policies, or regulations that the Project is subject to.

Table 4.11-1. Consistency with Applicable Plans, Policies, or Regulations

Initial Study Section	Applicable Plan, Policy, or Regulation
Based on the analysis in this Initial Study, the Project does not conflict with any of the following land use plans, polices, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	
4.1 Aesthetics	- City of Hesperia, Municipal Code. - California Department of Transportation, State Scenic Highway Program.
4.2 Agriculture and Forestry Resources	- California Department of Conservation, Farmland Mapping and Monitoring Program.
4.3 Air Quality	- Mojave Desert Air Quality Management District (MDAQMD) Air Quality Management Plan. - MDAQMD, California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, February 2020.
4.4 Biological Resources	- Federal Endangered Species Act. - California Endangered Species Act.

Initial Study Section	Applicable Plan, Policy, or Regulation
4.5 Cultural Resources	- City of Hesperia, General Plan Update, 2010.
4.6 Energy	- California Building Energy Efficiency Standards, Title 24, Part 6. - California Green Standards Building Code, Title 24, Part 114.6.
4.7 Geology and Soils	- City of Hesperia, General Plan Update, 2010 - City of Hesperia, Municipal Code
4.8 Greenhouse Gas Emissions	- City of Hesperia Climate Action Plan, June 2010 - County of San Bernardino, San Bernardino County Regional Greenhouse Gas Reduction Plan, March 2021
4.9 Hazards and Hazardous Materials	- California Government Code Section 65962.5. Hazardous Waste and Substances Sites (Cortese) List. - Southern California Logistics Airport, Comprehensive Land Use Plan, Final Report, September 2008.
4.10 Hydrology and Water Quality	- California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements. - California Water Boards, Region 6- Lahontan Region, Basin Plan. California Water Boards, Sustainable Groundwater Management Act.
4.11 Land Use and Planning (see Conclusion below)	- City of Hesperia, General Plan Update, 2010.
4.12 Mineral Resources	- City of Hesperia, General Plan Update, 2010.
4.13 Noise	- City of Hesperia, Development Code §16-20.125, Noise. - Southern California Logistics Airport, Comprehensive Land Use Plan, Final Report, September 2008.
4.14 Population and Housing	- City of Hesperia, General Plan Update, 2010.
4.15 Public Services	- City of Hesperia, General Plan Update, 2010.
4.16 Recreation	- Hesperia General Plan. Open Space Element.
4.17 Transportation	- CEQA Guidelines Section 15064.3, subdivision (b). - General Plan Exhibit OS-10, Non-Motorized Transportation Plan.
4.18 Tribal Cultural Resources	- Public Resources Code section 21074.
4.19 Utilities and Service Systems	- Regional Water Quality Control Board, Lahontan Region, Victor Valley Wastewater Reclamation Authority Order No. R6V-2020-Proposed Victor Valley Regional Wastewater Treatment Plant NPDES No. Ca0102822. - Hesperia Water District, Final Draft 2015 Urban Water Management Plan, Chapter 6- System Supplies, June 7, 2016.
4.20 Wildfire	- CAL FIRE, California Fire Hazard Severity Zone Viewer.

Conclusion

As demonstrated throughout this Initial Study document, the Project would not conflict with any applicable land use plan, policy, or regulation due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, with compliance with mandatory regulatory requirements or mitigation measures.

4.12 Mineral Resources

Threshold 4.12 (a) – Mineral Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

Impact Analysis

Mineral resources in the city have been identified by the Department of Conservation Division of Mines and Geology as potentially containing concrete aggregate resources consistent with most of the Barstow and Victorville areas. These resources are not considered to be significant due to the vast availability of similar deposits in the region. Additional mineral resources have not been identified within the City.[35]

The Project site has been designated with a Mineral Land Classification of MRZ- 3A, which is an area containing known mineral occurrences of undetermined mineral resource significance. This classification was based on a report by the California Department of Conservation, Division of Mines and Geology, entitled Mineral Land Classification of Concrete Aggregate Resources in the Barstow - Victorville Area, San Bernardino County, California. A review of the California Department of Conservation interactive web mapping indicates there is no active mines on the Project site.[36] In addition, a review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that no wells are located in the vicinity of the Project site.[37] Based on the analysis above, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

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[35] Hesperia General Plan, Conservation Element, p. CN-20.

[36] https://maps.conservation.ca.gov/mineralresources/, accessed on May 15, 2023.

[37] California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. Well Finder (ca.gov), accessed on June 17, 2023.

Threshold 4.12 (b) – Mineral Resources Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

Impact Analysis

The Project site is not being used for mineral resource recovery. The Project site i the General Plan as R1- 4500 (4.6 to 8.0 du/ac). As such, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

4.13 Noise

Threshold 4.13 (a) – Noise Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	

Impact Analysis

As dictated by CEQA, a noise analysis is focused on whether the Project causes a substantial temporary or permanent increase in ambient noise levels in the immediate vicinity of the Project site. Noise impacts under CEQA are evaluated by the Project's generation of noise as opposed to noise impacts on the Project from traffic or other noise sources.

Existing Ambient Noise Levels

Vehicular traffic noise is the predominant noise source within the City. Major east-west roadways include SR-138, Summit Valley Road, Ranchero Road, Mesquite Street, Muscatel Street, Sultana Street, Phelan Road, Main Street, Rock Springs Road, Mauna Loa Street, Lemon Street, Eucalyptus Street, and Bear Valley Road. Major north-south roadways include Baldy Mesa Road, Caliente Road, Highway 395, I-15, Mariposa Road, Escondido Avenue, Fuente Avenue, Maple Avenue, Cottonwood Avenue, 7th Avenue, 3rd Avenue, Santa Fe Avenue East, Hesperia Road, E Avenue, I Avenue, Peach Avenue, and Arrowhead Lake Road. The level of vehicular traffic noise varies with many factors, including traffic volume, vehicle mix (truck percentage), traffic speed, and distance from the roadway. These roadways consist of 4 to 6 lanes and carry more traffic than other roadways. Noise levels for these types of arterial roadways typically range from 63 dBA to 78 dBA measured 50 feet from the centerline of the roadway.[38]

The proposed Project site is located at the northwest corner of Hollister Street and Afton Avenue. According to the General Plan Circulation Element, both of these streets are classified as a "local" street. Local streets are neighborhood roadways with one travel lane in each direction. They are narrower in width than collector streets and are designed for very low traffic speeds. The purpose of local streets is usually to provide access to a collector street to allow people to go from their house to their destination.[39] A local street in a suburban area typically generates noise in the range of 60 dBA to 70 dBA.

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[38] General Plan EIR, Table 3.11-9: Calculated Project Buildout Roadway Noise Levels (dBA).
[39] General Plan Circulation Element, p. CI-23.

Increase in Ambient Noise Levels

A potentially significant impact is one that would cause noise levels to increase to over 65 CNEL or if over 65 CNEL, to increase by 3 dB or more when adjacent to noise-sensitive uses. Vehicle noise is a combination of the noises produced by the engine, exhaust, and tires. The primary source of noise generated by the Project will be from the vehicle traffic generated by the vehicle ingress and egress to the Project site. Under existing conditions, the site does not generate any traffic noise that impacts the surrounding area.

According to the Federal Highway Administration, Highway Traffic Noise Analysis and Abatement Policy and Guidance,[40] the level of roadway traffic noise depends on three things: 1) the volume of the traffic, 2) the speed of the traffic, and 3) the number of trucks in the flow of the traffic. Generally, the loudness of traffic noise is increased by heavier traffic volumes, higher speeds, and greater numbers of trucks. These factors are discussed below.

The Volume of the Traffic: Caltrans has stated that a doubling of traffic volumes on a roadway segment is typically needed to audibly increase traffic noise.[41] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound would generally be barely detectable.

Upon buildout, the proposed Project is expected to generate approximately 340 average daily vehicle trips based on ITE Trip General Manual, 11th Edition,[42] which will increase the ambient traffic noise levels in the vicinity of the Project site in comparison to the existing site conditions (vacant land). An increase of 189 trips would not double the traffic volumes resulting in a 3dBA noise increase.

The Speed of Traffic: Hollister Street and Afton Avenue are residential streets. In the State of California, the speed limit for residential roads is 25 mph unless otherwise posted. These low levels of speeds do not result in vehicles generating high levels of noise.

The Number of Trucks in the Flow of the Traffic: The Project is a residential development, and it will not generate noise from large trucks.

Construction Noise Impact Analysis

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site. Construction of the Project is expected to require the use of earthmovers, bulldozers, water trucks, and pickup trucks. As shown on **Table 4.13-1** below, noise levels generated by heavy construction equipment can reach 90 when measured at 50 feet.

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[40] Analysis And Abatement Guidance - Regulations And Guidance - Noise - Environment - FHWA (dot.gov) , accessed July 20, 2023.

[41] Caltrans, Technical Noise Supplement, page 6-5, September 2020.

[42] ITE Trip General Manual, 11th Edition, ITE Code 210-Single-Family Residential.

Table 4.13-1. Typical Construction Equipment Noise Levels

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual

Construction activities are expected to occur within approximately 240 feet from the single-family residence located south of Hollister Street. The highest noise levels are forecast to reach 85 dBA during site grading on the southern portion of the site. As such, noise levels at the nearest sensitive receptor are expected to temporarily exceed the City's exterior standard of 65 dBA during on-site construction.

Although project construction noise has the potential to be louder than the ambient noise in the project vicinity, this noise would cease once project construction is completed. Development Code §16.20.125, Noise, allows temporary demolition and construction noise in excess of normally defined thresholds between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays, except federal holidays. Because construction noise is exempt during specific hours, a project fully compliant with the City's construction noise standards would not generate a significant construction-related noise impact.

Operational Noise Impact Analysis

The Project site is within the R1- 4500 (Single Family Residential) zone. According to Development Code §16- 20.125, Noise, the Project is prohibited from generating noise that exceeds 55 dBA between 10 p.m. and 7:00 a.m. or 60 dBA between 7:00 a.m. and 10:00 p.m. for the following time periods.

- The noise standard for that receiving land use for a cumulative period of more than thirty (30) minutes in any hour; or
- The noise standard plus five dB(A) for a cumulative period of more than fifteen (15) minutes in any hour; or
- The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour; or
- The noise standard plus fifteen (15) dB(A) for a cumulative period of more than one minute in any hour; or

- The noise standard plus twenty (20) dB(A) for any period.

If the measured ambient level exceeds any of the first four noise limit categories above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level. Due to wind noise, the maximum permissible noise level may be adjusted so that it is no greater than five dB(A) above the ambient noise level.

Typical residential central air conditioners and pool equipment are installed close to and either on a side or rear of the structure. The location of equipment near the structure and with solid fencing separating properties acts as a shield or barrier to noise propagation through the structure or fence to surrounding properties.

A noise barrier such as a fence or a wall that is tall enough to block the line of sight will provide approximately 5 dB of noise reduction; each additional foot above the line of sight will provide an additional 1.5 dB of noise reduction.[43] A typical 6-foot fence or wall would therefore decrease the noise level from a typical central air conditioning unit by 9 to 10 dBA and decrease the noise level of a pool pump by 11 to 12 dBA. Proper placement and barriers found in typical residential construction will reduce the noise level of air conditioning and pool equipment to less than significant levels.

Traffic Noise

The primary increase in noise will be the result of adding vehicle traffic generated by the Project to Hollister Street. Roadway vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise depends on three primary factors: 1) the volume of traffic, 2) the speed of traffic, and 3) the number of trucks in the flow of traffic. The proposed Project does not propose any uses that would require a substantial number of truck trips , and the proposed Project would not alter the speed limit on Hollister Street.

According to the General Plan, future buildout daily trips in the vicinity of the Project site are projected to be 6,400 on Fuente Avenue and 52,900 on Escondido Avenue.[44] The Project is forecast to add 189 daily vehicle trips to the existing daily trips along the segment.[45] According to Caltrans, the human ear can begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.[46] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound would generally be barely detectable.

Although the Project will add 189 future daily vehicle trips on Escondido Avenue and Fuente Avenue, the increase is 0.003% and 0.03% respectively, which does not result in a doubling (100%)

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[43] FHWA Noise Barrier Design, https://www.fhwa.dot.gov/Environment/noise/noise_barriers/design_construction/keepdown.cfm.

[44] General Plan, Transportation Technical Report, Table 4 -2, *Future Daily Traffic Volumes, Current General Plan*.

[45] Institute of Traffic Engineers, Trip Generation Manual, 10th Edition.

[46] Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1

of the daily vehicle trips in the immediate vicinity. Therefore, the proposed Project traffic would not result in a substantial permanent increase in ambient roadway noise levels and noise impacts created by the Project would be less than significant and mitigation is not required.

Based on the analysis above, the Project will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of City standards.

Threshold 4.13 (b) – Noise Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of excessive groundborne vibration or groundborne noise levels?			✓	

Impact Analysis

Groundborne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. The Project does not involve the use of heavy trucks, so vehicle traffic generated by the Project will not generate excessive groundborne vibration.

According to the Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018,[47] while ground vibrations from construction activities do not often reach the levels that can damage structures, construction vibration may result in building damage or prolonged annoyance from activities such as blasting, piledriving, vibratory compaction, demolition, and drilling or excavation near sensitive structures. The Project does not require these types of construction activities.

Threshold 4.13 (c) – Noise Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people be residing or working in the project area to excessive noise levels?			✓	

Impact Analysis

The nearest airports from the site are Hesperia Airport approximately 4.2 miles southeast and the Southern California Logistics Airport located approximately 11 miles to the north. According to the County of San Bernardino Department of Airports, Hesperia Airport is a privately owned airport and does not have an airport land use plan.[48] According to the Southern California Logistics Airport Comprehensive Land Use Plan, Figure 2H, Existing Noise Contours, and Figure 2I, Long Range Noise Contours, the Project site is not located in an area impacted by aircraft noise.[49] Therefore, the Project would not exacerbate an existing condition that exposes people residing or working in the Project area to excessive noise levels.

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[47] https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123.

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[48] https://airports.sbcounty.gov/airport-locations/, accessed May 7, 2023.

[49] https://www.victorvilleca.gov/government/city-departments/airport, accessed May 7, 2023.

4.14 Population and Housing

Threshold 4.14 (a) –Population and Housing Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	

Impact Analysis

The Project site has a General Plan Land Use designation of R1-4500 (4.6 to 8.0 du/ac). As proposed, the Project has a density of 4.4 du/ac and is not consistent with the planned growth designated by the General Plan. However, the Tract Map was approved by the City so therefore the dwelling unit per acres is consistent. According to the 2020 population estimates provided by the California Department of Finance, there are 3.45 persons per households in Hesperia. Based on 20 dwelling units, the Project could increase the overall population of the city by 69 persons (assuming all new residents will come from outside the city limits). The Project site is in a developing residential area of the City. Development of the Project is a logical extension of existing nearby development. In addition, the Project site is served by existing water and sewer facilities, gas and electric utilities, and roadways. No additional infrastructure will be needed to serve the Project other than connection to infrastructure adjacent to the site.

Threshold 4.14 (b) –Population and Housing Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Impact Analysis

The Project site consists of undeveloped vacant land. Therefore, implementation of the Project would not displace a substantial number of existing housings, nor would it necessitate the construction of replacement housing elsewhere.

4.15 Public Services

Threshold 4.15 (a) – Public Services Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

Impact Analysis

Fire Facilities

The San Bernardino County Fire Department provides fire protection services to the Project area. The nearest fire station is Oak Hills Station #305 located approximately 4.0 roadway miles to the southwest of the Project site at 8331 Caliente Road. Development of the Project would impact fire protection services by placing an additional demand on existing County Fire Department resources if its resources are not augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with state and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access.

In addition, the City collects a Development Impact Fee to assist the city in providing fire protection facilities. Payment of the Development Impact Fee would be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Therefore, the Project would not result in the need to construct new or physically altered fire facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

Police Facilities

The San Bernardino County Sheriff's Department provides community policing to the Project area via the Hesperia Police Department located at 15840 Smoke Tree Street in Hesperia, 4.4 miles east of the Project. Because the Project site is in a developed area, it is routinely patrolled by the Sheriff's Department. The City collects a Development Impact Fee to assist the City in providing for capital improvement costs for police protection facilities. Payment of the Development Impact Fee would be applied to police facilities and/or equipment to offset the incremental increase in the demand for police protection services that would be created by the Project. Therefore, the Project would not result in the need to construct new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

School Facilities

Hesperia is served by the Hesperia Unified School District, which provides elementary, middle, and high school services throughout the city. The Project is forecast to generate the following number of students as shown in **Table 4.15-1**.

Table 4.15-1. Student Generation Factors

School Level	Student Generation Factor	Number of Students
Elementary School	0.3595	7
Middle School	0.1115	2
High School	0.2208	4
Total	**–**	**13**

Source: Hesperia Unified School District, Residential and CID Development School Fee Justification Study, February 19, 2020, Table 5 Adjusted Student Generation Factors

The District is authorized by state law (Government Code §65995- 6) to levy a new construction fee per square foot of construction for the purpose of funding the reconstruction or construction of new school facilities. Pursuant to § 65995(3)(h) of the California Government Code, the payment of statutory fees is "*deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.*" Therefore, the payment of school impact fees for residential development would offset the potential impacts of increased student enrollment related to the implementation of the Project.

Park Facilities

The nearest public park to the Project site is Dogwood Park located 0.7 miles north of the Project site. The City of Hesperia requires dedication of land, payment of fees in-lieu of parkland dedication, or a combination thereof at a rate of 5 acres of parkland per 1,000 residents for proposed residential subdivisions.[50] Based on 20 dwelling units, the Project could increase the overall population of the City by 69 persons (assuming all new residents will come from outside the city limits). Sixty-nine persons would result in the need of 0.35 acres of parkland. Payment of the in- lieu fee would ensure that the Project will not result in a significant impact with respect to parkland.

Other Public Facilities

As noted above, development of the Project could result in a direct increase in the population of 69 persons. The current population of the city is 100,041[51] (assuming all new residents of the Project came from outside the City). As such, the Project would result in a 0. 0007% increase in population. It is not anticipated the Project would increase the demand for public services, including public health services and library services, to the degree that the construction of new or expanded public facilities would be required based on this small increase in population.

In addition, the Project would be required to pay the City's Development Impact Fee to assist the city in providing public services facilities. These funds may be applied to the acquisition and/or construction of public services and/or equipment.

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[50] Hesperia General Plan. Open Space Element, p. OS-43.

[51] California Department of Finance, E-5 City/County Population and Housing Estimates, 1/1/2023.

4.16 Recreation

Threshold 4.16 (a) – Recreation Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	

Impact Analysis

The nearest public park to the Project site is Dogwood Park 0.7 miles to the north. The Project could result in the increased use of existing parks and recreation facilities. Substantial deterioration of existing facilities could occur if the level of usage intensifies significantly and the maintenance of affected facilities does not keep pace with intensified use and additional park facilities are not provided to meet existing and the increased demand.

As noted above, development of the Project could result in an increase in population of 69 persons (0.0007% increase). This small amount of population increase is not anticipated to increase the use of existing neighborhood and regional parks or other recreational facilities to the degree that substantial physical deterioration of recreational facilities would occur or be accelerated.

Threshold 4.16 (b) – Recreation Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

Impact Analysis

The Project does not propose the construction or expansion of recreational facilities.

4.17 Transportation

Threshold 4.17 (a) – Transportation Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	

Impact Analysis

Transit Facilities

Public transportation services within the City of Hesperia are provided by the Victor Valley Transit Authority (VVTA). There are no transit routes adjacent to the Project site. In addition, the Project is not proposing any improvements that would conflict with any future transit service in the area.

Roadway Facilities

As discussed in more detail under Threshold 4.17(b) below, effective July 1, 2020, changes to the California Environmental Quality Act (CEQA) require Vehicle Miles Traveled (VMT) as the new metric for evaluating environmental impacts under CEQA as opposed to motorist delay and level of service (LOS). For development projects, VMT is simply the product of the daily trips generated by a new development and the distance those trips travel to their destinations. For CEQA purposes, roadway facilities are viewed in the context of how they reduce the amount of vehicle miles traveled and promote the use of other non-motorized modes of travel such as transit, bicycle, and pedestrian.

The Project proposes to improve Afton Avenue adjacent to the Project site with new pavement, curb, gutter, and a landscaped parkway. Afton Avenue, which is currently a dirt road, will be improved with new pavement, curb, gutter, and a landscaped parkway adjacent to the site. The above-described improvements will promote a reduction in VMT by providing more access for pedestrians and bicycles, and by improving roadways to allow access for transit service.

Bicycle and Pedestrian Facilities

By providing the roadway improvements described above, bicycle and pedestrian access will be improved.

Conclusion

Based on the preceding analysis, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Threshold 4.17 (b) – Transportation Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?			✓	

Impact Analysis

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018 pursuant to Senate Bill (SB) 743, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. The implementation of SB 743 took effect July 1, 2020. The City of Hesperia, Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment (LOS), July 2020, (VMT Guidelines), was adopted to implement SB 743.

Project Screening

Pursuant to the VMT Guidelines, residential projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. To identify if the project is in a low VMT-generating area, the San Bernardino County Transportation Authority (SBCTA) screening tool is used to compare the appropriate baseline TAZ VMT to current County of San Bernardino VMT threshold of 32.7% VMT/Service Population.

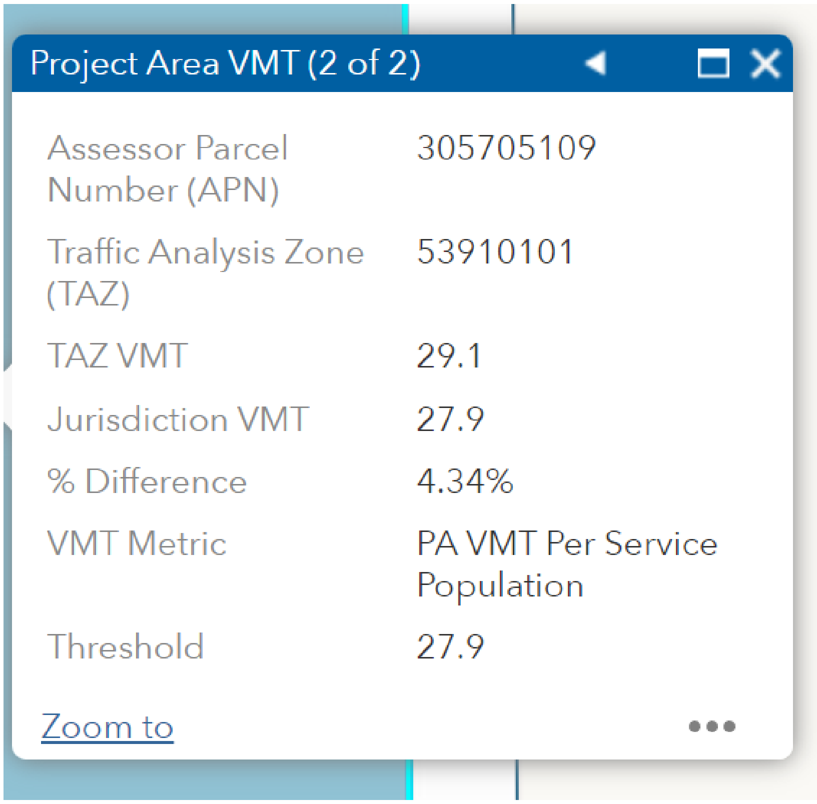
As shown on **Figure 4.17-1**, the Project is in a low VMT-generating area. Impacts are less than significant.

Threshold 4.17 (c) – Transportation Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Impact Analysis

The proposed street improvements on Hollister Street, Oak Valley Street, and Afton Avenue are designed in accordance with the City of Hesperia's Street design standards. In addition, the Project is in an area developed with residential uses. As such, the Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

Figure 4.17-1. Screenshot of Vehicle Miles Traveled (VMT) Screening Results



Project Area VMT (2 of 2)

Assessor Parcel Number (APN)	305705109
Traffic Analysis Zone (TAZ)	53910101
TAZ VMT	29.1
Jurisdiction VMT	27.9
% Difference	4.34%
VMT Metric	PA VMT Per Service Population
Threshold	27.9

Source: https://www.gosbcta.com/plan/san-bernardino-transportation-analysis-model/

Threshold 4.17 (d) – Transportation Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?			✓	

Impact Analysis

The Project would add new pavement, curb, gutter, and a parkway on Oak Valley Street and Hollister Street. Afton Avenue, which is a dirt road, will be improved with pavement, curb, gutter, and a parkway. All the street improvements would be public streets designed to City standards. Emergency access would be from Oak Valley Street, Hollister Street, and Afton Avenue, connecting to the citywide circulation system. During the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, the Fire Department, and the Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

Threshold 4.18 (a)(i) – Tribal Cultural Resources Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?		✓		

Impact Analysis

An historical resource or an archaeological resource may also be a tribal cultural resource if it conforms with the criteria described in Public Resources §21084(a). However, grading, utility trenching, and the construction of the water quality basin have the potential to reveal buried deposits at greater depths. Therefore, Mitigation Measures CR-1 and CR-2 under Section 4.5, Cultural Resources, shall apply.

Threshold 4.18 (a)(ii) – Tribal Cultural Resources Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Impact Analysis

Section 21074 of the Public Resources Code describes Tribal Cultural Resources as follows.

"Tribal cultural resources" are either of the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
- Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The provisions in the Public Resources Code related to tribal cultural resources created a process for consultation with California Native American Tribes during the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. The City of Hesperia implemented the consultation process by sending out consultation invitation letters to tribes previously requesting notification on December 6, 2023 The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) responded and indicated that the proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed Project and given the Cultural Resources Management Department's current state of knowledge, the Tribe does not have any concerns with the Project's implementation, as planned, at this time. However, because the potential exists for subsurface tribal cultural resources to be present, the Tribe requested that Mitigation Measures TCR-1 and TCR-2 shall be made a part of the project/permit/plan conditions.

Mitigation Measures

TCR-1 Notify Yuhaaviatam of San Manuel Nation. Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in Mitigation Measure CUL-1, of any pre-contact resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

TCR-2 Documentation of Tribal Cultural Resources. Any and all archaeological/cultural documents created as a part of the project (e.g., isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

4.19 Utilities and Service Systems

Threshold 4.19 (a) – Utilities and Service Systems Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		✓		

Impact Analysis

The Project does not require that the existing utility infrastructure be relocated, as the Project will connect to the existing infrastructure facilities adjacent to the Project site. However, the installation and construction of the sewer, water, and storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources.

Sewer and Water Facilities

The Project will connect to the existing 8- inch water and sewer lines in Hollister Street and Afton Avenue.

Storm Drainage Improvements

Drainage will be conveyed in curb and gutter through the site. Lot A is proposed to be a storm drain and retention basin for the Project.

Electric Power Facilities

The Project will connect to the existing Southern California Edison electrical distribution facilities available in the immediate vicinity of the Project site.

Natural Gas Facilities

The Project will connect to the existing Southwest Gas Corporation natural gas distribution facilities available in the immediate vicinity of the Project site.

Telecommunication Facilities

Telecommunication facilities include a fixed, mobile, or transportable structure, including, all installed electrical and electronic wiring, cabling, and equipment, all supporting structures, such as utility, ground network, and electrical supporting structures, and a transmission pathway and associated equipment in order to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

Conclusion

Construction or installation of utilities and service systems may impact Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources. Mitigation Measures BIO-1, BIO-2, CR-1, CR-2, GEO-1, and TCR-1 and TCR-2 are required.

Threshold 4.19 (b) – Utilities and Service Systems Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

Impact Analysis

The Project would be served with potable water by the Hesperia Water District. The District's 2020 Urban Water Management Plan indicates the future gallons per capita water use at 94 gallons per day per person (GPCD).[52] The Project is estimated to increase the population by approximately 69 persons which would create an additional water demand of 22- acre feet per year (AFY).

The district's water supply is obtained from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts water from the underground aquifers through groundwater wells located throughout the city. The Mojave Basin Area was the subject of a court ordered adjudication in 1993 due to the rapid growth within the area, increased withdrawals, and lowered groundwater levels. The court's Judgment appointed Mojave Water Agency (MWA) as Watermaster of the Mojave Basin Area. The court ordered adjudication of the Mojave Basin Area allocating a variable free production allowance (FPA) to each purveyor that supplies more than 10 AFY, including Hesperia.[53]

Because almost all the water used within the Mojave Water Agency's service area is supplied by pumped groundwater, to supplement the local groundwater supplies, the Mojave Water Agency recharges the groundwater basins with State Water Project imported water, natural surface water flows, wastewater imports from outside the Mojave Water Agency's service area, agricultural depletion from storage, and return flow from pumped groundwater not consumptively used. The Mojave Water Agency's sources are only used to recharge the groundwater basins and are not supplied directly to any retailers, except for two power plants, the High Desert Power Project and the LUZ Solar Plant.

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[52] Hesperia Water District, Final 2020 Urban Water Management Plan, p.4-10.

[53]

Threshold 4.19 (c) – Utilities and Service Systems Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	

Impact Analysis

Based on a wastewater generation rate of 231 gpd per dwelling unit,[54] the Project is estimated to 4,620 gpd of wastewater. Wastewater flows are piped out of the Hesperia Water District's service area to a regional wastewater treatment plant (WWTP) operated by Victor Valley Wastewater Reclamation Authority (VVWRA). The treatment plant has a design capacity to treat 18 million gallons per day (MGD) of wastewater.[55] The treatment plant currently treats about 10.7 million gallons of wastewater per day.[56] Therefore, there is adequate capacity to serve the Project's projected demand of 4,620 gpd in addition to the VVWRA's existing commitments.

Threshold 4.19 (d) – Utilities and Service Systems Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate solid waste more than state or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	

Impact Analysis

Construction Related Impacts

The California Green Building Standards Code (CALGreen) requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Hesperia's Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements

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[54] Tapestry Final EIR.

[55] Regional Water Quality Control Board, Lahontan Region, Victor Valley Wastewater Reclamation Authority Order No. R6V-2020-Proposed Victor Valley Regional Wastewater Treatment Plant NPDES No. Ca0102822

[56] VVWRA website, About Us | Victor Valley WRA, CA (vvwraca.gov), accessed May 7, 2023.

Operational Related Impacts

The Project is estimated to generate 20.1 tons of solid waste per year.[57] The amount of estimated solid waste generated by the Project is derived from the California Emissions Estimator Model. The mode l also quantifies the amount of solid waste generated by a project based on the annual waste disposal rates from the California Department of Resources Recycling and Recovery (CalRecycle) data for individual land uses.

Sanitation services are administered by Advance Disposal, located at 17105 Mesa Street, Hesperia. Advance Disposal also operates a Materials Recovery Facility (MRF), which has a capacity of 600 tons per day. The Company's long-term plans are to expand the capacity of the facility to meet the needs of the City and its Sphere of influence, which is the company's ultimate service area.

Although solid waste may ultimately be disposed of at various landfills, the closest landfill to the Project site is the Victorville Sanitary Landfill located at 18600 Stoddard Wells Road, approximately 19 miles to the northeast. According to the CalRecycle website, the Victorville Sanitary Landfill has a daily throughput of 3,000 tons per day and a remaining capacity of 79,400,000 cubic yards. The expected closure is October 1, 2047.[58] As such, there is adequate landfill capacity to serve the Project.

Threshold 4.19 (e) – Utilities and Service Systems Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

Advance Disposal currently provides solid waste collection services to the City. Advance Disposal is required to provide these services in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste

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[57] Appendix A-CalEEMod Outputs.

[58] https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652 , accessed on May 15, 2023.

4.20 Wildfire

Threshold 4.20 (a) – Wildfire Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				✓

Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. According to the California Fire Hazard Severity Zone Viewer maintained by CAL FIRE, the Project site is not located within a high wildfire hazard area.[59] As such, Thresholds 4.20(a) through 4.20(d) below require no response.

Would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate f ire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes

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[59] https://egis.fire.ca.gov/FHSZ/, accessed on May 15, 2023.

4.21 Mandatory Findings of Significance

Threshold 4.21 (a) – Mandatory Findings of Significance Does the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to 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?		✓		

Impact Analysis

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have *no impact* or a *less than significant impact* for all environmental topics, except for Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, the Mitigation Measures listed below are required: BIO-1, Western Joshua Tree Take Permit. BIO-2, Pre-Construction Burrowing Owl Survey. BIO- 3, Pre-Construction Nesting Bird Survey; CR-1, Discovery of Unknown Archaeological Resources; CR-2, Archaeological Treatment Plan, GEO- 1, Discovery of Unknown Paleontological Resources; CR-1, TCR-1 Yuhaaviatam of San Manuel Nation; TCR-2. Documentation of Tribal Cultural Resources.

Threshold 4.21 (b) – Mandatory Findings of Significance Does the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

Impact Analysis

The cumulative impacts analysis provided here is consistent with §15130(a) of the CEQA Guidelines in which the analysis of cumulative effects of a project is based on two determinations: Is the combined impact of this project and other projects significant? If so, is the project's incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined impact is significant, and the project's incremental effect is found to be cumulatively considerable (CEQA Guidelines 15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have *no impact* or a *less than significant impact* for all environmental topics, except for Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development of the site will impact the general biological resources present on the site, and all the vegetation will be removed during future construction activities.

As shown in **Figure 4.4.1, Location of Joshua Trees**, preservation or relocation on-site is not a viable option and would essentially prevent the development of the site as envisioned under the City's General Plan. Therefore, Mitigation Measure BIO-1 is recommended.

Wildlife will also be impacted by development activities and those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Based on the field survey and habitat assessment, none of the special status wildlife species reported from the region will be adversely affected by site development. Although burrowing owl was not present, because of the migratory nature of the species, a pre-construction survey is required per Mitigation Measure BIO-2, Pre-Construction Burrowing Owl Survey.

Approximately 21 California junipers are present. Other dominant perennials include rubber rabbitbrush, paper bag bush, Nevada joint-fir, and Cooper's goldenbush. This vegetation can provide nesting for migratory birds. The California Fish and Game Code prohibits take of all birds and their active nests, including raptors and other migratory nongame birds (As listed under the Migratory Bird Treaty Act). Typically, CDFW requires that vegetation not be removed from a project site between March 15 and September 15 to avoid impacts to nesting birds. If it is necessary to commence project construction between March 15 and September 15, a qualified biologist should survey all shrubs and structures within the project site for nesting birds, prior to project activities (including construction and/or site preparation). If it is necessary to commence project construction between March 15 and September 15, Mitigation Measure BIO-3, Pre-Construction Nesting Bird Survey. shall apply.

Overall, the loss of about 4.5 acres of disturbed desert vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding desert region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search and field survey did not identify any cultural resources, including historic and prehistoric sites or historic -

period buildings within the project site boundaries. Research results, combined with surface conditions have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work, or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measure CR-1, Discovery of Unknown Archaeological Resources, and CR-2, Archaeological Treatment Plan. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils (Paleontological Resources)

As discussed in Section 4.7, Geology and Soils, of this Initial Study, the property is situated in the Mojave Desert geomorphic province. The Mojave Desert province is a wedge-shaped area that is enclosed on the southwest by the San Andreas fault zone, the Transverse Ranges province and the Colorado Desert province, on the north and northeast by the Garlock fault zone, the Tehachapi Mountains and the Basin and Range province, and on the east by the Nevada and Arizona state lines, and the Colorado River. The area is dominated by broad alluviated basins that are mostly aggrading surfaces that are receiving non-marine continental deposits from the adjacent upland areas. More specific to the subject property, the site is in an area geologically mapped to be underlain by alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measure GEO-1, Discovery of Unknown Paleontological Resources, is required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted with the San Manuel Band of Mission Indians, has determined that the Project is unlikely to adversely affect tribal cultural resources with implementation of Mitigation Measures TCR- 1, Notify San Manuel Band of Mission Indians, and TCR- 2, Documentation of Tribal Cultural Resources, are required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, Utilities and Service Systems, of this Initial Study, the installation and construction of the sewer, water, storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures BIO-1, BIO-2, BIO-3, CR-1, CR- 2, GEO-1, TCR-1, and TCR- 2 as described above. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Threshold 4.21 (c) – Mandatory Findings of Significance Does the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Impact Analysis

As indicated by this Initial Study, the Project will not result in potentially significant environmental impacts that directly affect human beings (i.e., air quality, agriculture and forestry resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation, and utilities and service systems.

California Environmental Quality Act (CEQA)
Final Initial Study/Mitigated Negative Declaration
(State Clearinghouse No. 2025061403)

Tentative Tract Map NO. 20674

Lead Agency
City of Hesperia
Development Services Department
9700 7th Avenue
Hesperia, CA 92345

Applicant
Zab LLC
16502 Walnut Street, Suite C
Hesperia, CA 92345

Prepared By

EPC Environmental Inc.
11801 Pierce Street, Ste. 200
Riverside, CA 92505
(951) 710-3010

August 6, 2025

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1.0 Introduction

The Final Initial Study/ Mitigated Negative Declaration (ISMND) is an informational document intended to disclose the environmental impacts of approving and implementing the Tentative Tract Map 20674 Project (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA) as outlined below. The City of Hesperia is the lead agency under CEQA.

1.1 Public Review Period

The ISMND for the Project was distributed on June 25, 2025 for public review and concluded on July 25, 2025. The Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was mailed to addresses adjacent to and within the vicinity of the project. The NOI was filed with the city and county clerks, and the ISMND was made available for general public review at city hall: 9700 Seventh Avenue Hesperia, CA 92345. In addition, an electronic version of the Draft ISMND was made available on the City of Hesperia website: https://hesperiaca.gov/1466/CEQA-Environmental-Documents/

During the public review period, one comment letter was received. Responses to comments that address environmental issues in the ISMND are included in this Final ISMND. The City of Hesperia has also prepared a mitigation monitoring and reporting program (MMRP) pursuant to CEQA Guidelines, Section 15074(d). The MMRP constitutes Section 4 of the Final ISMND.

2.0 Response to Comments

2.1 Introduction

Section 15088 of the CEQA Guidelines requires the Lead Agency (City of Hesperia) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the ISMND and prepare written responses.

This section provides all written comments received on the ISMND that address environmental issues and the City of Hesperia's responses to each comment. Comment letters and specific comments are given numbers for reference purposes. Changes to the ISMND text are shown in underlined text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons that submitted comments on the Draft ISMND during the public review period.

- California Department of Fish and Wildlife, dated July 11, 2025

2.2 Comment Letter

Docusign Envelope ID: 167F2B7A-3630-4397-BD0F-DFB22972B1BA

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

July 11, 2025

Leilani Henry
Assistant Planner
City of Hesperia
9700 Seventh Avenue
Hesperia, CA, 92345

Dear Leilani Henry:

TENTATIVE TRACT MAP NO. 20674 (Project)
MITIGATED NEGATIVE DECLARATION (MND)
SCH# 2025061403

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from the City of Hesperia (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1] 1

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources. 2

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: ZAB, LLC

Objective: The Project proposes a Tract Map to subdivide approximately 4.53 gross acres into 20 single-family residential lots ranging from 5,638 square feet to 10,029 square feet. Additionally, the Project proposes to construct new pavement, curb, gutter, parkway, water and sewer lines and a storm drain retention basin. Construction phases are proposed to consist of site preparation, grading, building construction, paving, and architectural coating. 3

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[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Docusign Envelope ID: 167F2B7A-3630-4397-BD0F-DFB22972B1BA

Location: The Project site is located on the northwest corner of Hollister Street and Afton Avenue within the City of Hesperia, San Bernardino County, State of California. The Project site is on Assessor's Parcel Number: 3057-051-09. 3 cont.

Timeframe: Construction of the Project is proposed to begin in 2025 and last approximately 12 months and the Project is proposed to completed in 2026.

COMMENTS AND RECOMMENDATIONS

CDFW appreciates the detailed measures in the draft MND to avoid and minimize impacts to biological resources. CDFW recommends only minor modifications to the measures below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Thus, CDFW strongly recommends the following revisions to BIO-1, BIO-2, and the adoption of BIO-3 (NEW) (edits are in ~~strikethrough~~ and **bold**) for adoption in the final MND. 4

BIO- 1. Pre-Construction Burrowing Owl Survey**s**.

Prior to the issuance of a grading permit, a preconstruction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols **in the Staff Report on Burrowing Owl** Mitigation (CDFG 2012 or most recent version), ~~for each species no more than 30-days~~ prior to ground- disturbing activities ~~in accordance with best practices identified by the California Department of Fish and Wildlife~~. If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site **or within the vicinity of the Project site at any time** during ~~future~~ surveys, the California Department of Fish and Wildlife shall be immediately notified, **and the Project Proponent shall fully avoid impacts to burrowing owl or should obtain a CESA ITP** ~~and mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012~~. 5

BIO- 2. Pre-Construction Nesting Bird Survey.

Prior to **any ground disturbing activities and** the issuance of a grading permit, the following ~~note~~ **nesting bird surveys** shall be **completed** ~~placed on the grading plan.~~**:**

~~"~~**Regardless of the time of year and within 3 days prior to any ground disturbing Project activities** ~~During the nesting bird season (between March 15 and September 15)~~, a qualified **avian** biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified **avian** biologist within 300 feet of all work areas, no more than 3 days prior to commencement of **P**roject activities. If active nests containing eggs or young are found, a qualified **avian** biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and **determined by the qualified avian biologist and** range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified **avian** biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. **If at any time during Project activities, a California Endangered Species Act listed bird species is observed nesting on site, the Project Proponent shall immediately halt Project activities and contact CDFW Inland Deserts Region 6.**~~"~~ 6

BIO-3. Western Joshua Tree (NEW). The western Joshua tree (WJT) is a candidate threatened species under the California Endangered Species Act. If WJT individuals are to be relocated, encroached upon, removed, or otherwise taken, the Project 7

Proponent shall obtain an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Section 2081b of the California Endangered Species Act (CESA), or any other appropriate take authorization under CESA or under the WJT Conservation Act (Fish & G. Code, §§ 1927-1927.12), prior to the relocation, encroachment, removal, or take (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of WJT, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085 and §§ 1927-1927.12). Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a WJT if all of the following conditions are met: (1) The Project Proponent submits to CDFW for its approval a census of all western Joshua trees on the Project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height, b. One meter or greater but less than five meters in height, and c. Five meters or greater in height. (2) The Project Proponent avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The Project Proponent mitigates all impacts to, and taking of, the western Joshua tree through the payment of in lieu mitigation fees. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. (4) CDFW may require the Project Proponent to relocate one or more of the western Joshua trees. 7 cont.

EDITORIAL COMMENT

CDFW would like to comment regarding the buffers discussed on Page 26. To clarify, while CDFW has recommended for previous projects that information in the census be provided with these initial buffers based on CDFW's review of the project, however, these buffers are determined on a project-by-project basis. 8

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals. 9

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City of Hesperia in identifying and mitigating Project impacts on biological resources. 10

Questions regarding this letter or further coordination should be directed to Emily Leon, Environmental Scientist, at Emily.Leon@wildlife.ca.gov or at (760) 644-5976. 10 cont.

Sincerely,

DocuSigned by:
Jeff Brandt
6BBFAB19FE504F9...
For Alisa Ellsworth
Environmental Program Manager

ec: Office of Planning and Research, State Clearinghouse, Sacramento
State.Clearinghouse@opr.ca.gov

Luis Benitas, Project Applicant
ZAB, LLC
Luis@luisbenites.com

Ernest Perea
EPC Environmental Inc
Ernest@ceqa.plus

ATTACHMENTS

Attachment A: Mitigation Monitoring Reporting Plan

REFERENCES

California Department of Fish and Game (CDFG). 2012. Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: Microsoft Word - BUOW Staff Report_final_030712 REV 1.doc (ca.gov)

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Attachment A

Mitigation Monitoring and Reporting Plan

Biological Resources (BIO)		
Mitigation Measure	**Implementation Schedule**	**Responsible Party**
BIO- 1. Pre-Construction Burrowing Owl Surveys Prior to the issuance of a grading permit, a preconstruction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols in the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site or within the vicinity of the Project site at any time during ~~future~~ surveys, the California Department of Fish and Wildlife shall be immediately notified, and the Project Proponent shall fully avoid impacts to burrowing owl or should obtain a CESA ITP.	Prior to the initiation of ground disturbing activities and again within 3 days Prior to the initiation of ground disturbing	Project Proponent and Qualified Avian Biologist
BIO- 2. Pre-Construction Nesting Bird Survey Prior to any ground disturbing activities and the issuance of a grading permit, the following ~~note~~ nesting bird surveys shall be completed**:** Regardless of the time of year and within 3 days prior to any ground disturbing Project activities, a qualified **avian** biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified avian biologist within 300 feet of all work areas, no more than 3 days prior to commencement of **p**roject activities. If active nests containing eggs or young are found, a qualified avian biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and determined by the qualified avian biologist and range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified avian biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop	Within 3 days prior to any ground disturbing activities	Project Proponent and Qualified Avian Biologist

11
cont.

work if nesting pairs exhibit signs of disturbance. If at any time during Project activities, a California Endangered Species Act listed bird species is observed nesting on site, the Project Proponent shall immediately halt Project activities and contact CDFW Inland Deserts Region 6.		
BIO-3. Western Joshua Tree The western Joshua tree (WJT) is a candidate threatened species under the California Endangered Species Act. If WJT individuals are to be relocated, encroached upon, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Section 2081b of the California Endangered Species Act (CESA), or any other appropriate take authorization under CESA or under the WJT Conservation Act (Fish & G. Code, §§ 1927-1927.12), prior to the relocation, encroachment, removal, or take (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of WJT, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085 and §§ 1927-1927.12). Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a WJT if all of the following conditions are met: (1) The Project Proponent submits to CDFW for its approval a census of all western Joshua trees on the Project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height, b. One meter or greater but less than five meters in height, and c. Five meters or greater in height. (2) The Project Proponent avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The Project Proponent mitigates all impacts to, and taking of, the western Joshua tree through the payment of in lieu mitigation fees. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. (4) CDFW may require the Project Proponent to relocate one or more of the western Joshua trees.	Prior to the initiation of activities	Project Proponent

11
cont.

END OF COMMENTS

10

2.3 Response

Responses to
California Department of Fish and Wildlife (CDFW)
Letter Dated July 11, 2025

COMMENT 1 (INTRODUCTION). The comment thanks the City of Hesperia for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife.

Response 1. *Comment acknowledged. The comment does not raise a specific issue with the adequacy of the MND's evaluation or raise any other CEQA issue. Therefore, no further response is required or provided.*

COMMENT 2 (CDFW ROLE). The comment describes CDFW's role as a Trustee Agency and a Responsible Agency under CEQA to review and comment on the MND.

Response 2. *Comment acknowledged. The comment does not raise a specific issue with the adequacy of the MND's evaluation or raise any other CEQA issue. Therefore, no further response is required or provided.*

COMMENT 3 (PROJECT DESCRIPTION SUMMARY). The comment reiterates the project description contained in the MND.

Response 3. *The comment does not raise a specific issue with the adequacy of the MND's evaluation or raise any other CEQA issue. Therefore, no further response is required or provided.*

COMMENT 4 (COMMENTS AND RECOMMENDATIONS). CDFW offers the comments and recommendations below to assist the City of Hesperia in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Thus, CDFW strongly recommends the following revisions to BIO-1, BIO-2, and the adoption of BIO-3 (NEW) (edits are in ~~strikethrough~~ and **bold**) for adoption in the final MND.

Response 4. Responses to CDFW recommendation are provided in this Response to Comments documents as follows:

- COMMENT 5 (Burrowing Owl)
- COMMENT 6 (Nesting Birds)
- COMMENT 7 (Western Joshua Tree)

COMMENT 5 (Burrowing Owl). CDFW strongly recommends the following revisions to BIO-1:

BIO-1. Pre-Construction Burrowing Owl Survey**s**.

Prior to the issuance of a grading permit, a preconstruction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols **in the Staff Report on Burrowing Owl** Mitigation (CDFG 2012 or most recent version), ~~for each species no more than 30-days prior to ground- disturbing activities in accordance with best practices identified by the California Department of Fish and Wildlife.~~ If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site **or within the vicinity of the Project site at any time** during future surveys, the California Department of Fish and Wildlife shall be immediately notified, **and the Project Proponent shall fully avoid impacts to burrowing owl or should obtain a CESA ITP** ~~and mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012~~.

Response 5. *The comment is acknowledged. The following reflects the changes to the ISMND in bold and strikeout format. These changes are now incorporated into the Final ISMND.*

Pages 2 and 31-32

BIO-1. Pre-Construction Owl Survey**s**. Prior to the issuance of a grading permit, a preconstruction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols **in the Staff Report on Burrowing Owl** Mitigation (CDFG 2012 or most recent version)~~, for each species no more than 30-days prior to ground- disturbing activities in accordance with best practices identified by the California Department of Fish and Wildlife.~~ If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site **or within the vicinity of the Project site at any time** during future surveys, the California Department of Fish and Wildlife shall be immediately notified, **and the Project Proponent shall fully avoid impacts to burrowing owl or should obtain a CESA ITP** ~~and mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012~~.

COMMENT 6 (Nesting Birds). CDFW strongly recommends the following revisions to BIO-2:

BIO-2. Pre-Construction Nesting Bird Survey.

Prior to **any ground disturbing activities and** the issuance of a grading permit, the following note **nesting bird surveys** shall be **completed** ~~placed on the grading plan~~.:

"Regardless of the time of year and within 3 days prior to any ground disturbing Project activities ~~During the nesting bird season (between March 15 and September 15)~~, a qualified **avian** biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified **avian** biologist within 300 feet of all work areas, no more than 3 days prior to commencement of **P**roject activities. If active nests containing eggs or young are found, a qualified **avian** biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and **determined by the qualified avian biologist and** range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior.

Established buffers shall remain until a qualified **avian** biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. **If at any time during Project activities, a California Endangered Species Act listed bird species is observed nesting on site, the Project Proponent shall immediately halt Project activities and contact CDFW Inland Deserts Region 6.**"

Response 6. *The following reflects the changes to the ISMND in bold format. This change is hereby incorporated into the Final ISMND.*

Pages 2 and 31-32

~~BIO-1~~ **BIO-2. Pre-Construction Nesting Bird Survey.** Prior to **any ground disturbing activities and** the issuance of a grading permit, the following note **nesting bird surveys** shall be **completed** ~~placed on the grading plan~~.**:**

"Regardless of the time of year and within 3 days prior to any ground disturbing Project activities ~~During the nesting bird season (between March 15 and September 15)~~, a qualified **avian** biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified **avian** biologist within 300 feet of all work areas, no more than 3 days prior to commencement of **P**roject activities. If active nests containing eggs or young are found, a qualified **avian** biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and **determined by the qualified avian biologist and** range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified **avian** biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. **If at any time during Project activities, a California Endangered Species Act listed bird species is observed nesting on site, the Project Proponent shall immediately halt Project activities and contact CDFW Inland Deserts Region 6.**"

COMMENT 7 (Western Joshua Tree). CDFW strongly recommends the adoption of BIO-3 in the final MND:

BIO-3. Western Joshua Tree (NEW). The western Joshua tree (WJT) is a candidate threatened species under the California Endangered Species Act. If WJT individuals are to be relocated, encroached upon, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Section 2081b of the California Endangered Species Act (CESA), or any other appropriate take authorization under CESA or under the WJT Conservation Act (Fish & G. Code, §§ 1927-1927.12), prior to the relocation, encroachment, removal, or take (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of WJT, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085 and §§ 1927-1927.12). Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a WJT if all of the following conditions are met: (1) The Project Proponent submits to CDFW for its approval a census of all western Joshua trees on the

Project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height, b. One meter or greater but less than five meters in height, and c. Five meters or greater in height. (2) The Project Proponent avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The Project Proponent mitigates all impacts to, and taking of, the western Joshua tree through the payment of in lieu mitigation fees. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. (4) CDFW may require the Project Proponent to relocate one or more of the western Joshua trees.

Response 7. *The following reflects the changes to the ISMND in bold format. This change is hereby incorporated into the Final ISMND.*

Pages 3 and 26

MM BIO-3. Western Joshua Tree (NEW). The western Joshua tree (WJT) is a candidate threatened species under the California Endangered Species Act. If WJT individuals are to be relocated, encroached upon, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Section 2081b of the California Endangered Species Act (CESA), or any other appropriate take authorization under CESA or under the WJT Conservation Act (Fish & G. Code, §§ 1927-1927.12), prior to the relocation, encroachment, removal, or take (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of WJT, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085 and §§ 1927-1927.12). Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a WJT if all of the following conditions are met: (1) The Project Proponent submits to CDFW for its approval a census of all western Joshua trees on the Project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height, b. One meter or greater but less than five meters in height, and c. Five meters or greater in height. (2) The Project Proponent avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The Project Proponent mitigates all impacts to, and taking of, the western Joshua tree through the payment of in lieu mitigation fees. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. (4) CDFW may require the Project Proponent to relocate one or more of the western Joshua trees.

COMMENT 8. (Editorial Comment). CDFW would like to comment regarding the buffers discussed on Page 26. To clarify, while CDFW has recommended for previous projects that information in the census be provided with these initial buffers based on CDFW's review of the project, however, these buffers are determined on a project-by-project basis.

Response 8. *Comment acknowledged. The comment does not raise a specific issue with the adequacy of the MND's evaluation or raise any other CEQA issue. Therefore, no further response is required or provided.*

COMMENT 9. (Environmental Data and Document Filing Fees). CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants- and-Animals.

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

Response 9. *The information developed for this Project in the MND will be incorporated into the CNDDB database and any special status species and/or natural communities observed during field investigations will be reported to the CNDDB by the Project's biologist using the link provided by CDFW.*

COMMENT 10 (CONCLUSION). DFW appreciates the opportunity to comment on the MND to assist the City of Hesperia in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Emily Leon, Environmental Scientist, at Emily.Leon@wildlife.ca.gov or at (760) 644-5976.

Response 10. *Unless otherwise indicated in this document, the City will include the suggested measures in Attachment A in the final MND.*

COMMENT 11 (Attachment A: Mitigation Monitoring Reporting Plan). The comment letter includes Attachment A: Mitigation Monitoring Reporting Plan.

Response 11. *The City will revise the mitigation measures verbatim as shown in Attachment A: Mitigation Monitoring and Reporting Plan.*

3.0 Revisions to the ISMND

3.1 INTRODUCTION

This section contains revisions to the ISMND based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of ISMND publication; and/or (3) typographical errors. This section also includes additional mitigation measures, if needed, to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the ISMND. The provision of additional mitigation measures does not alter any impact significance conclusions as disclosed in the ISMND. Changes made to the ISMND are identified here in strikeout text to indicate deletions and in underlined text to signify additions.

3.2 DEIR REVISIONS IN RESPONSE TO COMMENTS and ERRATA

The following text has been revised in response to comments received on the ISMND, to clarify, and to correct typographical errors. The revisions in this section address all the required changes to the ISMND.

Page 2, Section 2.1, in response to Comment 5, 6, and 7.

BIO-1. Pre-Construction Burrowing Owl Surveys. Prior to the issuance of a grading permit, a preconstruction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols **in the Staff Report on Burrowing Owl** Mitigation (CDFG 2012 or most recent version)~~, for each species no more than 30-days prior to ground- disturbing activities in accordance with best practices identified by the California Department of Fish and Wildlife.~~ If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site **or within the vicinity of the Project site at any time** during future surveys, the California Department of Fish and Wildlife shall be immediately notified, **and the Project Proponent shall fully avoid impacts to burrowing owl or should obtain a CESA ITP** ~~and mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012~~.

~~BIO-1~~ **BIO-2. Pre-Construction Nesting Bird Survey.** Prior to **any ground disturbing activities and** the issuance of a grading permit, the following note **nesting bird surveys** shall be **completed** ~~placed on the grading plan~~.**:**

“**Regardless of the time of year and within 3 days prior to any ground disturbing Project activities** ~~During the nesting bird season (between March 15 and September 15)~~, a qualified **avian** biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified **avian** biologist within 300 feet of all work areas, no more than 3 days prior to commencement of **P**roject activities. If active nests containing eggs or young are found, a qualified **avian** biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and **determined by the qualified avian biologist and** range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity’s level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified **avian** biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. **If at any time during Project activities, a California Endangered Species Act listed bird species is observed nesting on site, the Project Proponent shall immediately halt Project activities and contact CDFW Inland Deserts Region 6.**”

BIO-3. Western Joshua Tree (NEW). The western Joshua tree (WJT) is a candidate threatened species under the California Endangered Species Act. If WJT individuals are to be relocated, encroached upon, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Section 2081b of the California Endangered Species Act (CESA), or any other appropriate take authorization under CESA or under the WJT Conservation Act (Fish & G. Code, §§ 1927-1927.12), prior to the relocation, encroachment, removal, or take (California Fish and Game

Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of WJT, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085 and §§ 1927-1927.12). Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a WJT if all of the following conditions are met: (1) The Project Proponent submits to CDFW for its approval a census of all western Joshua trees on the Project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height, b. One meter or greater but less than five meters in height, and c. Five meters or greater in height. (2) The Project Proponent avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The Project Proponent mitigates all impacts to, and taking of, the western Joshua tree through the payment of in lieu mitigation fees. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. (4) CDFW may require the Project Proponent to relocate one or more of the western Joshua trees.

Pages 26, in response to Comment 7.

Initially, the CDFW considered any disturbance within 50 feet of a Western Joshua tree (either on-site or off-site) as a "take" and therefore, even if the tree would not be removed, a permit for impacts is required. **Therefore, Mitigation Measure BIO-3 would apply:**

BIO-3. Western Joshua Tree (NEW). The western Joshua tree (WJT) is a candidate threatened species under the California Endangered Species Act. If WJT individuals are to be relocated, encroached upon, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) under Section 2081b of the California Endangered Species Act (CESA), or any other appropriate take authorization under CESA or under the WJT Conservation Act (Fish & G. Code, §§ 1927-1927.12), prior to the relocation, encroachment, removal, or take (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of WJT, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085 and §§ 1927-1927.12). Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a WJT if all of the following conditions are met: (1) The Project Proponent submits to CDFW for its approval a census of all western Joshua trees on the Project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height, b. One meter or greater but less than five meters in height, and c. Five meters or greater in height. (2) The Project Proponent avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The Project Proponent mitigates all impacts to, and taking of, the western Joshua tree through the

payment of in lieu mitigation fees. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. (4) CDFW may require the Project Proponent to relocate one or more of the western Joshua trees.

Pages 29, in response to Comment 5.

~~BIO-1 Burrowing Owl Take Avoidance Survey. Prior to the initiation of construction activities ((i.e., grubbing, clearing, staging, digging), a "take avoidance survey" should be conducted by a qualified Biologist for the project site and surrounding 500 ft radius utilizing the methodology provided in CDFW's 2012 Staff Report on Burrowing Owl Mitigation. This survey should be conducted no more than 14 days prior to initiation of ground disturbance activities. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Should no Burrowing Owls be detected during the initial "take avoidance survey", Initial Study / Mitigated Negative Declaration City of Hesperia, Tract Map No. 20674 the survey should be repeated within 24 hours prior to ground disturbance to determine if the Project site contains burrowing owl or sign thereof to avoid any potential impacts to the species. The surveys shall include 100 percent coverage of the Project site. If both surveys reveal no burrowing owls, active burrowing owl burrows or perch sites are present or with active sign (molted feathers, cast pellets, prey remains, eggshell fragments, decoration, or excrement) thereof, no additional actions related to this measure are required and a letter report shall be prepared by the qualified biologist documenting the results of the survey including all requirements for survey reports (page 30 of the 2012 Staff Report). The letter report shall be submitted to CDFW for review prior to construction.~~

~~If burrowing owl, active burrows or signs thereof are found the qualified biologist shall prepare and implement a plan for avoidance, minimization, and mitigation measures to be review and approved by CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. Project activities shall not occur within 1000 feet of an active burrow until CDFW approves the Burrowing Owl Plan.~~

~~If the Project cannot ensure burrowing owls and their burrows are fully avoided, consultation with CDFW is warranted to discuss how to implement the Project and avoid take; or if avoidance is not feasible, to potentially acquire an ITP prior to any ground disturbing activities, pursuant Fish and Game Code section 2081 subdivision (b). Full mitigation often involves the permanent conservation of quality habitat, benefiting the species through a conservation easement, along with habitat enhancement and ongoing management funded appropriately. Passive relocation, performed according to the Staff Report on Burrowing Owl Mitigation, may be authorized through the incidental take permit as a minimization measure.~~

BIO-1. Burrowing Owl take Avoidance Survey Pre-Construction Owl Surveys. Prior to the issuance of a grading permit, a preconstruction survey for Burrowing Owls shall be conducted in accordance with California Department of Fish and Wildlife approved protocols in the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version), for each species no more than 30-days prior to ground- disturbing activities in accordance with best practices identified by the California Department of Fish and Wildlife. If ground-disturbing activities are delayed for more than 30 days (including the restarting of activities after project/ground-disturbing delays of 30 days or more), additional surveys will be required. If burrowing owls are observed on the project site or within the vicinity of the Project site at any time during future surveys, the California Department of Fish and Wildlife shall be immediately notified, and the Project Proponent shall fully avoid impacts to burrowing owl or should obtain a CESA ITP and mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012.

Pages 31-32, in response to Comment 6.

~~BIO-1~~ BIO-2. Pre-Construction Nesting Bird Survey. Prior to **any ground disturbing activities and** the issuance of a grading permit, the following note **nesting bird surveys** shall be **completed** ~~placed on the grading plan~~.**:**

“**Regardless of the time of year and within 3 days prior to any ground disturbing Project activities** ~~During the nesting bird season (between March 15 and September 15)~~, a qualified **avian** biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified **avian** biologist within 300 feet of all work areas, no more than 3 days prior to commencement of **P**roject activities. If active nests containing eggs or young are found, a qualified **avian** biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and **determined by the qualified avian biologist and** range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity’s level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified **avian** biologist determines that the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined that the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. **If at any time during Project activities, a California Endangered Species Act listed bird species is observed nesting on site, the Project Proponent shall immediately halt Project activities and contact CDFW Inland Deserts Region 6.**”

Page 79, in response to Comment 5, 6, and 7.

Conclusion

Construction or installation of utilities and service systems may impact Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources. Mitigation Measures BIO-1, BIO-2**, and BIO-3**, CR-1, CR-2, GEO-1, and TCR-1 and TCR-2 are required.

Page 83, in response to Comment 5, 6, and 7.

Impact Analysis

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have no impact or a less than significant impact for all environmental topics, except for Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, the Mitigation Measures listed below are required: BIO-1, ~~Western Joshua Tree Take Permit~~ **Pre-Construction Owl Surveys**. BIO-2, ~~Pre-Construction Burrowing Owl Survey~~ **Pre-Construction Nesting Bird Survey**~~.~~ BIO- 3, ~~Pre-Construction Nesting Bird Survey~~ **Western Joshua Tree**; CR-1, Discovery of Unknown Archaeological Resources; CR-2, Archaeological Treatment Plan, GEO- 1, Discovery of Unknown Paleontological Resources; CR-1, TCR-1 Yuhaaviatam of San Manuel Nation; TCR-2. Documentation of Tribal Cultural Resources.

Page 84, in response to Comment 7.

As shown in Figure 4.4.1, Location of Joshua Trees, preservation or relocation on-site is not a viable option and would essentially prevent the development of the site as envisioned under the City's General Plan. Therefore, Mitigation Measure ~~BIO-1~~ **BIO-3** is recommended.

Wildlife will also be impacted by development activities and those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Based on the field survey and habitat assessment, none of the special status wildlife species reported from the region will be adversely affected by site development. Although burrowing owl was not present, because of the migratory nature of the species, a pre-construction survey is required per Mitigation Measure ~~BIO-2~~ **BIO-1**, Pre-Construction ~~Burrowing~~ Owl Survey**s**.

Approximately 21 California junipers are present. Other dominant perennials include rubber rabbitbrush, paper bag bush, Nevada joint-fir, and Cooper's goldenbush. This vegetation can provide nesting for migratory birds. The California Fish and Game Code prohibits take of all birds and their active nests, including raptors and other migratory nongame birds (As listed under the Migratory Bird Treaty Act). Typically, CDFW requires that vegetation not be removed from a project site between March 15 and September 15 to avoid impacts to nesting birds. If it is necessary to commence project construction between March 15 and September 15, a qualified biologist should survey all shrubs and structures within the project site for nesting birds, prior to project activities (including construction and/or site preparation). If it is necessary to commence project construction between March 15 and September 15, Mitigation Measure ~~BIO-3~~ **BIO-2**, Pre- Construction Nesting Bird Survey. shall apply.

ATTACHMENT 5

RESOLUTION PC NO. 2025-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP TO CREATE 20 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 COMMON LETTERED LOT ON 5 GROSS ACRES LOCATED ON THE NORTHWEST CORNER OF HOLLISTER STREET AND AFTON AVENUE (TT-20674/TT23-00005)

WHEREAS, Trio-Granda, LLC has filed an application requesting approval of Tentative Tract Map No. 20674, Case Number TT23-00005, as described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to a 5 gross acre site within the Single-Family Residence with a minimum average lot size of 4,000 square feet (R1-4,500) zone, requiring a minimum lot size of 4,500 square feet, located on the northwest corner of Hollister Street and Joshua Tree Avenue, consisting of Assessor's Parcel Number 3057-051-09; and

WHEREAS, the Application, as proposed, seeks to create 20 single-family residential lots and 1 common lettered lot within one existing parcel totaling 5 gross acres of land; and

WHEREAS, the subject site, as well as all surrounding properties, is located within the Single Family Residential (R1-4500) zone; and

WHEREAS, the subject property is currently vacant. The properties to the north, south, east and west are vacant; and

WHEREAS, the proposed tract complies with the maximum density, minimum square footage, and minimum width and depth requirements of the Single Family Residential (R1-4500) zone of the Municipal Code; and

WHEREAS, an environmental Initial Study for the proposed project was circulated for a 30-day public review period from June 25, 2025, through July 25, 2025. One comment letter was received. It was determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. A Mitigated Negative Declaration was subsequently prepared; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing regarding the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced October 9, 2025, hearing, including public testimony and written and oral staff reports, the Commission specifically finds as follows:

(a) The site is physically suitable for the type of development, as the site can accommodate the proposed lots within the subdivision. The project site is currently undisturbed by physical development. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public for access or use of the property within the proposed subdivision; and

(b) The site is physically suitable for the proposed density of development because the lots are adequate in size and shape, and all Development Code regulations for the permitted uses can be met. The site is within the Single-Family Residence with a minimum average lot size of 4,500 square feet (R1-4500) zone, which has a minimum lot size of 4,000 square feet and allows a maximum density of 8 dwelling units per acre. The tentative tract will create 20 single-family residential lots on 5 gross acres, resulting in a density of 4 dwelling units per acre, which is far below the allowable density required by the General Plan; and

(c) The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project site is surrounded by existing development and is not known to contain fish, wildlife, or related habitat. Conditions of approval require a pre-construction survey, conducted by an approved biologist, to determine if the site contains burrowing owls or nesting birds. The project must also comply with the Western Joshua Tree Conservation Act, requiring an Incidental Take Permit from the California Department of Fish and Wildlife as well as the City's Desert Native Plant Protection Ordinance, requiring a protected plant plan before issuing grading permits; and

(d) The design of the subdivision and the type of improvements are not likely to cause serious public health problems because all construction will require necessary permits and will conform to the City's adopted building and fire codes. Prior to any ground disturbance, improvement plans for drainage, erosion, sewer, water, and circulation must be submitted to ensure that on-site and off-site improvements are constructed to the latest standards. The project will be connected to a reliable potable water source and sewer system, ensuring sanitary disposal of wastewater. Upon development of the residences, each home will be required to have trash pickup service from the City's franchised waste hauler; and

(e) The proposed subdivision is consistent with the goals, policies, standards, and all applicable regulations of the City of Hesperia Municipal Code. The design and improvement of the proposed subdivision are consistent with the General Plan and the Hesperia Municipal Code, as the project supports the existing surrounding land use; and

(f) The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities for each proposed lot. All single-family residences must meet the minimum energy efficiency standards in Title 24, which mandates insulation, solar panels, and light/ventilation systems to make the homes energy efficient.

Section 3. Based on the findings and conclusions set forth in this Resolution, the Commission hereby approves Tentative Tract Map No. 20674 (TT23-00005), subject to the Conditions of Approval as set forth in Attachment “A.”

Section 4. The Secretary shall certify the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of October 2025.

____
Roger Abreo, Chair, Planning Commission

ATTEST:

____
Maricruz Montes, Secretary, Planning Commission

ATTACHMENT "A"
List of Conditions for TT23-00005

Approval Date:
Effective Date:
Expiration Date:

This list of conditions applies to Consideration of Tentative Tract Map No. 20674 (TT23-00005) to create 20 single-family residential lots and 1 lettered lot on 5.0 gross acres within the Single Family Residential (R1-4500) zone located at the northwest corner of Hollister Street and Afton Avenue in conjunction in conjunction with adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Trio Grande LLC; APN: 3057-051-09).

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division.
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards and to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review along with required checking fees. The Final Map CDP Improvement Plans requested studies and CFD annexation must be submitted as a package. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	FINAL MAP: A Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor based upon a survey and shall conform to all provisions as outlined in Article 2, Section 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyors Office Final Map Standards. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)
COMPLETED	**COMPLIED BY**	TITLE REPORT. The Developer shall provide a complete

NOT IN COMPLIANCE

title report 90-days or newer from the date of submittal. (E)

COMPLETED **COMPLIED BY**

NOT IN COMPLIANCE

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Dena Alcayaga at (760) 947-1438 or dlalcayaga@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds.

COMPLETED **COMPLIED BY**

NOT IN COMPLIANCE

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.
2. Settling chambers and interceptors to be inspected annually;
3. Removal of sediment and debris when:
   a. Sediment/debris level fills = 25% of the capacity;
   b. Drywell ownership or maintenance responsibility changes;
   c. Material not resulting from stormwater/urban runoff enters the settling chamber or

interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety within 10 days of inspection/maintenance.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

CONDITIONS REQUIRED PRIOR TO RECORDATION OF ANY PHASE OF THE FINAL MAP

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LETTERED LOTS. Lettered lots shall be dedicated to the City of Hesperia for drainage storm drain retention basin slope maintenance and open space purposes. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts to be approved by the City Engineer. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

NON-VEHICULAR ACCESS. Vehicular access rights across the project frontage on said Avenue and said Street shall be dedicated to the City of Hesperia and labeled as N.V.A. on the Final map. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OFF-SITE OFFER OF DED. AND EASEMENT: Should off-site offers of dedication or easements be required for off-site improvements it shall be the responsibility of the Developer to obtain such dedications or easements at no cost to the City pursuant to section 66462.5 of the Subdivision Map Act. (E)

COMPLETED **COMPLIED BY**

DEDICATIONS. The Developer shall grant to the City of

NOT IN COMPLIANCE

Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-IOD. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be sixty (60') feet wide per City standards for a Local Roadway. Corner cut-off right of way dedication per City standards is required at all intersections including interior roadways except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PERIMETER STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for perimeter streets. The dedication shall be 30 foot half-width per the City standards for a Local Roadway. It is the Developers responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26 minimum paving requirement at no cost to the City. Corner cut-off right of way dedication per City standards is required at all intersections. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

COST ESTIMATE/MATERIALS LIST. The Developer shall submit a cost estimate and materials list to the City's Engineering Department for all on site and off site public improvements per City standards. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OFF-SITE GRADING LETTER(S). It is the Developers responsibility to obtain signed Off-Site Grading Letters from any adjacent property owner(s) who are affected by any Off-Site Grading that is needed to make site work. The Off-Site Grading letter(s) along with the latest grant deed(s) must be submitted and appropriate fees paid to the City's Engineering Department for plan check approval. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INTERIOR STREET IMPROVEMENTS: Shall be designed to the City standard for a 60-foot wide Local Roadway, as indicated below. Curb face is to be at 20' from centerline: (E)

A. 6 Curb and Gutter per City standards.
B. Sidewalk (width = 4 feet) per City standards.
C. Handicapped ramps at all intersections, excluding knuckles, per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3 A.C. over 4 aggregate base)
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PERIMETER STREET IMPROVEMENTS: Developer shall design to construct a minimum of 26' of paving across the project frontage, based on City’s 60-foot Local Roadway Standard. The curb face is to be at 20’ from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of: (E)

A. 8” Curb and Gutter per City standards.
B. Sidewalk (width = 6 feet) per City standards.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Intersection improvements including handicapped ramps per City standards.
F. Pavement transitions per City Standards.
G. Design roadway sections per existing, approved street sections and per “R” value testing with a traffic index of 8 and per the soils report.
H. Cross sections every 50-feet per City standards.
I. Traffic control signs and devices as required by the traffic study and / or the City Engineer.
J. Provide a signage and striping plan per City standards.
K. It is the Developer’s responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers and to satisfy the 26’ minimum paving requirement per City standards.
L. Relocate existing overhead utilities to underground. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY PLAN: The Developer shall design a Utility Plan for service connections, hydrant locations and sewer connections. The Developer shall adjust any existing fire hydrants to grade that are affected by the construction of the proposed project improvements. (E)

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	UTILITIES. Utility plans shall be in accordance with City standards as described below (E) A. During construction the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied at which time the individual meters shall be set and activated per City standards. B. Automatic meter readers to be added on all meter connections.
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards and as indicated below. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	INTERIOR STREETS WATER IMPROVEMENTS. Interior water service shall be a looped system of 8 P.V.C. (min.) water lines with hydrants at 330 foot intervals. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile per City standards. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	PERIMETER STREETS WATER IMPROVEMENTS. Developer shall design to construct an 8 (min.) P.V.C. water main in the perimeter streets across project frontage per City standards and City approval. Hydrants are to be at 330 foot intervals. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile for connections to existing water mains per City standards. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	OFF SITE WATER IMPROVEMENTS. Developer shall design to construct an 8 (min.) P.V.C. water main in Hollister Street from Afton Avenue and tie into existing at Well Road, in Afton Avenue from Oak Valley Street and tie into existing in Sultana Street per City standards and City approval. Hydrants are to be at 330 foot intervals. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile for connections to existing water mains per City standards. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with City standards as indicated below. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	INTERIOR STREETS STORM DRAIN IMPROVEMENTS. As Required

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 94-01 concurrent with recordation of the final map. (F)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	COMPOSITE DEVELOPMENT PLAN (CDP). Four copies of a CDP shall be submitted in accordance with Chapter 17.20 of the Municipal Code. CDP notes to be delineated are referenced in Section 17.20.020(C). In addition, the following notes shall be included: i) Each single-family residence within this subdivision shall contain a minimum livable area (excluding required garages) of not less than 1,400 square feet; and ii) A minimum of three different floor plans shall be provided, each with a minimum of three different elevations. At least one single story plan shall be provided.
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino
COMPLETED	**COMPLIED BY**	FINAL WQMP SUBMITTAL. Submit a final WQMP,

NOT IN COMPLIANCE

prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMPs), and includes calculations for BMP sizing.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.

B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.

C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.
Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:
https://www.casqa.org/resources/bmp-handbooks

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice of Intent Receipt Letter and the project WDID No. to the City.
Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II

regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the project's Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

NATIVE AMERICAN RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (E, P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavacea family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	DESIGN REVIEW. The Developer shall submit a Finding of Substantial Conformance application to the Planning Division for the review of the architecture design, floor plans and lot layout. At a minimum, the plans should include three different floor plans with three different architectural elevations for each floor plan. (P)

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division.
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	MASONRY WALLS AND FENCING. The development is required to construct a 6-foot high split-face tan block wall along all sides visible from the right-of-way including return walls. Internal sides not visible from the right-of-way may feature a 6-foot high precision block wall. A combination four-foot high wrought iron fence and two-foot high split-face masonry wall shall be constructed on private property along the boundary of the retention basin in accordance with City standards. The Developer shall submit four sets of masonry

wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls in accordance with the Development Code. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 2021-01 (Residential Maintenance and Services) before occupancy of the first unit. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. Development Impact Fees (B)
B. Park Fees (B)
C. Utility Fees (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

AS BUILT PLANS. The Developer shall provide as built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering / Water Sewer Departments. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer or construct street improvements or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

Landscaping/irrigation. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)

Others

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

COMPLETED	**COMPLIED BY**	
NOT IN COMPLIANCE		DEVELOPMENT FEES. The Developer shall pay required development fees as follows: A. School Fees
COMPLETED	**COMPLIED BY**	
NOT IN COMPLIANCE		INTERIOR STREETS SEWER IMPROVEMENTS. The Developer shall provide the appropriate on site and off site sewer lines necessary to serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8 S.D.R. 35 P.V.C. sewer lines within the tract. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct sewer line. The Developer shall provide plan and profile per City standards. (E)

ONGOING CONDITIONS

COMPLETED	**COMPLIED BY**	
NOT IN COMPLIANCE		INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi judicial decision, or otherwise take a future discretionary government action. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment in full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment in full to the City shall be considered a breach and non compliance with the conditions of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire two (2) years from the date of action of the reviewing authority. Pursuant to Measure N and Municipal Code Section 16.12.095, residential projects are not eligible for extensions of time. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

Fish & Game Fee. Within five days from approval of the entitlement, the applicant shall file a Notice of

Determination with the San Bernardino County Clerk of the Board and pay the filing fee of $4,101.25 payable to the Clerk of the Board of Supervisors of San Bernardino County. A copy of the stamped NOD from the County shall be provided to the Planning Division when completed. Additionally, an electronic copy of the stamped NOD shall be filed with the Governor's Office of Planning and Research and posted on the CEQAnet Web Portal. (P)

COMPLETED	**COMPLIED BY**	
NOT IN COMPLIANCE		UNOBSTRUCTED BUILDING SETBACKS. All building setbacks shall be unobstructed from any slopes to provide a clear and accessible space for each home. (P)

COMPLETED	**COMPLIED BY**	
NOT IN COMPLIANCE		MODEL HOME COMPLEXES. Model homes and sales office/trailer require approval of a Temporary Occupancy Permit. Building permits for the garage conversion to an office; signage etc. shall be submitted and approved prior to their establishment. (P, B)

NOTICE TO DEVELOPER: THIS CONCLUDES THE REQUIREMENTS FOR RECORDATION OF THE TENTATIVE TRACT MAP. IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	**947-1300**
(E) Engineering Division	**947-1476**
(F) Fire Prevention Division	**947-1603**
(P) Planning Division	**947-1200**
(RPD) Hesperia Recreation and Park District	**244-5488**

City of Hesperia
STAFF REPORT

DATE: October 9, 2025

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Specific Plan Amendment DCA25-00004; Applicant: City of Hesperia; Area affected: City-wide

RECOMMENDED ACTION

That the Planning Commission recommend that the City Council introduce and place on first reading Resolution No. 2025-18 approving Development Code Amendment DCA25-00004.

BACKGROUND

The proposed Development Code Amendment (Attachment 1) is intended to incorporate necessary revisions to the Municipal Code to address residential outdoor lighting. Over the past several years, the City has received complaints from residential property owners regarding exterior lighting that produces excessive glare or shines directly in neighboring homes.

Currently, the City's Municipal Code contains regulations limiting lighting intensity for commercial and industrial properties to no more than 0.5 footcandles at property lines abutting a street or residentially designated property. However, the Development Code does not provide specific standards governing the intensity or placement of lighting on residential lots. This has created Code Enforcement challenges when responding to complaints of excessive or misdirected lighting within neighborhoods.

The proposed Development Code Amendment would modify Section 16.20.135 of the Development Code by establishing new standards for outdoor residential lighting and updating existing glare regulations for commercial properties.

ISSUES/ANALYSIS

The proposed Development Code Amendment would introduce new regulations to ensure that residential outdoor lighting does not adversely impact neighboring properties. Staff is proposing that outdoor lighting on residentially zoned properties, whether direct or indirect, should not exceed 0.1 footcandles at property lines shared with other residential parcels and 0.5 footcandles at property lines adjacent to public rights-of-way.

In addition, all residential light fixtures would be required to be directed downward and fully shielded to prevent light from spilling onto adjacent properties. Blinking or flashing residential outdoor lighting would be prohibited, except for temporary holiday lighting. Temporary holiday lighting would be permitted from November 15 through January 15 for winter holidays, or within 30 days of other nationally recognized holidays, provided it does not create a traffic hazard by impairing driver visibility or simulating emergency vehicle lighting.

Additionally, the City's General Performance Standards and parking lot lighting requirements currently contain conflicting provisions regarding glare. This Development Code Amendment consolidates and clarifies the standards, ensuring consistency across the Code, and does not introduce new requirements for commercial or industrial properties.

Environmental: Approval of the Development Code Amendment is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment and Specific Plan Amendment are also exempt under Section 16.12.415(B)(10) of the City's CEQA Guidelines, as they do not propose to increase the density or intensity allowed by the General Plan.

Conclusion: The proposed Development Code Amendment resolves inconsistencies within the existing Municipal Code, establishes enforceable residential lighting standards, and addresses community concerns regarding glare and light trespass. By providing staff with clear regulatory tools, the proposed Development Code Amendment will help preserve neighborhood character and quality of life. Staff recommends approval of Development Code Amendment DCA25-00004.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Exhibit "A"
2. Resolution PC-2025-18

“EXHIBIT “A”

DCA25-00004

The following are modifications to Chapter 16.20.135 of the City of Hesperia Municipal Code (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

16.20.135 - Glare.

A. Glare levels shall be measured with a photoelectric photometer, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

B. All commercial/industrial exterior lighting shall be hooded and directed downward to reduce glare. The proposed outdoor lights shall not cause glare or illumination exceeding 0.5 foot-candles within the right-of-way or adjacent to residential properties. ~~Any activity producing glare in a community industrial or regional industrial district shall be carried on so that direct or indirect light from the source shall not cause glare above 0.5 footcandles when measured in a residential district or lot.~~

C. All Residential outdoor lighting, whether direct or indirect from the source, shall not exceed 0.1 footcandles when measured at property lines adjacent to other residential parcels and shall not exceed 0.5 footcandles when measured at property lines adjacent to a public right of way.

1. All light fixtures must be directed downward as well as shielded, installed, and maintained to keep the light from crossing over to adjacent properties.
2. Blinking and flashing residential outdoor lighting is prohibited, except for temporary holiday lighting. Temporary holiday lighting may be used for decorative purposes from November 15 through January 15 for winter holidays, or within 30 days of other nationally recognized holidays and shall not create a traffic hazard by impairing driver visibility or mimicking emergency vehicle lighting.

ATTACHMENT 2

RESOLUTION NO. PC-2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND PLACE ON FIRST READING AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT DCA25-00004 TO ESTABLISH NEW STANDARDS FOR OUTDOOR RESIDENTIAL LIGHTING AND CLARIFY EXISTING GLARE REGULATIONS FOR COMMERCIAL AND INDUSTRIAL PROPERTIES (DCAA25-00004)

WHEREAS, on January 5, 1998, the City Council of the City of Hesperia adopted Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, the City proposes Development Code Amendment DCA25-00004 to establish new standards for outdoor residential lighting and clarify existing glare regulations for commercial and industrial properties; and

WHEREAS, the City's Development Code currently contains limited standards for outdoor residential lighting, which has resulted in neighborhood conflicts and challenges in enforcement; and

WHEREAS, the City's General Performance Standards and parking lot lighting requirements contain inconsistent glare regulations, necessitating consolidation and clarification; and

WHEREAS, Development Code Amendment DCA25-00004 proposes to establish new residential outdoor lighting standards, including limits on light trespass, shielding, fixture orientation, and restrictions on blinking and flashing lights, with limited exceptions for temporary holiday lighting; and

WHEREAS, the proposed Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), where it can be seen with certainty that there is no significant effect on the environment. The proposed Specific Plan Amendment does not include any new development. As future development is proposed on parcels that are larger than 5 acres, they will be reviewed independently for CEQA compliance. In addition, the proposed Specific Plan Amendment would not introduce any new significant environmental impacts that were not previously analyzed in the General Plan Environmental Impact Report; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed amendment and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed

Development Code Amendment is consistent with the goals and objectives of the adopted General Plan, as it will enhance neighborhood quality of life by providing clear, enforceable standards for residential outdoor lighting and reducing glare, while promoting the public health, safety, and welfare.

Section 3. The proposed Development Code Amendment is necessary because the existing regulations do not contain development standards for the intensity, placement, or operational characteristics of outdoor residential lighting. This amendment establishes standards for residential outdoor lighting and clarifies existing glare regulations for commercial properties, providing staff with tools to address complaints and enforce consistent lighting practices.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Development Code Amendment DCA25-00004, to modify the City's General Performance Standards by establishing new standards for outdoor residential lighting and updating existing glare regulations for commercial properties; and as shown on Exhibit "A."

Section 5. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of October 2025.

____
Roger Abreo, Chair, Planning Commission

ATTEST:

____
Maricruz Montes, Secretary, Planning Commission

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City of Hesperia
STAFF REPORT

DATE: October 9, 2025

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner
Edgar Gonzalez, Senior Planner

SUBJECT: Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-16 and Resolution No. PC-2025-17, recommending that the City Council introduce and place on first reading an ordinance and a resolution approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002) to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan and to make modifications to the lot layout for multiple Planning Areas within Tentative Tract Map No. 18955.

BACKGROUND

The Tapestry Specific Plan (Specific Plan), adopted by the City of Hesperia in January 2016, authorizes development of a master-planned community in the southeastern portion of the City. The project, now known as "Silverwood", encompasses approximately 9,365 acres and permits up to 15,663 residential units in a range of densities and styles, along with mixed-use districts, schools, parks, fire stations, trails, and more than 3,500 acres of preserved open space and conservation areas. The Specific Plan is being implemented in multiple phases, beginning with Phase 1, which is currently under construction.

The implementation of Phase 1 is guided by a series of Tentative Tract Maps (TTMs), each establishing a different level of subdivision and development detail. The history and current status of each map are summarized below.

Tentative Tract Map No. 18985

Tentative Tract Map (TTM) 18985 was the first layer of mapping for the Specific Plan, creating large parcels consistent with future phasing and large open space areas. The map subdivided the property into 15 parcels, each ranging from 40 acres to over 1,000 acres, to facilitate later subdivision and financing.

TTM 18985 was recorded in 2020 and establishes the framework for subsequent subdivision maps and phasing of the Silverwood development.

Tentative Tract Map No. 18989

TTM 18989 represents the second layer of subdivision, breaking Phase 1 into 39 lots over 986 gross acres. These lots established planning areas for future residential tracts, schools, parks, open space, water quality basins, and public facilities. The map also created the backbone infrastructure for Phase 1, including roadways and utility corridors. The City Council approved

TTM 18989 on January 26, 2016, as part of the initial implementation of the Tapestry Specific Plan.

Following its approval, the City has taken a series of actions to record portions of the subdivision and refine certain planning areas. On May 16, 2023, the City Council approved and recorded Final Tract Map 18989-1, which created 14 numbered lots, 7 lettered lots, roadway dedications, and remainder parcels to establish the backbone right-of-way and infrastructure improvements.

On December 3, 2024, the City Council approved and recorded Final Tract Map 18989-2, which further subdivided remainder parcels and certain lots into three numbered lots and four lettered lots.

On August 13, 2025, the Development Review Committee (DRC) approved a Tentative Tract Revision for TTM 18989 to expand Lot 23 to accommodate the previously approved Wastewater Treatment Plant that was included in the Original Tapestry Specific Plan, adjust the overall boundary to incorporate an additional 1.9 acres consistent with the realignment of Kennedy Meadows, and reconfigure lot numbering. These modifications did not result in an increase in the number of residential units or changes to the approved development standards. To implement these changes, Final Tract Map 18989-3 was prepared and is in the process of being recorded

Tentative Tract Map No. 18955
TTM 18955 is the third layer of mapping, subdividing the Planning Areas established by TTM 18989 into individual single-family residential lots. Originally, TTM 18955 proposed 24 tracts totaling 1,884 single-family units, along with two additional parcels that could accommodate up to 220 attached units, for a total of 2,104 units in Phase 1. The map also reserved lots for parks, open space, water quality basins, and a wastewater treatment plant.

When the Specific Plan was adopted in 2016, the City Council imposed minimum lot size requirements to ensure compatibility along the project edge. Specifically, a 5,000 square-foot minimum lot size was established for Phases 1–4 and 6–10, and an 18,000 square-foot minimum lot size was required for lots adjacent to the perimeter boundary within designated Planning Areas. Implementation of these requirements reduced the total Phase 1 lot count slightly from 2,104 to 2,097 units.

Subsequent approvals have further refined the map. In 2022, the DRC approved minor modifications to incorporate the larger perimeter lot sizes while maintaining the approved overall layout. In 2024, the DRC approved additional adjustments to the eastern and western portions of the map to refine roadway alignments and lot configurations.

ISSUES/ANALYSIS

The developer is now proposing an amendment to the Tapestry Specific Plan that would revise the approved Land Use Plan to modify certain zoning designations within designated Planning Areas. In conjunction with these proposed zone changes, the applicant is also proposing an amendment to Tentative Tract Map No. 18955 to adjust the approved lot layouts within Phase 1B and Phase 1C. The modifications to the map are a direct result of the proposed zoning changes, as well as additional refinements to lot configurations and street alignments within some of the Planning Areas. The proposed zone changes and revisions to Tentative Tract Map No. 18955 are further described below.

Proposed Land Use Changes: In Phase 1B, Planning Area A41 will be replaced by Planning Area A42, with the zoning designation changing from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning

Area A10 will be replaced by Planning Area A43, changing from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet). In Phase 1C, Planning Area A14 will be changing from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet).

Overall, these revisions will reflect a shift toward Low Medium Density zoning, with standardized minimum lot sizes of 5,000 square feet (Attachment 1 & 2). The following table reflects the zone changes and minimum lot sizes.

Table 1- Land Use Changes

Planning Area & Lot Number	Approved Zone	Minimum Lot Size	Proposed Zone	Minimum Lot Size
Phase 1B				
A41 – Lot 30 to be replaced by A42 – Lot 18	Medium Density	2,900 square feet	Low Medium Density	5,000 square feet
A10 – Lot 31 to be replaced by A43 – Lot 19	Park	None	Low Medium Density	5,000 square feet
Phase 1C				
A14 – Lot 23	Low Density	7,200 square feet	Low Medium Density	5,000 square feet

Changes to Tentative Tract Map No. 18955: As part of the proposed amendment to change the land use designations for three Planning Areas, the applicant also requests modifications to multiple lot layouts within Tentative Tract Map No. 18955. The proposed modifications involve a reconfiguration of the lotting layout, realignment of certain streets, and the reassignment of zoning designations for the three Planning Areas described above.

In Phase 1B, several Planning Areas including A18, A28, and A38 are proposed to experience reductions in the total number of lots, while other Planning Areas, such as A29, A37, A42, and A43, would see increases. The total number of lots for Planning Area A30 is proposed to remain unchanged. Overall, these modifications would increase the total number of lots within Phase 1B from 740 to 787, representing a net gain of 47 lots.

In Phase 1C, Planning Areas A14 and A16 are proposed to see increases in total lots, while Planning Area A15 would experience a slight reduction, resulting in an increase in the total number of lots from 325 to 369, or a gain of 44 lots. Collectively, these adjustments represent a combined net increase of 91 lots across both phases.

Even with these modifications, the total number of lots in Phase 1 would remain below the originally approved 2,104 homes, with approximately 2,097 homes projected for construction. The following table summarizes the proposed changes by Planning Area (Attachment 3).

Table 2- Lot Count Changes

Planning Area & Lot Number	Approved TTM Lots	Proposed TTM Lots
Phase 1B		
A18 – Lot 20	79	65
A28 – Lot 13	106	98
A29 – Lot 14	72	96
A30 – Lot 15	109	109
A37 – Lot 16	68	79
A38 – Lot 17	106	88
A42 – Lot 18	65	90
A43 – Lot 19	135	162
Total	740	787
Phase 1C		
A14 – Lot 23	113	144
A15 – Lot 22	101	99
A16 – Lot 21	111	126
Total	325	369

The three Planning Areas that are subject to the zone change (A42, A43, and A14) would include an increase in the total number of lots as a result of land use adjustments. For example, Planning Area A14 is changing from Low Density to Low Medium Density, reducing the minimum lot size from 7,200 square feet to 5,000 square feet. The smaller lot size requirement allows for the creation of additional lots within the same area. Planning Area A41 is being consolidated into Planning Area A42, with the land use designation shifting from Medium Density to Low Medium Density. While the larger 5,000 square foot minimum lot size would normally reduce the total number of lots compared to Medium Density, the overall number of lots in A42 will still increase because the planning area itself is expanding in size with the inclusion of A41. In the same way, Planning Area A10 is being incorporated into Planning Area A43, replacing its former Park designation with Low Medium Density residential. Since A10 was not previously designated for single-family homes, its inclusion into A43 adds entirely new residential lots to the plan.

In contrast, the other Planning Areas are not experiencing zoning changes but are instead being reconfigured through adjustments to lot layouts and internal street patterns. These refinements improve circulation and neighborhood design, with some Planning Areas resulting in an increase in the total number of lots while others decrease slightly, all within their existing zoning and minimum lot size standards.

The proposed amendment to the Tapestry Specific Plan and modifications to Tentative Tract Map No. 18955 reflect an improvement to the land use plan and lot patterns, bringing them into closer alignment with current development objectives. Collectively, these modifications are intended to promote a more balanced distribution of residential densities, enhance the neighborhood design of tracts and support the overall implementation of the Silverwood Development.

Environmental: Approval of the modifications to Tentative Tract Map No. 18955 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it can be determined with certainty that the project will not have a significant effect on the environment. The proposed Specific Plan Amendment is also exempt under this section, as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore will not result in significant environmental impacts.

Conclusion: The proposed amendment and tract map modifications are intended to optimize the layout and functionality of the Silverwood community while maintaining consistency with the Tapestry Specific Plan and General Plan.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

There are no identified fiscal impacts associated with this action.

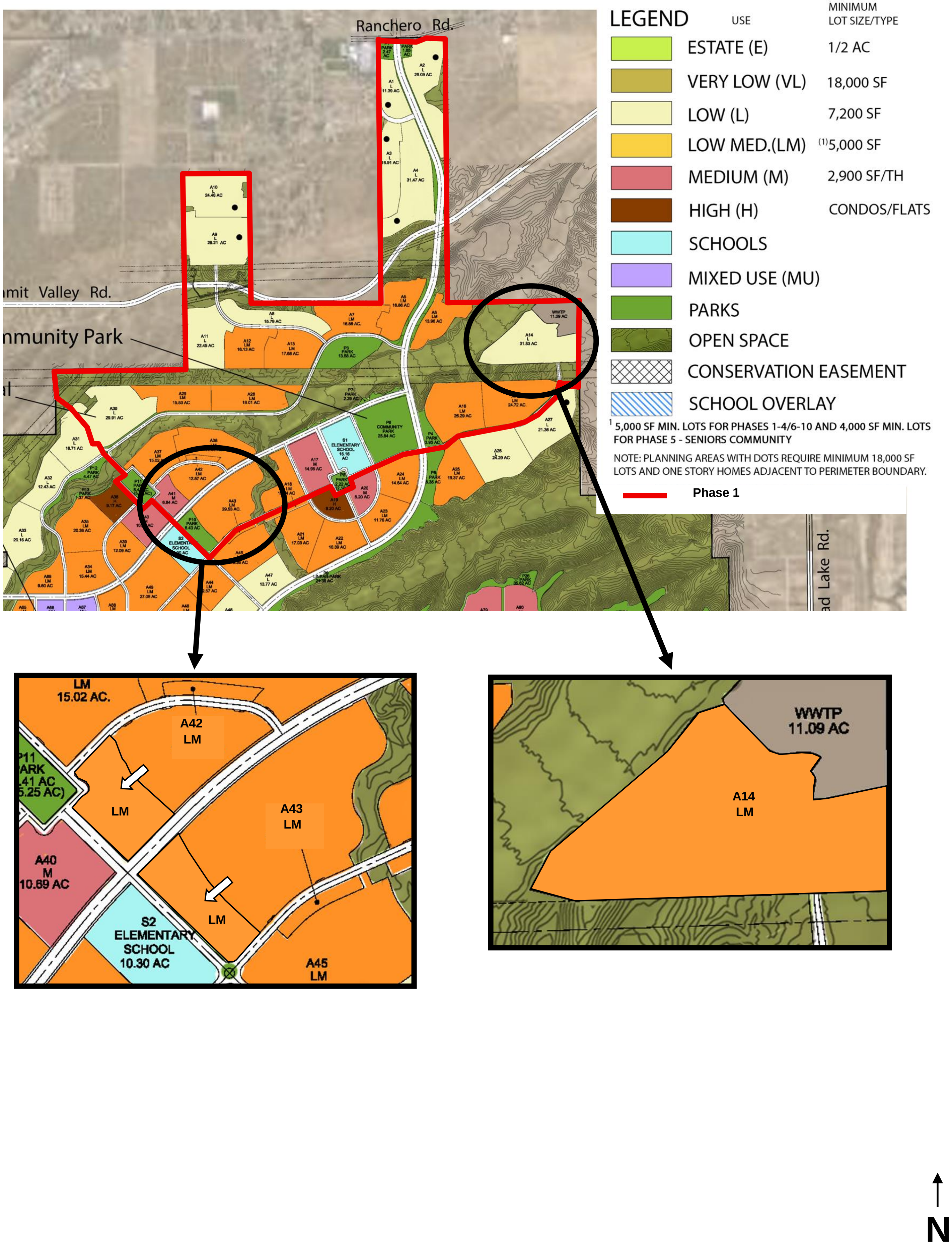
ALTERNATIVE(S)

1. The Planning Commission may provide alternative direction to staff.

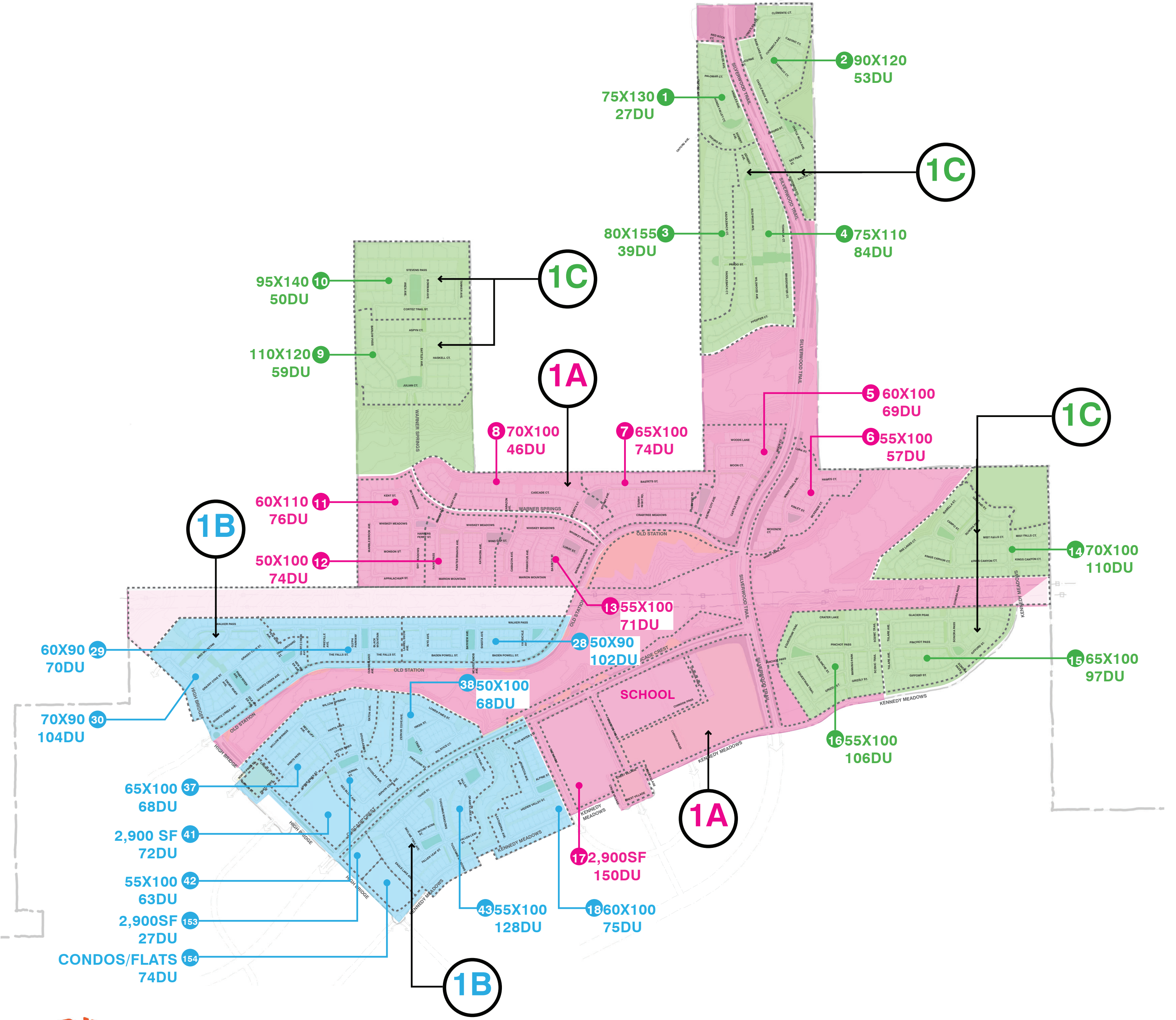
ATTACHMENT(S)

1. Amended Land Uses
2. Silverwood Phase 1 (A, B & C) Map for reference
3. Revised TTM No. 18955
4. Resolution No. PC-2025-16
5. Resolution No. PC-2025-17, with Conditions of Approval

ATTACHMENT 1



Ranchero Rd.
Summit Valley Rd.
Community Park
Lake Rd.
LEGEND
USE
MINIMUM LOT SIZE/TYPE
ESTATE (E) 1/2 AC
VERY LOW (VL) 18,000 SF
LOW (L) 7,200 SF
LOW MED.(LM) (1)5,000 SF
MEDIUM (M) 2,900 SF/TH
HIGH (H) CONDOS/FLATS
SCHOOLS
MIXED USE (MU)
PARKS
OPEN SPACE
CONSERVATION EASEMENT
SCHOOL OVERLAY
1 5,000 SF MIN. LOTS FOR PHASES 1-4/6-10 AND 4,000 SF MIN. LOTS FOR PHASE 5 - SENIORS COMMUNITY
NOTE: PLANNING AREAS WITH DOTS REQUIRE MINIMUM 18,000 SF LOTS AND ONE STORY HOMES ADJACENT TO PERIMETER BOUNDARY.
Phase 1
WWTP 11.09 AC
A14 L 31.83 AC
P6 COMMUNITY PARK 25.84 AC
S1 ELEMENTARY SCHOOL 15.16 AC
LM 15.02 AC.
A42 LM
P11 PARK .41 AC 5.25 AC)
LM
A43 LM
A40 M 10.89 AC
S2 ELEMENTARY SCHOOL 10.30 AC
LM
A45 LM
WWTP 11.09 AC
A14 LM
N


1C
2 90X120 53DU
1 75X130 27DU
3 80X155 39DU
4 75X110 84DU
1C
10 95X140 50DU
9 110X120 59DU
1A
8 70X100 46DU
7 65X100 74DU
5 60X100 69DU
6 55X100 57DU
1C
11 60X110 76DU
12 50X100 74DU
1B
14 70X100 110DU
13 55X100 71DU
29 60X90 70DU
28 50X90 102DU
38 50X100 68DU
SCHOOL
15 65X100 97DU
30 70X90 104DU
16 55X100 106DU
37 65X100 68DU
41 2,900 SF 72DU
42 55X100 63DU
153 2,900SF 27DU
154 CONDOS/FLATS 74DU
17 2,900SF 150DU
43 55X100 128DU
18 60X100 75DU
1A
1B
SILVERWOOD TRAIL
OLD STATION
WARNER SPRINGS
KENNEDY MEADOWS
HIGH BRIDGE
CASCADE CREST

SILVERWOOD PHASE 1 SUMMARY

SILVERWOOD

HESPERIA, CALIFORNIA

TENTATIVE TRACT NO. 18955
CITY OF HESPERIA

GENERAL NOTES:

2

1. PREPARED/REVISED: OCTOBER 2015
2. GROSS ACREAGE: 1,037.02 AC.
3. ACREAGE SUMMARY:
   REFER TO PHASING INDEX SUMMARY TABLE HEREON
4. EXISTING GENERAL PLAN DESIGNATION:
   PLANNED MIXED USE / SPECIFIC PLAN
5. EXISTING LAND USE:
   VACANT/ SPECIFIC PLAN SP-89-1
6. PROPOSED LAND USE:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
7. EXISTING ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SP-89-1
8. PROPOSED ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
9. ADJACENT LAND USE:
   NORTH: RESIDENTIAL
   SOUTH: VACANT PROPERTIES
   EAST: VACANT / RESIDENTIAL
   WEST: VACANT / RESIDENTIAL
10. SPECIFIC PLAN:
    SPL13-00001 – RANCHO LAS FLORES SPECIFIC PLAN
11. OPEN SPACE: 198.38 AC.
    PARKS: 55.13 AC.
12. PROPOSED NO OF DWELLING UNITS:
    RESIDENTIAL LOW: 555 DU
    RESIDENTIAL LOW MEDIUM: 1,396 DU
    TOTAL: 1,951 DU
13. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
14. STREET GRADES:
    MINIMUM 0.5%; MAXIMUM OF 12%
15. STREET IMPROVEMENTS:
    47,978 LF. OF INFRASTRUCTURE IMPROVEMENT
    94,558 LF. OF IN-TRACT IMPROVEMENT
    142,536 LF. OF TOTAL IMPROVEMENT
16. NO PARKING SHALL BE ALLOWED ON ENTRY STREET
17. ALL PROPOSED SLOPES SHOWN HEREON ARE 2:1
    (UNLESS OTHERWISE NOTED)
18. RETAINING WALLS:
    ALL RETAINING WALLS SHOWN HEREON ARE TO BE A VISIBLE MAX. HEIGHT OF 6' UNLESS OTHERWISE NOTED. CRIB WALLS (OR EQUAL) SHALL BE AS NOTED HEREON. SAFETY FENCES SHALL BE PROVIDED AT TOP OF ALL CRIB WALLS.
19. MAINTENANCE / ACCESS ROADS SHALL BE GATED
20. WATER/SEWER SYSTEM PLAN:
    SEE SHEETS 10-12
21. THIS PROJECT IS NOT WITHIN A HIGH FIRE AREA
22. THIS PROJECT IS NOT WITHIN A FLOOD PLAIN
23. THIS PROJECT IS WITHIN THE MOJAVE RIVER WATERSHED
24. SLOPE ANALYSIS:
    REFER TO SPL13-00001
25. STATE DESERT NATIVE PLANTS ACT: REFER TO E.I.R. BIOLOGICAL STUDIES
26. ALL INTERSECTION CENTERLINES ARE TO BE PERPENDICULAR/RADIAL OR UP TO A 5 DEGREE DEFLECTION WITH A 50' TANGENT (C/L INT. TO B.C.), UNLESS OTHERWISE NOTED.
27. INTERCEPTOR AND TERRACE DRAINS MAY DRAIN ACROSS LOTS TO A COMMON OUTLET.
28. THIS PROJECT IS WITHIN THE SPECIFIC PLAN MESA VILLAGE
29. ALL FRONT, SIDE AND REAR LOT SETBACKS ARE DETAILED IN THE SPECIFIC PLAN (SPL13-00001)

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985-1 AS SHOWN BY MAP FILED IN BOOK 355, PAGES 9 THROUGH 13, INCLUSIVE OF MAPS RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BENCHMARK:

N.G.S. BENCHMARK EV1571
DESIGNATION: E 41
STAMPING: E 41 1924
DESCRIPTION:

DESCRIBED BY COAST AND GEODETIC SURVEY 1961
1.2 MI NE FROM LUGO SIDING; 1.2 MILES NORTHEAST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE SIDING SIGN AT LUGO SIDING, 1 POLE (214 FEET) EAST OF MILEPOST 49, 223 FEET EAST OF AND ACROSS THE TRACKS FROM FORMER MILEPOLE, 94.6 FEET SOUTHEAST OF THE SOUTHEAST RAIL OF THE SOUTHEAST TRACK, 2.4 FEET NORTHWEST OF A FENCE, 2.7 FEET SOUTHWEST OF A WITNESS POST, ABOUT 5 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.1 FOOT ABOVE THE GROUND.

ELEVATION 3411.31' NAVD 88 DATUM

BASIS OF BEARINGS:

THE GRID AZIMUTH BETWEEN THE NW COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 21570) AND THE NE COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 20317) BEING 88°55'35" (BEARING N88°55'35"E). PROJECT BOUNDARY AND DISTANCES ARE GROUND. COORDINATE BASE POINT IS SBCO GPS PT# 20317 NAD '83, CA SPC ZONE 5, EPOCH 1992.6.

EARTHWORK QUANTITY ESTIMATES:

MASS CUT: 7,500,000 C.Y.
MASS FILL: 7,500,000 C.Y.

NOTE: BASED ON BULKING, SHRINKING AND OTHER ADJUSTMENT FACTORS PER THE SOILS ENGINEER,

THIS SITE IS EXPECTED TO BALANCE.

PHASING INDEX SUMMARY TABLE

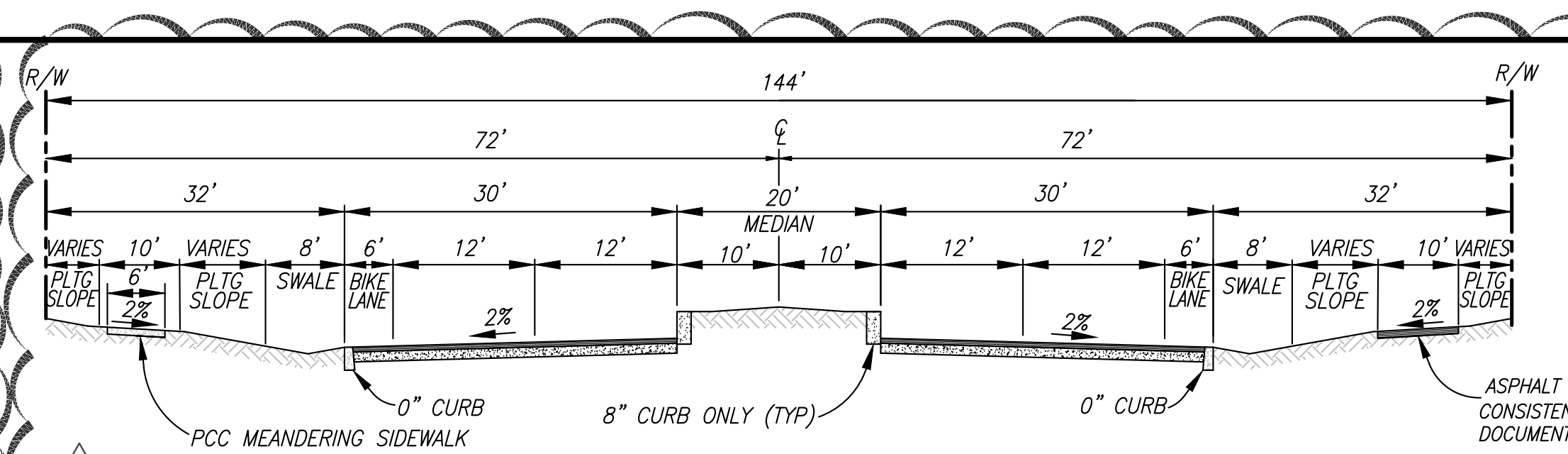
PLANNING AREA	18989 Lot No.	18955 TR. No.	TOTAL ACRES	LAND USE	LOT COUNT	LOT S.F. (Min.)	Average Lot Size
A1	**2**	**2**	12.11 AC	L (3.5)	32	7,200 SF	14,757 SF
A2	**1**	**1**	35.88 AC	L (3.5)	56	7,200 SF	15,283 SF
A3**	**3**	**3**	50.72 AC	L (3.5)	38	7,200 SF	16,572 SF
~~**A4****~~			--	--	84	7,200 SF	13,447 SF
A5	**5**	**5**	21.40 AC	LM (5.0)	69	5,000 SF	7,544 SF
A6	**4**	**4**	18.47 AC	LM (5.0)	57	5,000 SF	7,258 SF
A7	**6**	**6**	21.38 AC	LM (5.0)	74	5,000 SF	7,966 SF
A8	**7**	**7**	22.08 AC	L (3.5)	46	7,200 SF	9,900 SF
A9	**9**	**9**	40.51 AC	L (3.5)	62	7,200 SF	16,442 SF
A10	**8**	**8**	25.78 AC	L (3.5)	52	7,200 SF	16,921 SF
A11	**10**	**10**	24.77 AC	L (3.5)	76	7,200 SF	9,461 SF
A12	**11**	**11**	17.13 AC	LM (5.0)	78	5,000 SF	6,013 SF
A13	**12**	**12**	17.55 AC	LM (5.0)	71	5,000 SF	6,666 SF
A14	**23**	**23**	31.80 AC	LM(5.0)	144	5,000 SF	5,654 SF
A15	**22**	**22**	26.81 AC	LM (5.0)	105	5,000 SF	8,224 SF
A16	**21**	**21**	27.00 AC	LM (5.0)	130	5,000 SF	6,461 SF
A17	**26**	**20648**	15.61 AC	M (10)	24	--	--
A18	**20**	**20**	21.04 AC	LM (5.0)	65	5,000 SF	6,379 SF
A28	**13**	**13**	19.78 AC	LM (5.0)	98	5,000 SF	5,250 SF
A29	**14**	**14**	19.20 AC	LM (5.0)	96	5,000 SF	5,895 SF
A30	**15**	**15**	31.64 AC	L (3.5)	109	7,200 SF	8,188 SF
A37	**16**	**16**	17.13 AC	LM (5.0)	79	5,000 SF	7,295 SF
A38	**17**	**17**	17.89 AC	LM (5.0)	88	5,000 SF	5,892 SF
~~**A41******~~	**18**	**18**	--	--	45	--	--
A42****			20.54 AC	LM (5.0)	45	5,000 SF	6,832 SF
~~**P10*******~~	**19**	**19**	--	--	44	5,000 SF	
A43*****			34.70 AC	LM (5.0)	118		6,673 SF
Sub-Total Acreage			**590.92 AC**		**1,985**		
TREAT. PLANT	**LOT I**	**WWTP**	10.49 AC				
SLS#1	**LOT A**	--	1.37 AC				
SLS#2	**LOT G**	--	0.79 AC				
WQB	**LOT D**	--	2.76 AC				
WQB	**LOT F**	--	3.85 AC				
WQB	**LOT H**	--	3.71 AC				
WQB	**LOT K**	--	3.88 AC				
OPEN SPACE	**LOT N**	--	43.81 AC				
OPEN SPACE	**LOT M**	--	71.85 AC				
OPEN SPACE	**LOT L**	--	62.44 AC				
OPEN SPACE	**LOT J**	--	0.27 AC				
OPEN SPACE	**LOT E**	--	20.01 AC				
PARK (P1)	**LOT C**	--	2.49 AC				
PARK (P2)	**LOT B**	--	1.85 AC				
PARK (P3)	**38**	--	12.54 AC				
PARK (P5)	**37**	--	3.67 AC				
PARK (P6)	**35**	--	19.96 AC				
PARK (P7)	**36**	--	7.55 AC				
PARK (P8)	**34**	--	2.00 AC				
~~**PARK (P10)**~~	--	--	--				
PARK (P11)	**32**	--	5.07 AC				
COMM CTR	**27**	--	6.47 AC				
SCHOOL (S1)	**28**	**SCHOOL**	14.92 AC				
CELL TOWER SITE	**24**	**24**	0.12 AC				
RV STORAGE SITE	**25**	**25**	2.38 AC				
REMAINDER PARCEL	**29**	**29**	8.58 AC				
REMAINDER PARCEL	**33**	**33**	21.85 AC				
REMAINDER PARCEL	**39**	**39**	20.68 AC				
Sub-Total Acreage			**353.99 AC**				
TTM No. 18955 Total Ac.			**944.91**				

** A3 & A4 were combined into one PA
*** A portion of A17 is the Model Site
**** A41 was absorbed into A42
***** P10 was absorbed into A43

Land Use Legend
Low (L) - 7,200-18,000 SF (2 DU/Ac. min.)
Low Medium (LM) - 4,000-7,200 SF (4 DU/Ac. min.)
Medium (M) - 2,900-4,000 SF (7 DU/Ac. min.)

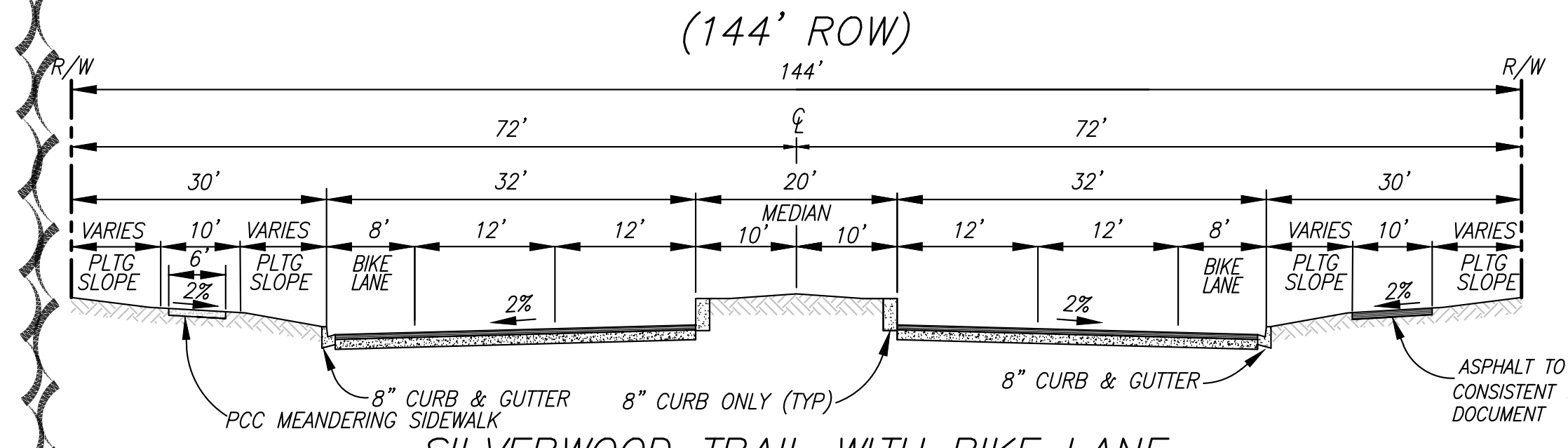
NOTE: Medium Density = 220 lots
(Total lots with MDR = 2,104)

1 2

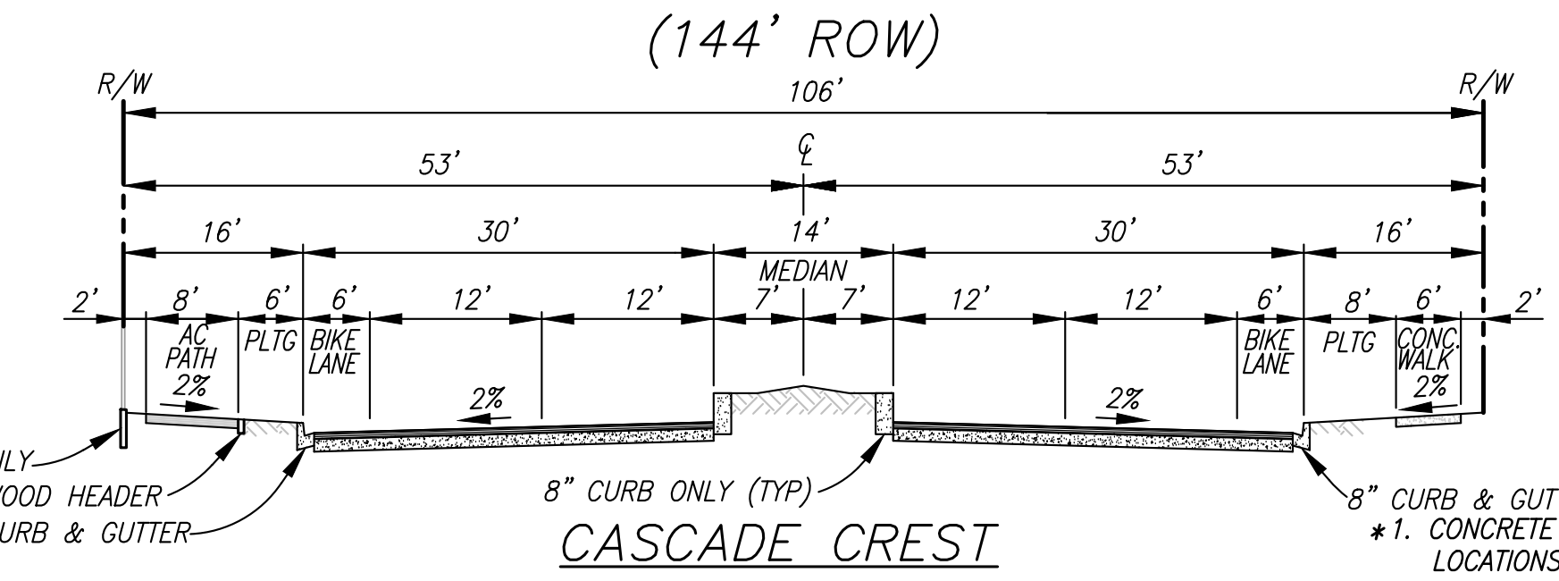

R/W
144'
72'
72'
32'
30'
20'
30'
32'
MEDIAN
VARIES
10'
8'
6'
12'
12'
10'
10'
12'
12'
PLTG SLOPE
SWALE
BIKE LANE
2%
PCC MEANDERING SIDEWALK
0" CURB
8" CURB ONLY (TYP)
ASPHALT TO BE PAINTED CONSISTENT WITH BRIDGING DOCUMENT

2

SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED
(144' ROW)

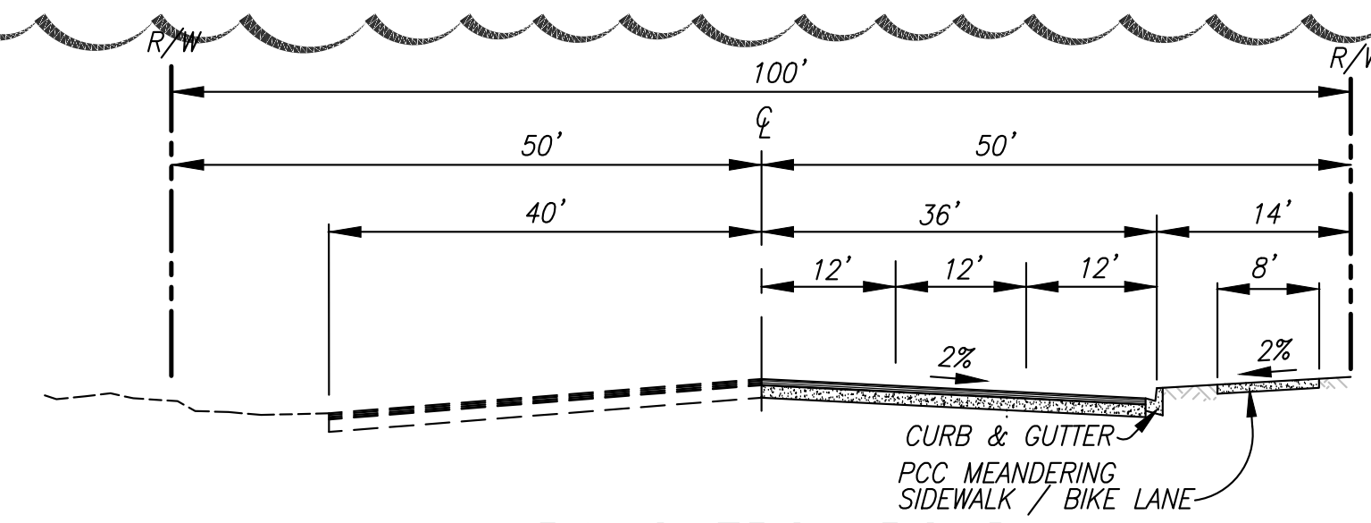

R/W
144'
72'
72'
30'
32'
20'
32'
30'
VARIES
10'
8'
12'
MEDIAN
PLTG SLOPE
BIKE LANE
2%
PCC MEANDERING SIDEWALK
8" CURB & GUTTER
8" CURB ONLY (TYP)
ASPHALT TO BE PAINTED CONSISTENT WITH BRIDGING DOCUMENT

SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED
(144' ROW)

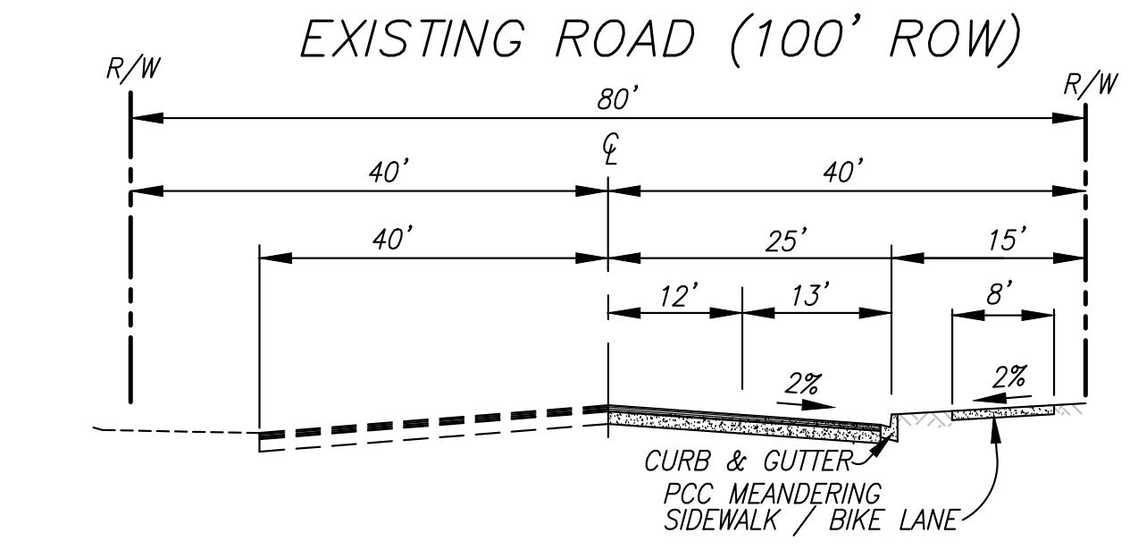

R/W
106'
53'
53'
16'
30'
14'
30'
16'
2'
8'
6'
12'
7'
BIKE PATH
PLTG
BIKE LANE
CONC WALK
2%
* CURB ONLY
2"X6" REDWOOD HEADER
8" CURB & GUTTER
8" CURB ONLY (TYP)
8" CURB & GUTTER

CASCADE CREST
MINOR ARTERIAL ROAD MODIFIED (106' ROW)

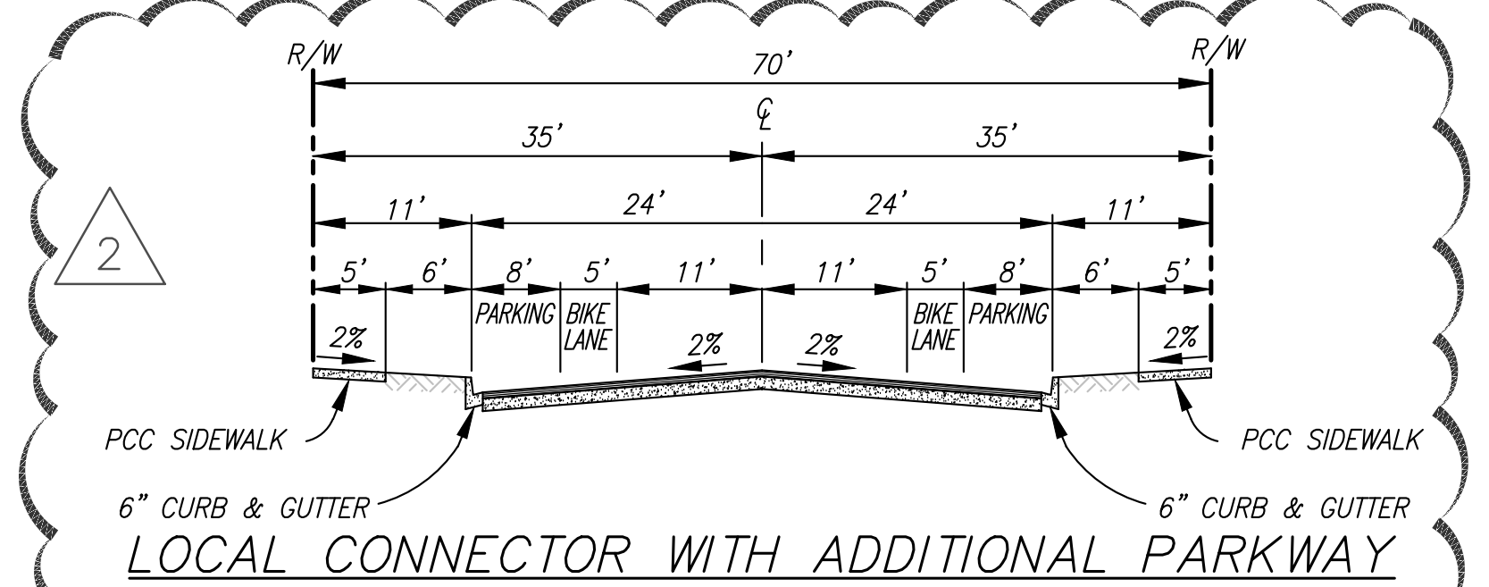
*1. CONCRETE CURB TO BE INSTALLED AT LOCATIONS WHERE 2:1 DOWN SLOPE OCCURS.
2. CURB TO BE WIDENED AT FENCE POST LOCATIONS. SEE LANDSCAPE PLAN FOR FENCING DETAILS


100'
50'
50'
40'
36'
14'
12'
12'
8'
2%
CURB & GUTTER
PCC MEANDERING SIDEWALK / BIKE LANE

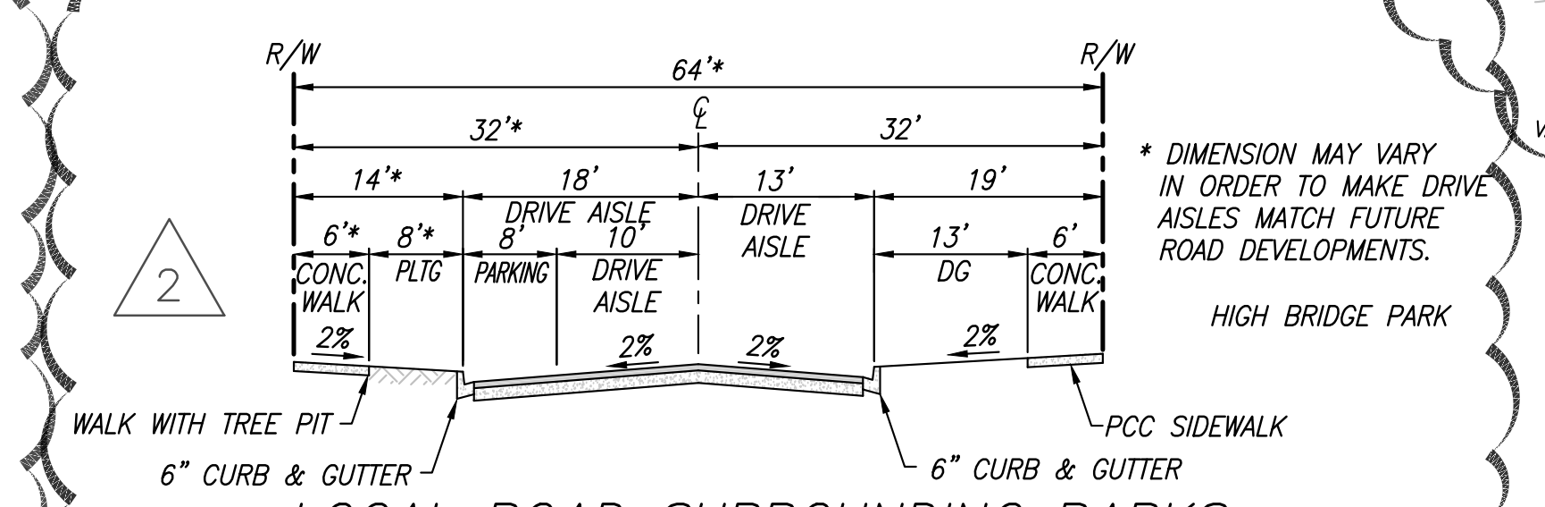
RANCHERO ROAD
EXISTING ROAD (100' ROW)


R/W
80'
40'
40'
40'
25'
15'
12'
13'
8'
2%
CURB & GUTTER
PCC MEANDERING SIDEWALK / BIKE LANE

RANCHERO ROAD
EXISTING ROAD (80' ROW)


R/W
70'
35'
35'
11'
24'
24'
11'
5'
6'
8'
PARKING
BIKE LANE
2%
PCC SIDEWALK
6" CURB & GUTTER
2

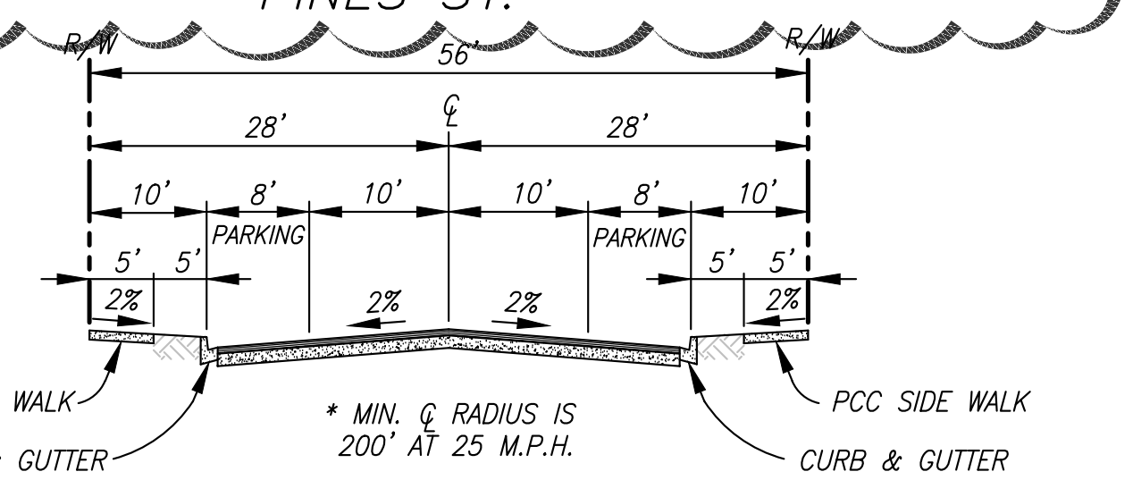
LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
LOCAL ROAD MODIFIED (70' ROW)
KENNEDY MEADOWS, FORESTER PASS,
GLEN PASS & HIGH BRIDGE


R/W
64'*
32'*
32'
14'*
8'
8'
19'
13'
6'
CONC WALK
PLTG
PARKING
DRIVE AISLE
DG
2%
2
WALK WITH TREE PIT
6" CURB & GUTTER
PCC SIDEWALK
6" CURB & GUTTER

* DIMENSION MAY VARY IN ORDER TO MAKE DRIVE AISLES MATCH FUTURE ROAD DEVELOPMENTS.

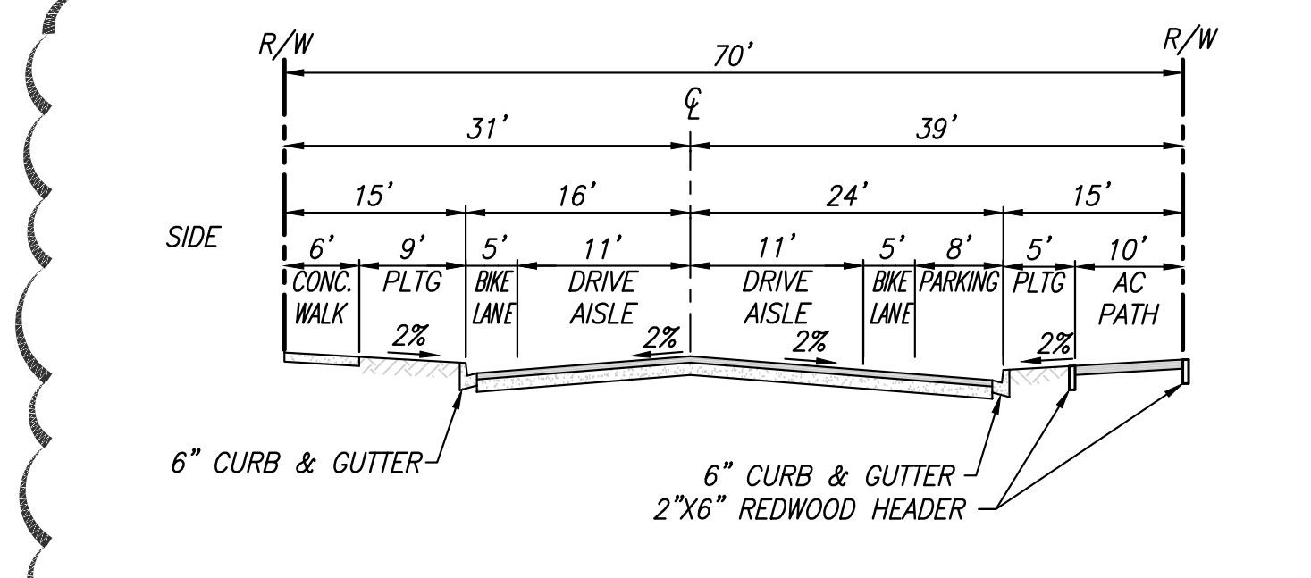
HIGH BRIDGE PARK

LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
HARTS PASS, CROWLEY ST., MIRROR ST., & NORTH PINES ST.

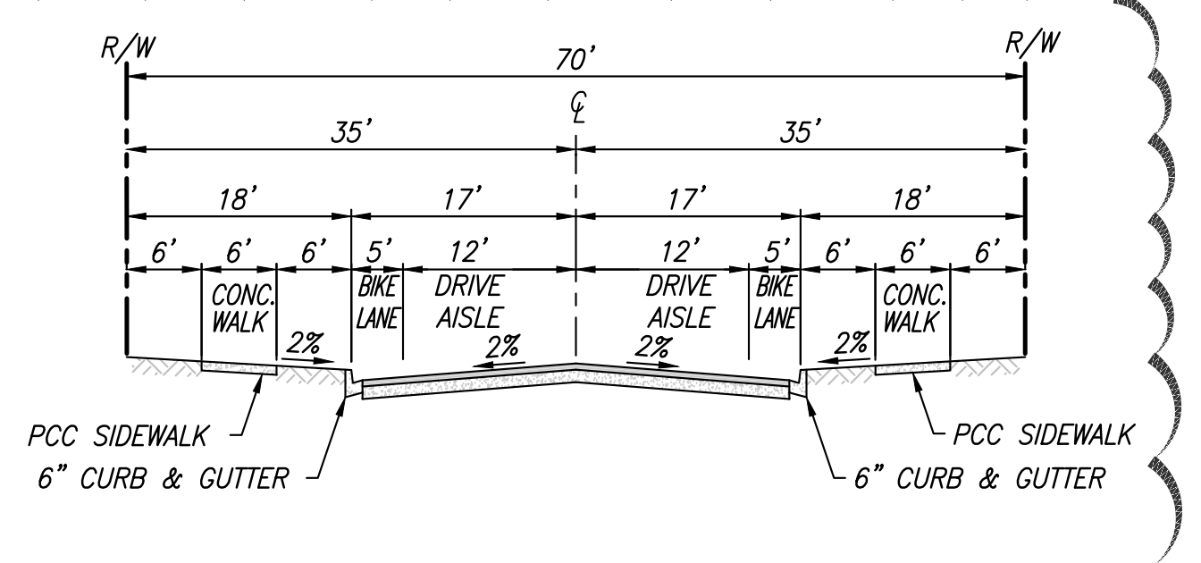

R/W
56'
28'
28'
10'
8'
PARKING
2%
PCC SIDE WALK
CURB & GUTTER
PCC SIDE WALK
CURB & GUTTER
* MIN. ℄ RADIUS IS 200' AT 25 M.P.H.

2

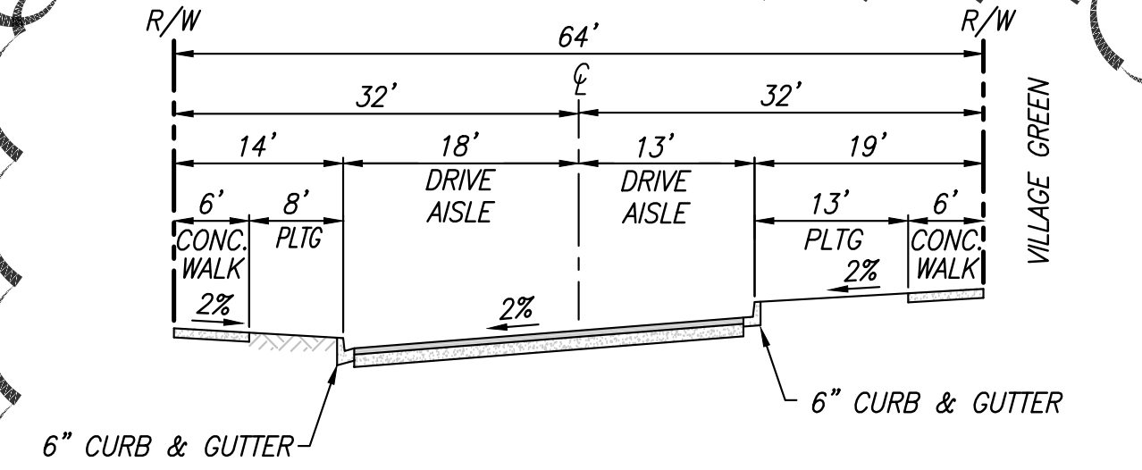
LOCAL ROADS
LOCAL ROAD MODIFIED (56' ROW)
CASTLE CRAGS, KATAHDIN AVE., SIERRA CITY AVE.,
WIND GAP ST., WOODS LANE


R/W
70'
31'
39'
15'
16'
24'
15'
SIDE
CONC. WALK
PLTG
DRIVE AISLE
BIKE LANE
AC PATH
2%
6" CURB & GUTTER
6" CURB & GUTTER
2"X6" REDWOOD HEADER

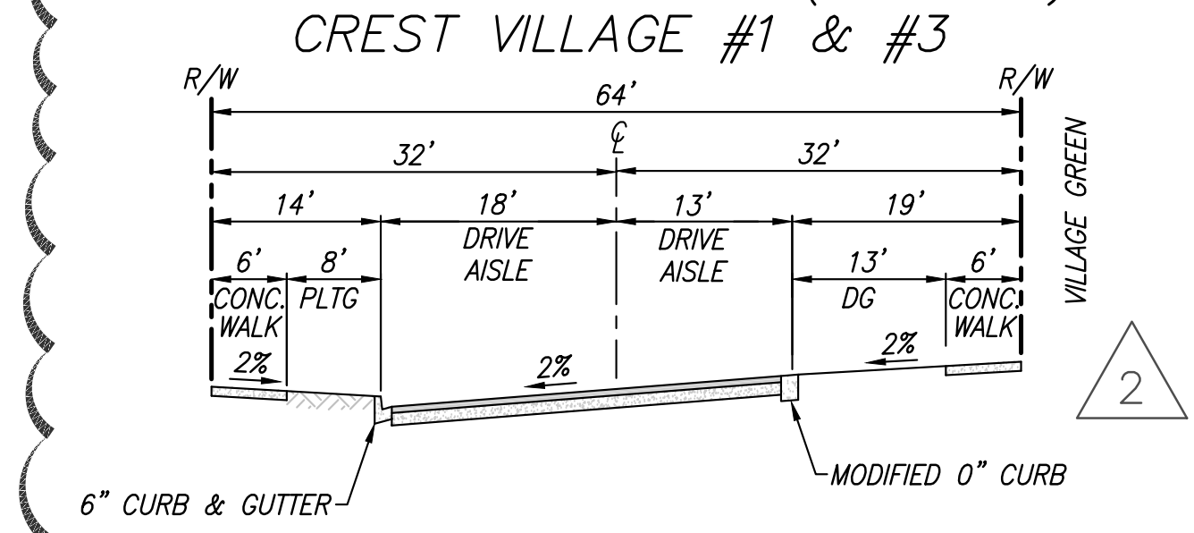
LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
W/PARKING ON ONE SIDE
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
OLD STATION


R/W
70'
35'
35'
18'
17'
17'
18'
6'
12'
CONC WALK
BIKE LANE
DRIVE AISLE
2%
PCC SIDEWALK
6" CURB & GUTTER
PCC SIDEWALK
6" CURB & GUTTER

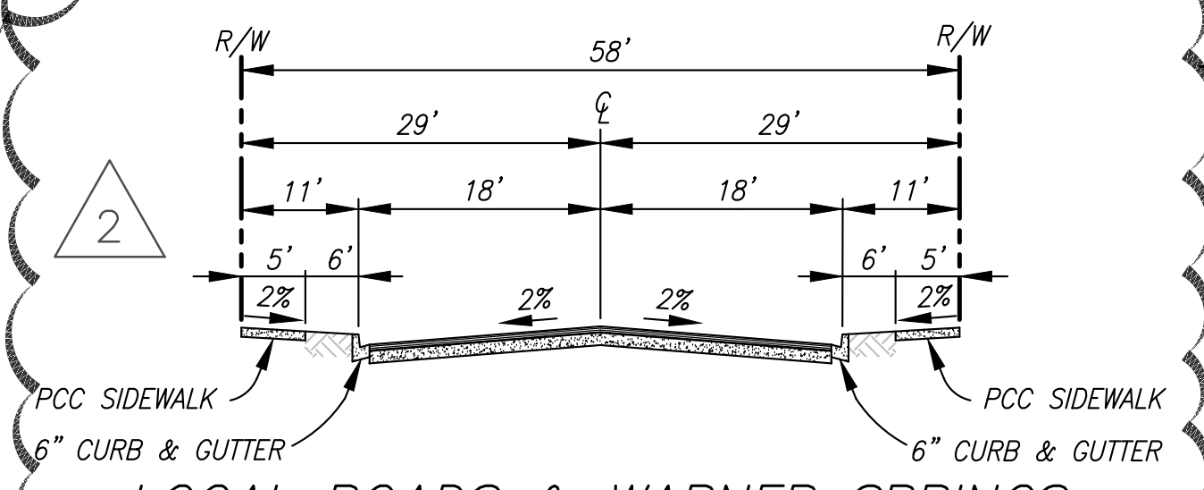
LOCAL ROAD
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
WARNER SPRINGS


R/W
64'
32'
32'
14'
18'
13'
19'
CONC. WALK
PLTG
DRIVE AISLE
CONC WALK
VILLAGE GREEN
2%
6" CURB & GUTTER
6" CURB & GUTTER

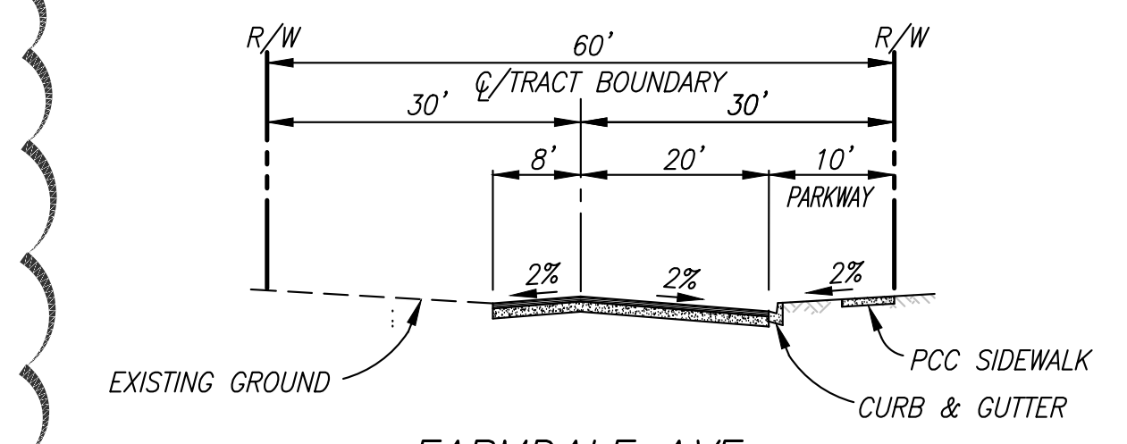
LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #1 & #3


R/W
64'
32'
32'
14'
18'
13'
19'
CONC. WALK
PLTG
DRIVE AISLE
DG
CONC WALK
VILLAGE GREEN
2%
6" CURB & GUTTER
MODIFIED 0" CURB
2

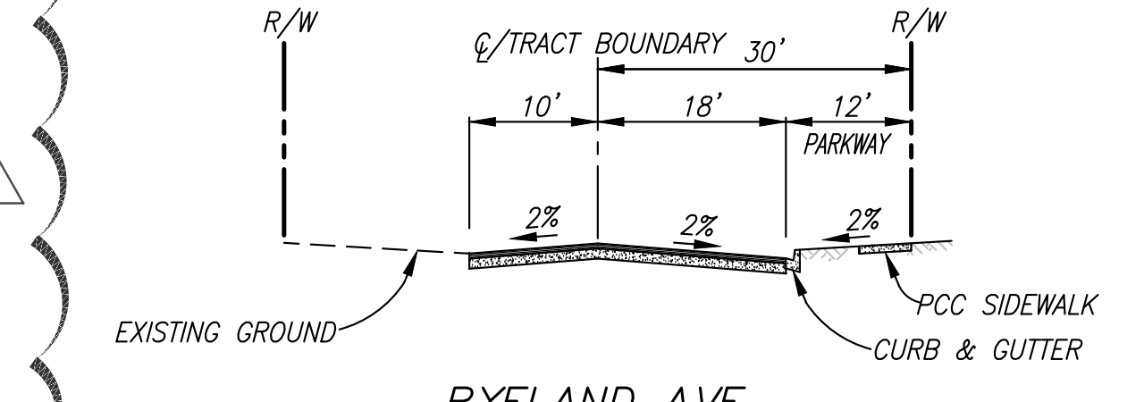
LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #2 & #4


R/W
58'
29'
29'
11'
18'
18'
11'
2%
2
PCC SIDEWALK
6" CURB & GUTTER
PCC SIDEWALK
6" CURB & GUTTER

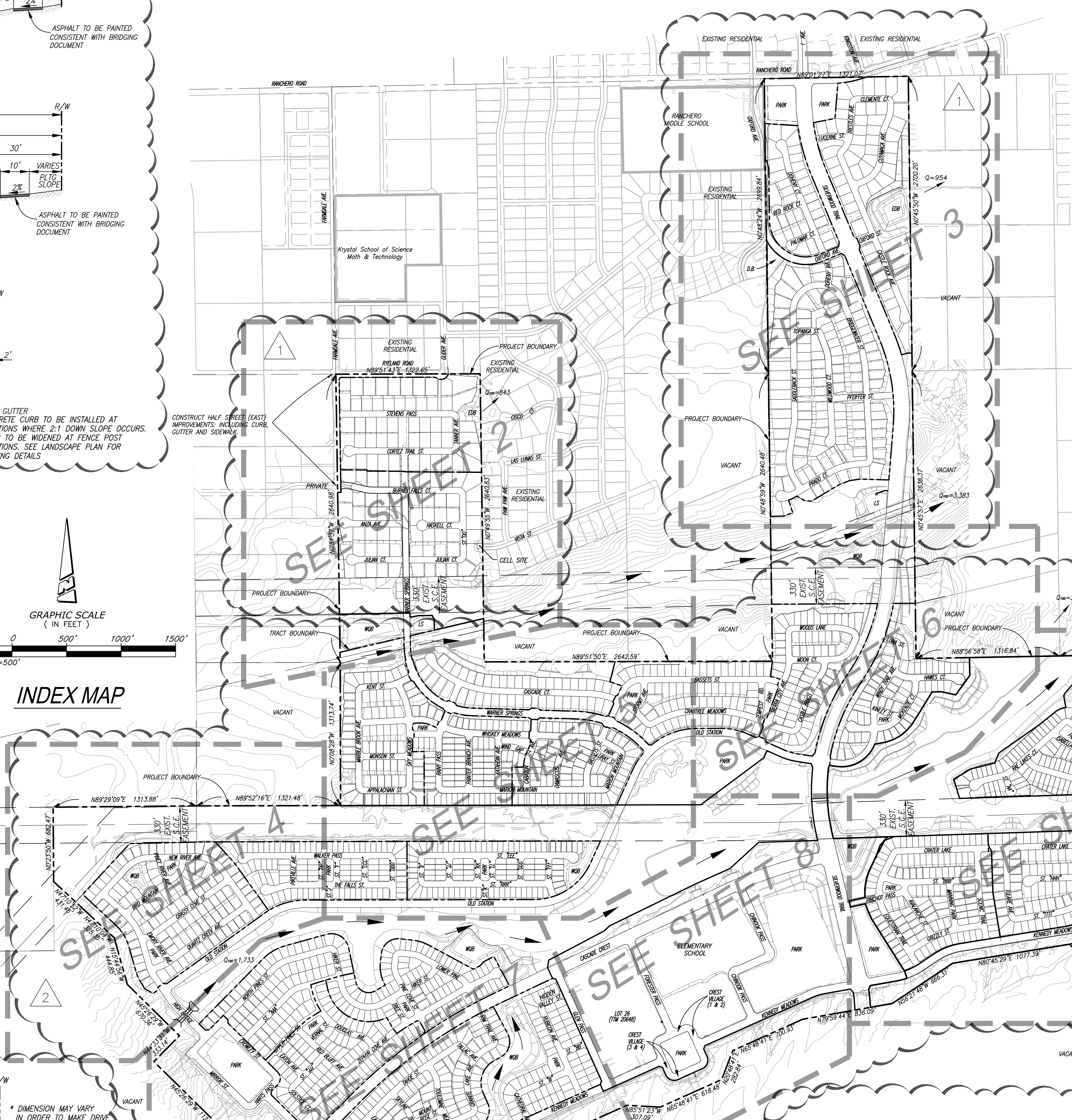
LOCAL ROADS & WARNER SPRINGS
LOCAL ROAD MODIFIED (58' ROW)
TYPICAL


R/W
60'
℄/TRACT BOUNDARY
30'
30'
8'
20'
10'
PARKWAY
2%
EXISTING GROUND
PCC SIDEWALK
CURB & GUTTER

FARMDALE AVE.
LOCAL ROAD MODIFIED (60' ROW)


℄/TRACT BOUNDARY
30'
10'
18'
12'
PARKWAY
2%
EXISTING GROUND
PCC SIDEWALK
CURB & GUTTER

RYELAND AVE.
LOCAL ROAD MODIFIED (60' ROW)

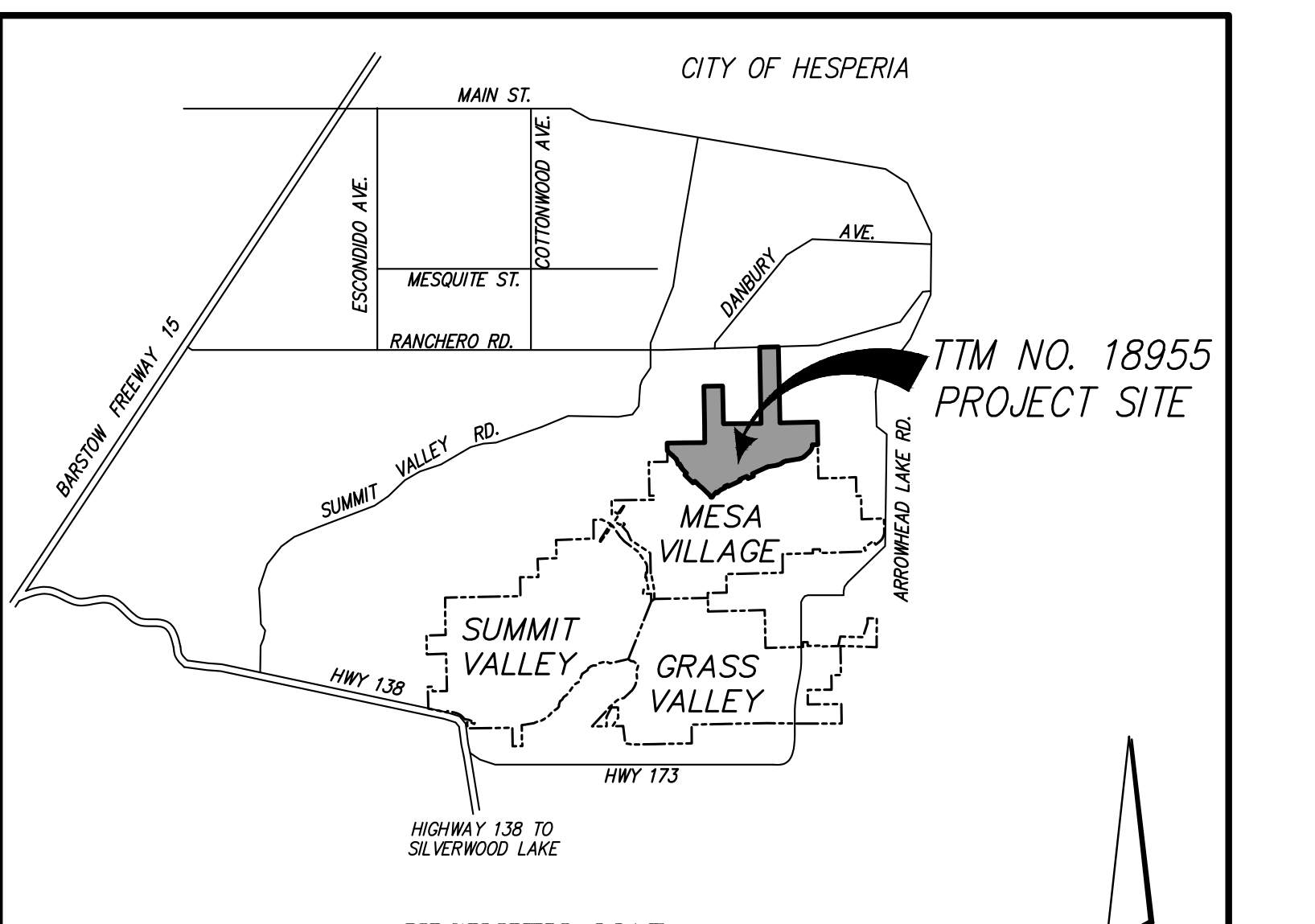

SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
SEE SHEET 9
RANCHERO ROAD
RANCHERO MIDDLE SCHOOL
Krystal School of Science Math & Technology
EXISTING RESIDENTIAL
PROJECT BOUNDARY
TRACT BOUNDARY
VACANT
ELEMENTARY SCHOOL
WASTE WATER TREATMENT PLANT
CELL SITE
RV STORAGE
PARK
1
2

INDEX MAP

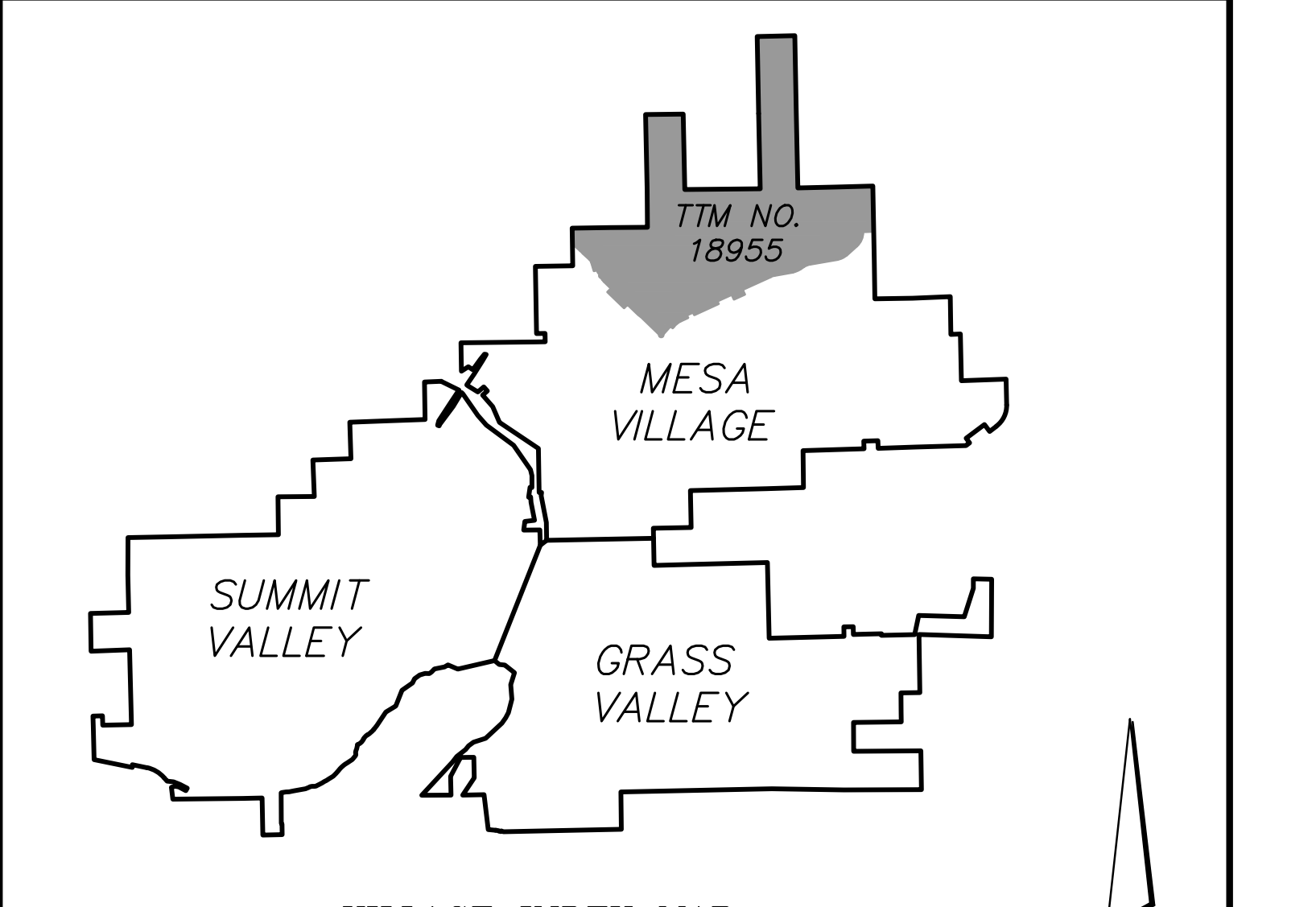
GRAPHIC SCALE
(IN FEET)
500' 0 500' 1000' 1500'
SCALE: 1"=500'

UTILITIES AND PUBLIC SERVICES:

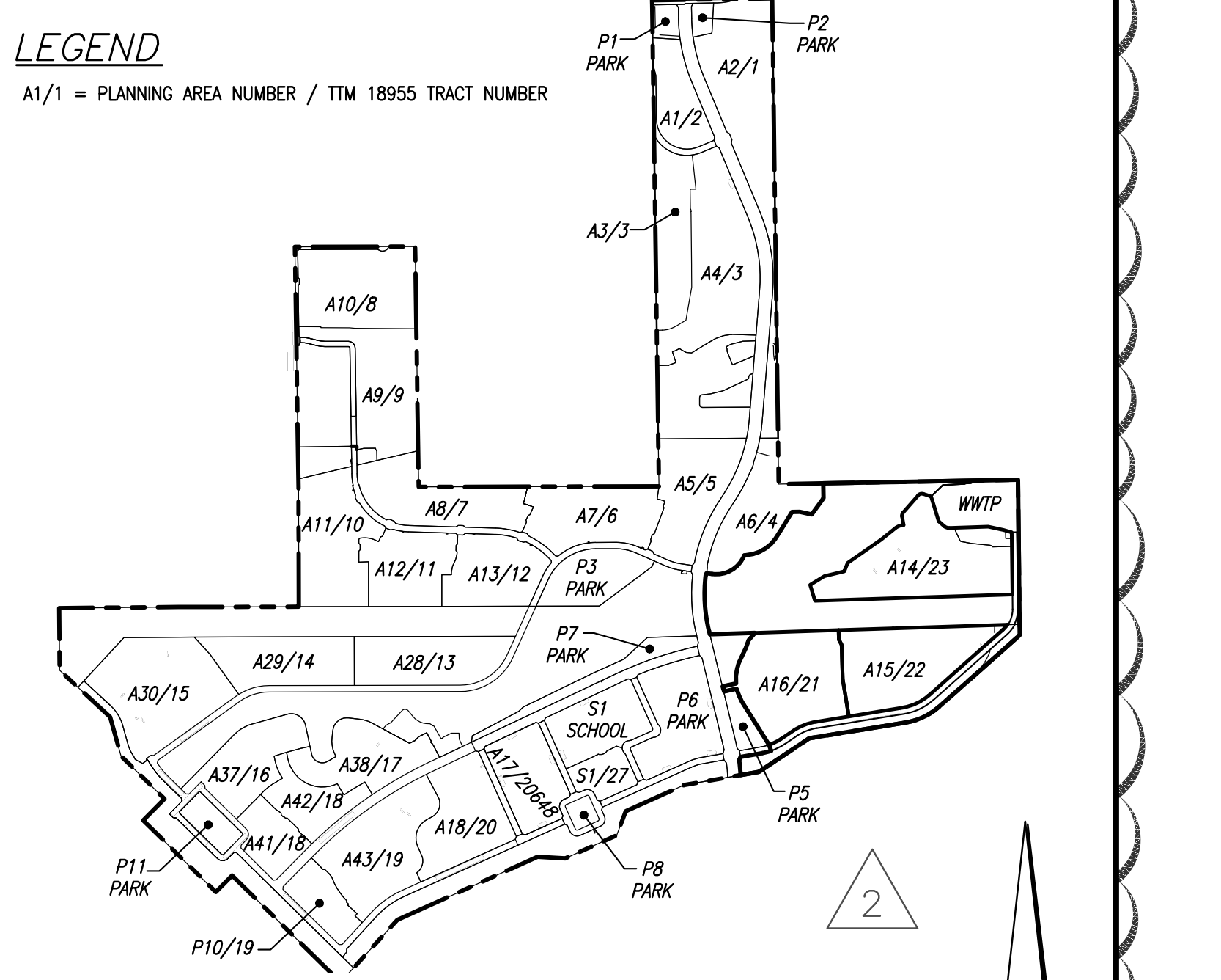
WATER/SEWER :	HESPERIA WATER DISTRICT 9700 SEVENTH AVENUE HESPERIA CA 92345 (760) 947-1000
ELECTRICAL :	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA ROAD VICTORVILLE, CA 92395 (800) 655-4555
GAS :	SOUTHWEST GAS CORPORATION 13471 MARIPOSA ROAD VICTORVILLE, CA 92395 (877) 860-6020
TELEPHONE :	VERIZON PO BOX 11328 ST PETERSBURG, FL 33733 (800) 837-4966
SCHOOL DISTRICT :	HESPERIA SCHOOL DISTRICT 15576 MAIN STREET HESPERIA CA 92345 (760) 244-4411


CITY OF HESPERIA
MAIN ST.
ESCONDIDO AVE.
COTTONWOOD AVE.
MESQUITE ST.
RANCHERO RD.
DANBURY AVE.
BARSTOW FREEWAY 15
SUMMIT VALLEY RD.
ARROWHEAD LAKE RD.
TTM NO. 18955 PROJECT SITE
MESA VILLAGE
SUMMIT VALLEY
GRASS VALLEY
HWY 138
HWY 173
HIGHWAY 138 TO SILVERWOOD LAKE

VICINITY MAP
NOT TO SCALE
SECTIONS 2, 3, 9, 10, 11, TOWNSHIP 3 NORTH, RANGE 4 WEST, S.B.M


TTM NO. 18955
MESA VILLAGE
SUMMIT VALLEY
GRASS VALLEY

VILLAGE INDEX MAP
NOT TO SCALE


LEGEND
A1/1 = PLANNING AREA NUMBER / TTM 18955 TRACT NUMBER
P1 PARK
P2 PARK
A2/1
A1/2
A3/3
A4/3
A10/8
A9/9
A5/5
A6/4
WWTP
A14/23
A11/10
A8/7
A7/6
A12/11
A13/12
P3 PARK
P7 PARK
A29/14
A28/13
A30/15
A16/21
A15/22
S1 SCHOOL
P6 PARK
A37/16
A38/17
A17/20648
S1/27
P5 PARK
A42/18
A41/18
A18/20
A43/19
P11 PARK
P8 PARK
P10/19
2

PLANNING AREA & TRACT NUMBER
INDEX MAP
NOT TO SCALE

LEGEND:

C&G	CURB AND GUTTER
CL	CENTERLINE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LIFT STATION
PI	POINT OF VERTICAL INTERSECTION
PROP.	PROPOSED
RET. WALL	RETAINING WALL
H=_'	RETAINING WALL HEIGHT
R/W	RIGHT OF WAY
TB	TOP OF BERM
WQB	WATER QUALITY BASIN
EDB	EXTENDED DRAINAGE BASIN
D.B.	DEBRIS BASIN
LOT A	LETTERED LOT / TRACT NUMBER
61	LOT NUMBER / TRACT NUMBER
P=253.3	PAD ELEVATION

— — — —	PROJECT BOUNDARY
— — — —	TRACT BOUNDARY
	TOP OF SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
	TOE OF SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
3140	EXIST. CONTOUR
— — —	CENTERLINE
— — — —	EASEMENT LINE
	STORM DRAIN LINE
S	SEWER LINE (SHOWN ON SHT. 10-12 ONLY)
FM	FORCE MAIN SEWER LINE (SHOWN ON SHT. 10-12 ONLY)
W	WATER LINE (SHOWN ON SHT. 10-12 ONLY)
RW	RECLAIMED WATER LINE (SHOWN ON SHT. 10-12 ONLY)
3200	PROPOSED CONTOUR
	CROSS GUTTER
	TERRACE DRAIN
	EQUESTRIAN TRAIL
	MULTI-USE PAVED TRAIL
	STREAMBED TRAIL CROSSING (CROSSING TYPE TO BE DETERMINED)
	RETAINING WALL
	RIP RAP (SIZE AND TYPE TO BE DETERMINED)

TTM SHEET INDEX

SHEET 1 – TITLE SHEET, INDEX MAP, STREET TYPICAL SECTIONS AND LOTTING TABLE
SHEET 2 – GRADING PLAN & DRAINAGE
SHEET 3 – GRADING PLAN & DRAINAGE
SHEET 4-9 – GRADING PLAN & DRAINAGE
SHEET 10-12 – UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER, & STORM DRAIN

AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 18, 26, 28, 29, 30, 37, 38, 42, & 43 ON SHEETS 2, 3, 4, 5, 6, 7, 8, & 9. UPDATED SHEET INDEX MAP ON SHEETS 1-12. UPDATED SHEET INDEX MAP, SECTIONS, GENERAL NOTES, & PHASING INDEX SUMMARY TABLE ON SHEET 1. UPDATED MATCHLINE ON SHEET 6.
2/26/24	1	REVISED LOTTING IN PA'S 1, 2, 3, 4, 9 & 10 ON SHEETS 2, 3, 4 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

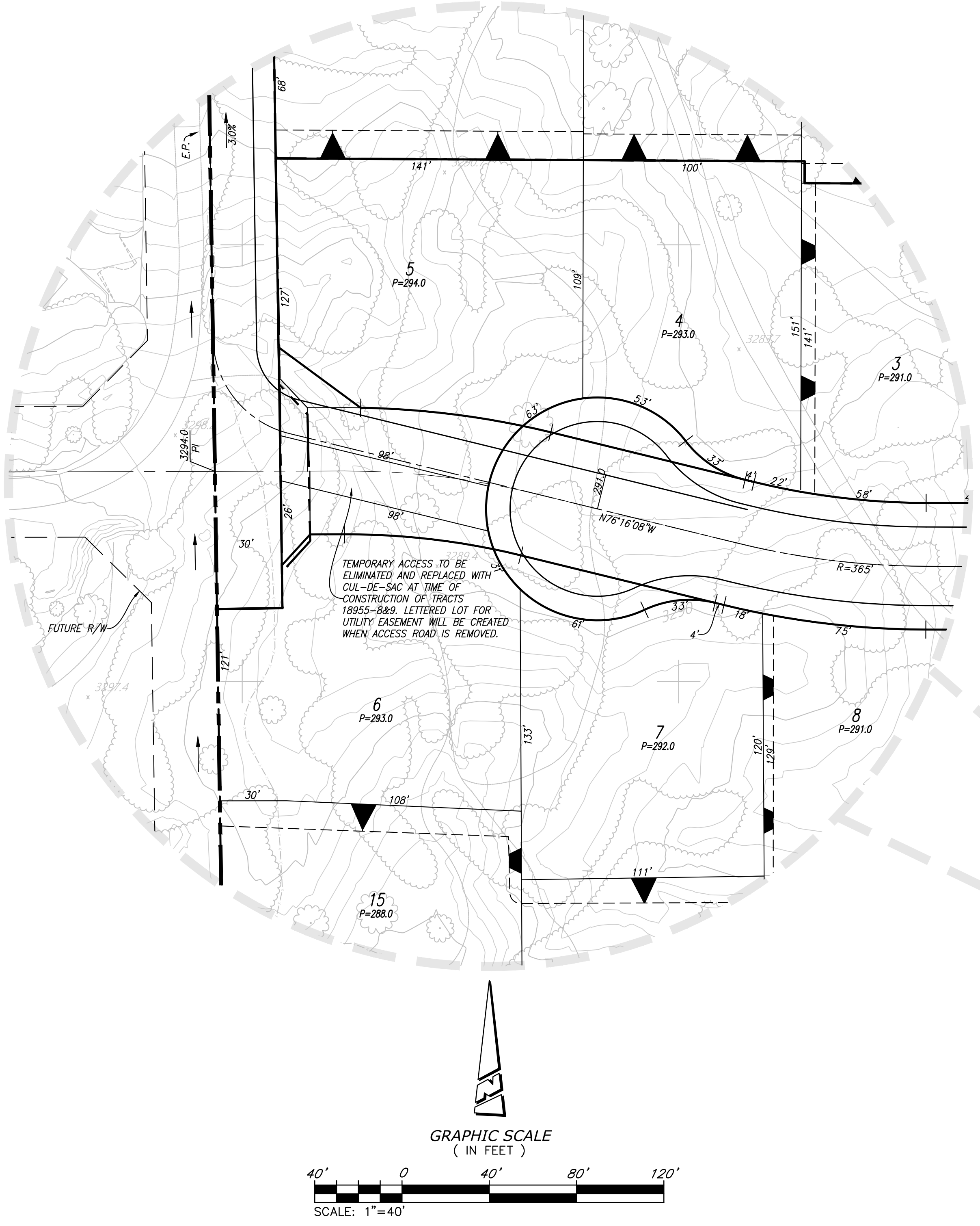
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

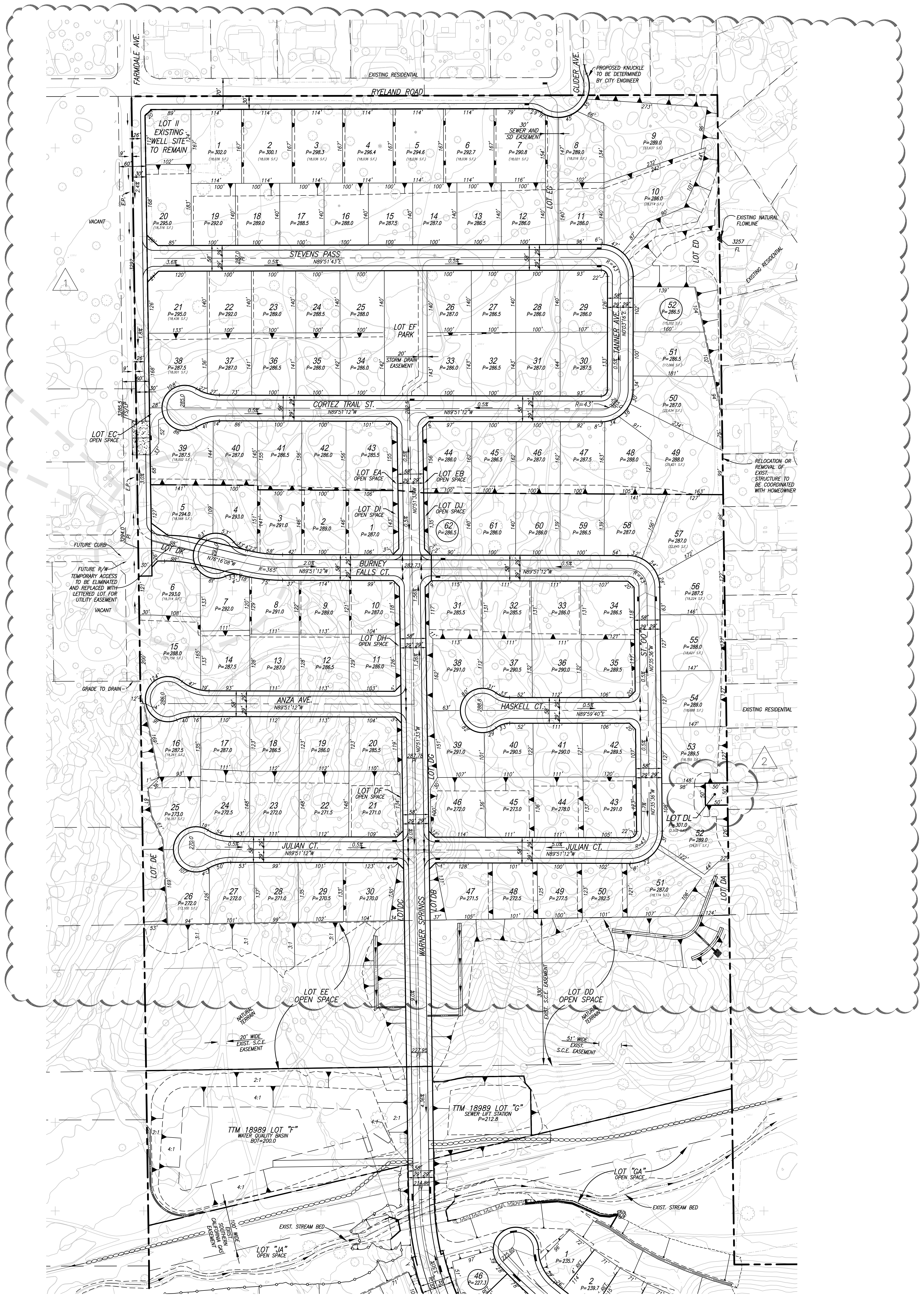
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
TITLE SHEET

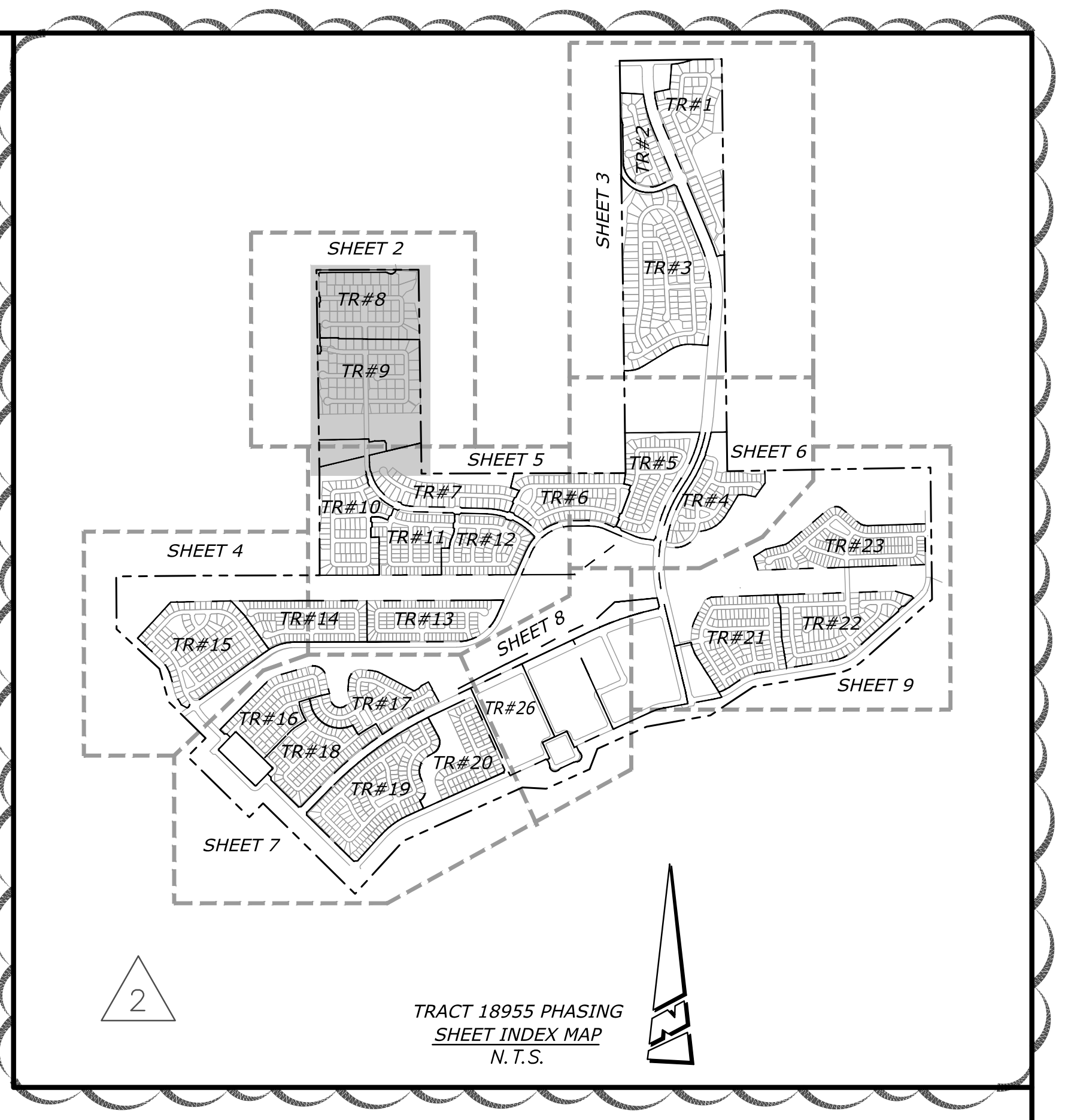
PROJECT NO.
SHEET 1 OF 12
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_1.dwg, Sep 04, 2025-8:45am, by: mcain


5
P=294.0
4
P=293.0
3
P=291.0
6
P=293.0
7
P=292.0
8
P=291.0
15
P=288.0
E.P.
3.0%
3294.0
PI
N76°16'08"W
R=365'
291.0
TEMPORARY ACCESS TO BE ELIMINATED AND REPLACED WITH CUL-DE-SAC AT TIME OF CONSTRUCTION OF TRACTS 18955-8&9. LETTERED LOT FOR UTILITY EASEMENT WILL BE CREATED WHEN ACCESS ROAD IS REMOVED.
FUTURE R/W
GRAPHIC SCALE
(IN FEET)
40'
0
40'
80'
120'
SCALE: 1"=40'


FARMDALE AVE.
EXISTING RESIDENTIAL
RYELAND ROAD
GLIDER AVE.
PROPOSED KNUCKLE TO BE DETERMINED BY CITY ENGINEER
LOT II EXISTING WELL SITE TO REMAIN
30' SEWER AND SD EASEMENT
LOT EG
LOT ED
EXISTING NATURAL FLOWLINE
3257 FL
VACANT
STEVENS PASS
N89°51'43"E
TANNER AVE.
N0°03'16"E
LOT EF PARK
20' STORM DRAIN EASEMENT
CORTEZ TRAIL ST.
N89°51'12"W
LOT EC OPEN SPACE
LOT EA OPEN SPACE
LOT EB OPEN SPACE
LOT DJ OPEN SPACE
LOT DI OPEN SPACE
RELOCATION OR REMOVAL OF EXIST. STRUCTURE TO BE COORDINATED WITH HOMEOWNER
FUTURE CURB
LOT DK
BURNEY FALLS CT.
FUTURE R/W TEMPORARY ACCESS TO BE ELIMINATED AND REPLACED WITH LETTERED LOT FOR UTILITY EASEMENT
LOT DH OPEN SPACE
ANZA AVE.
HASKELL CT.
N89°59'40"E
GRADE TO DRAIN
EXISTING RESIDENTIAL
LOT DG
LOT DF OPEN SPACE
LOT DL
JULIAN CT.
LOT DE
LOT DC
LOT DB
LOT DA
WARNER SPRINGS
LOT EE OPEN SPACE
LOT DD OPEN SPACE
NATURAL TERRAIN
20' WIDE EXIST. S.C.E. EASEMENT
330' EXIST. S.C.E. EASEMENT
51' WIDE EXIST. S.C.E. EASEMENT
227.95 PI
TTM 18989 LOT "F" WATER QUALITY BASIN BOT=200.0
TTM 18989 LOT "G" SEWER LIFT STATION P=212.8
LOT "GA" OPEN SPACE
EXIST. STREAM BED
100' WIDE EXIST. SOUTHERN CALIFORNIA GAS EASEMENT
LOT "JA" OPEN SPACE
214.86 PI
1
2

SEE SHEET 5


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
TR#2
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TR#4
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TR#14
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TR#16
TR#17
TR#18
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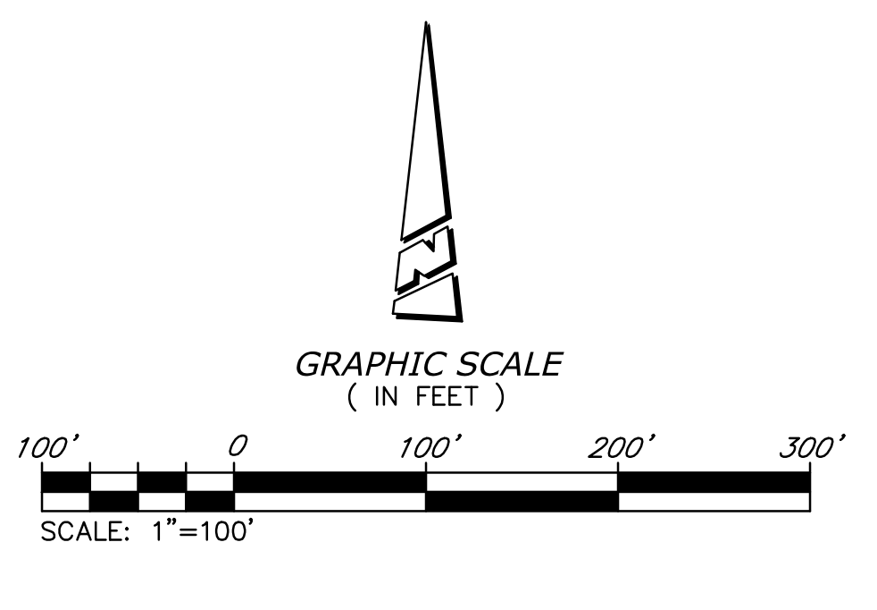
TR#23
TR#26
2

TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.


GRAPHIC SCALE
(IN FEET)
100'
0
100'
200'
300'
SCALE: 1"=100'

AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	ADDED LOT DL TO PA 9 & REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED LOTTING IN PA'S 9 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

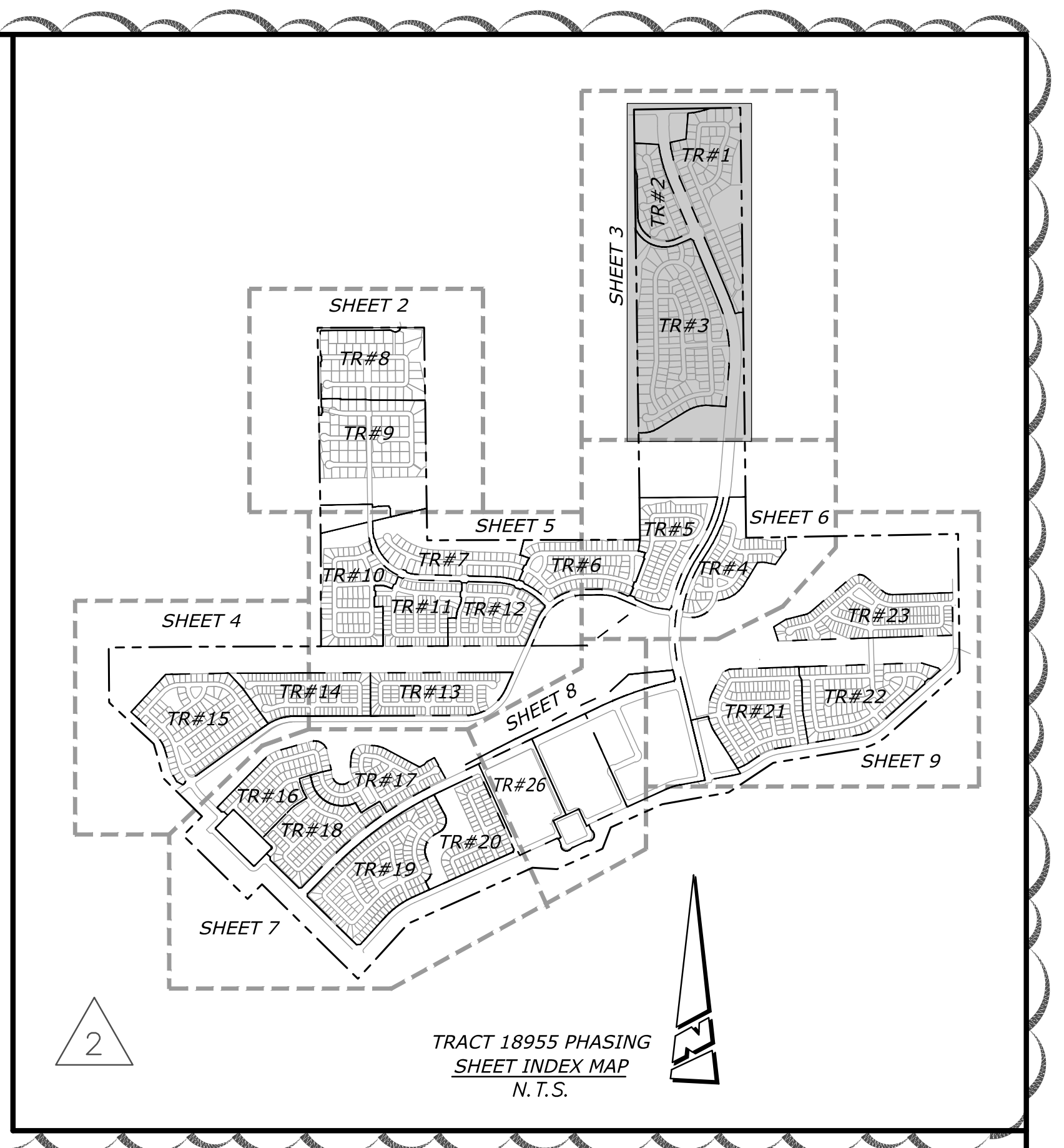
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 2 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_2.dwg, Sep 04, 2025-8:45am, by: JoseP


SHEET 2
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TR#13
TR#14
TR#15
TR#16
TR#17
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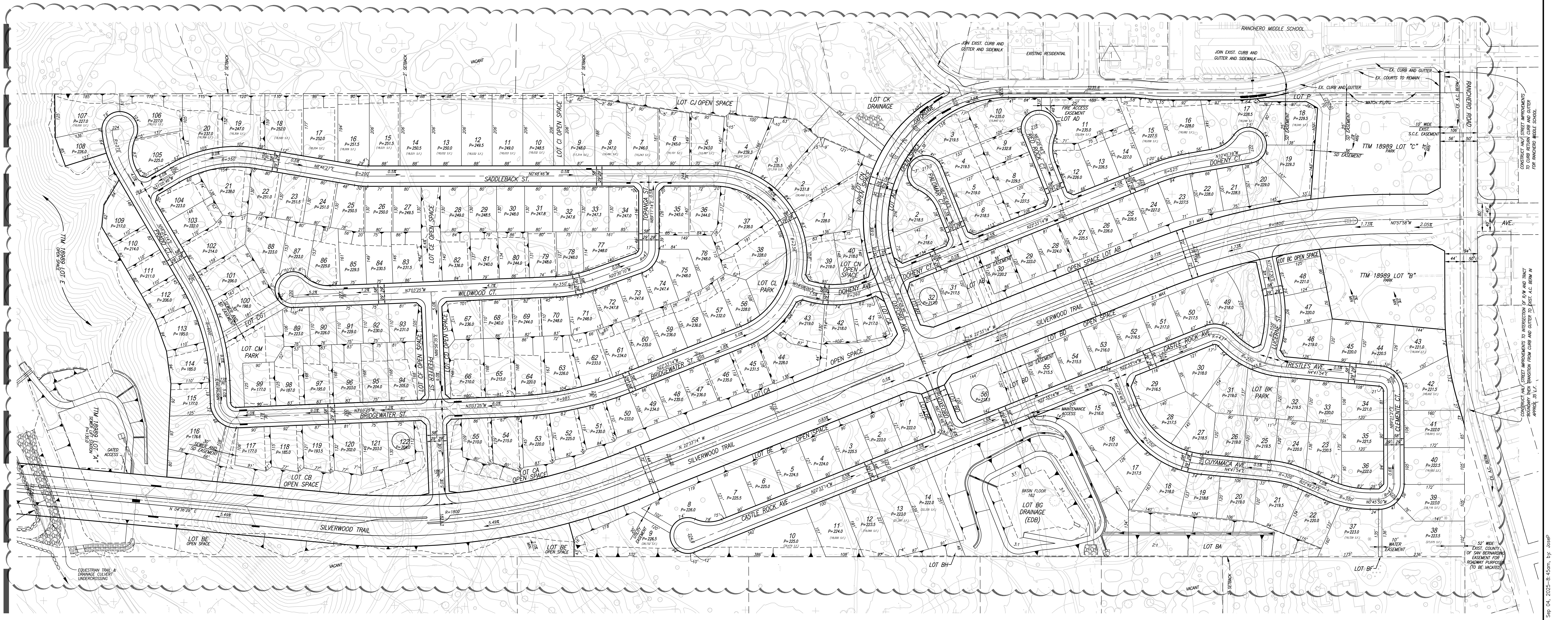
TR#23
TR#26
2

TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.

SEE SHEET 6


RANCHERO MIDDLE SCHOOL
EXISTING RESIDENTIAL
JOIN EXIST. CURB AND GUTTER AND SIDEWALK
EX. CURB AND GUTTER
EX. COURTS TO REMAIN
MATCH FS/FG
LOT P
RANCHERO ROAD
EX. A.C. BERM
10' WIDE EXIST. S.C.E. EASEMENT
25' SD EASEMENT
36' SD EASEMENT
TTM 18989 LOT "C" PARK
TTM 18989 LOT "B" PARK
I AVE.
CONSTRUCT HALF STREET IMPROVEMENTS TO CURB RETURN CURB AND GUTTER FOR RANCHERO MIDDLE SCHOOL.
CONSTRUCT HALF STREET IMPROVEMENTS TO INTERSECTION OF R/W AND TRACT BOUNDARY THEN TRANSITION FROM CURB AND GUTTER TO EXIST. A.C. BERM IN APPROX. 35 L.F.
52' WIDE EXIST. COUNTY OF SAN BERNARDINO EASEMENT FOR ROADWAY PURPOSES (TO BE VACATED)
10' WATER EASEMENT
LOT BF
LOT BA
LOT BH
LOT BG DRAINAGE (EDB)
BASIN FLOOR
MAINTENANCE ACCESS
FIRE ACCESS EASEMENT
LOT AD
LOT AB
OPEN SPACE LOT AB
LOT BD OPEN SPACE
LOT BC OPEN SPACE
LOT BK PARK
LOT BE OPEN SPACE
LOT CA
LOT CA OPEN SPACE
LOT CB OPEN SPACE
LOT CG
LOT CM PARK
LOT CL PARK
LOT CN OPEN SPACE
LOT CK DRAINAGE
LOT CJ OPEN SPACE
LOT CI OPEN SPACE
LOT CE OPEN SPACE
LOT CF OPEN SPACE
OPEN SPACE
DOHENY CT.
DOHENY AVE.
PALOMAR CT.
RED ROCK CT.
OXFORD AVE.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
TRESTLES AVE.
LUCERNE ST.
CLEMENTE CT.
CUYAMACA AVE.
SADDLEBACK ST.
TOPANGA ST.
WILDWOOD CT.
BRIDGEWATER ST.
TTM 18989 LOT "A" SEWER LIFT STATION P=130.0
TTM 18989 LOT E OPEN SPACE
GATED ACCESS
30' SEWER AND SD EASEMENT
EQUESTRIAN TRAIL & DRAINAGE CULVERT UNDERCROSSING
VACANT
2' SETBACK
2:1 MAX
1

GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP, SHT TITLE, & REMOVED OFFSITE GRADING & WATER LAYOUT.
2/26/24	1	REVISED LOTTINGS IN PA'S 1, 2, 3, & 4

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

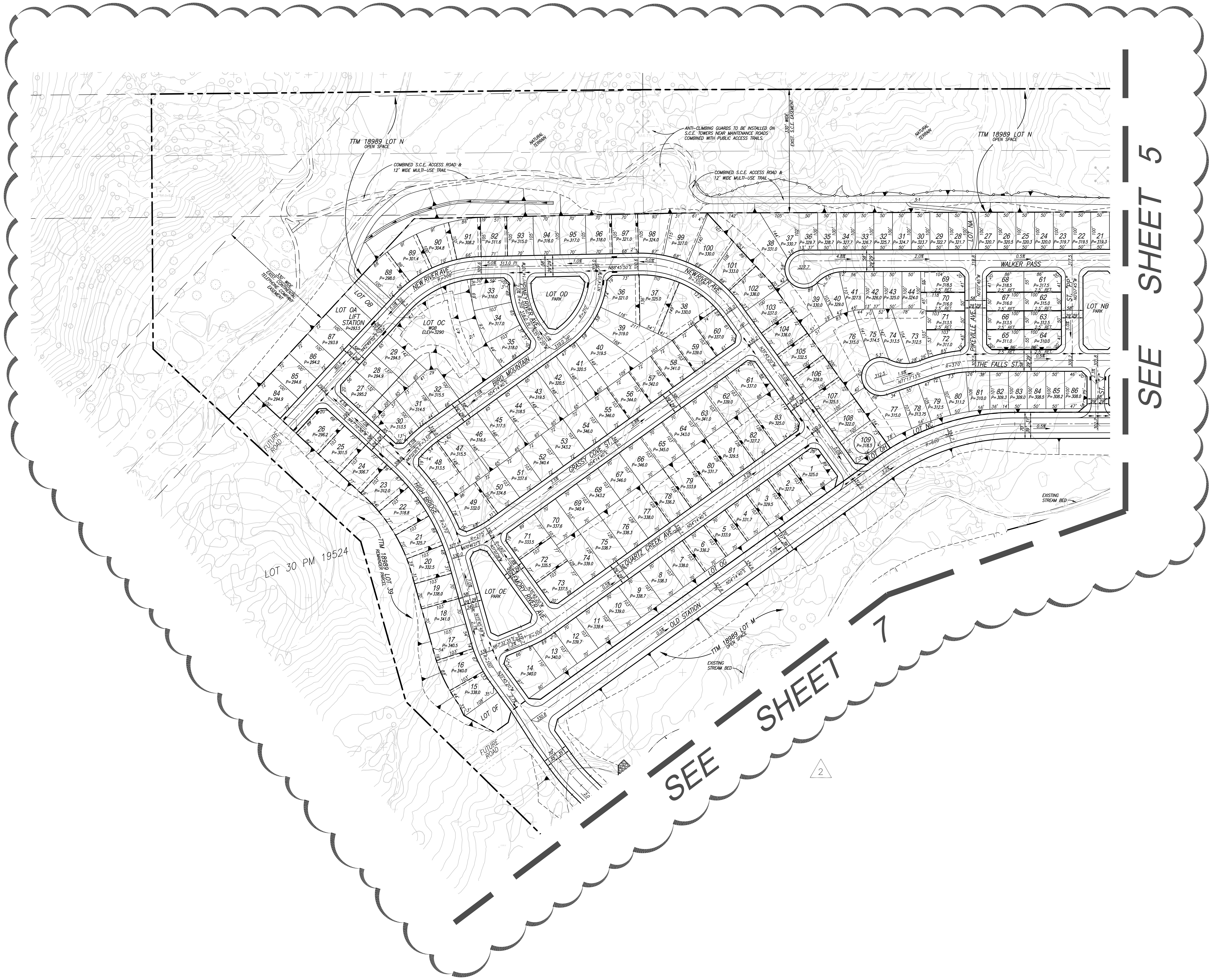
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

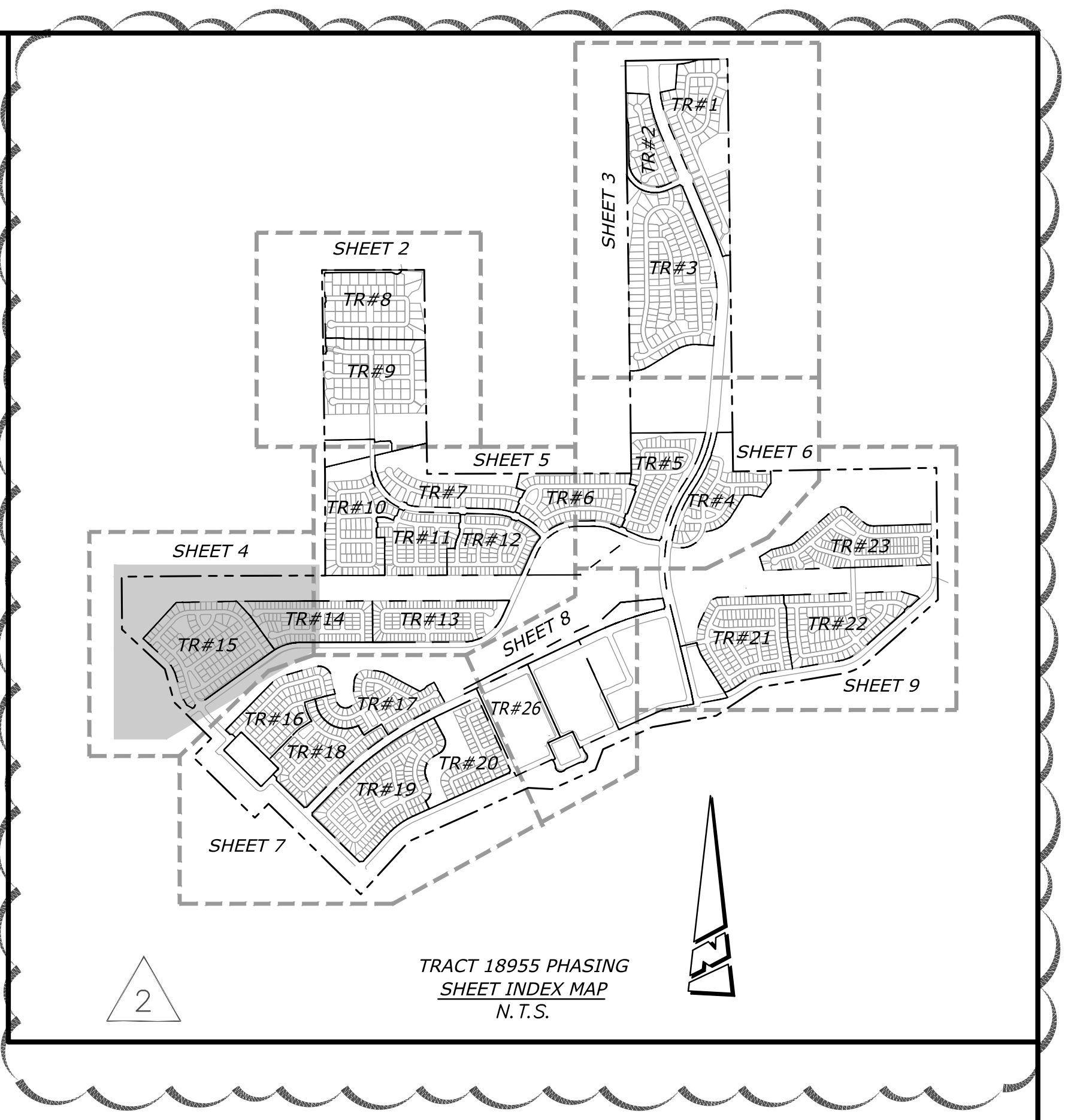
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 3 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_3.dwg, Sep 04, 2025-8:45am, by: JoseP


TTM 18989 LOT N
OPEN SPACE
NATURAL TERRAIN
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
330' WIDE EXIST. S.C.E. EASEMENT
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
330' WIDE EXIST. CONTINENTAL TELEPHONE COMPANY EASEMENT
NEW RIVER AVE.
PINEY RIVER AVE.
BIRD MOUNTAIN
HIGH BRIDGE
GRASSY COVE ST.
QUARTZ CREEK AVE.
EMORY RIVER AVE.
OLD STATION
WALKER PASS
PIKEVILLE AVE.
THE FALLS ST.
ST. "PP"
ST. "J"
LOT OA
LIFT STATION
P=293.5
LOT OB
LOT OC
WQB
ELEV=3290
LOT OD
PARK
LOT OE
PARK
LOT OF
LOT OG
LOT OH
LOT NA
LOT NB
PARK
LOT NC
FUTURE ROAD
LOT 30 PM 19524
TTM 18989 LOT 39
REMAINDER PARCEL
TTM 18989 LOT M
OPEN SPACE
EXISTING STREAM BED
SEE SHEET 5
SEE SHEET 7
2


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
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TR#14
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TR#17
TR#18
TR#19
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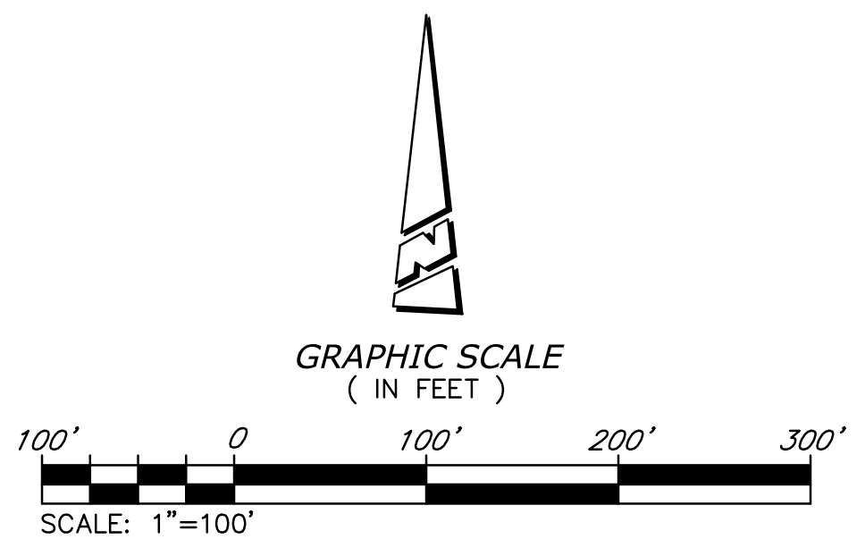
TR#22
TR#23
TR#26
2

TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE
ENGINEERING WEST
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

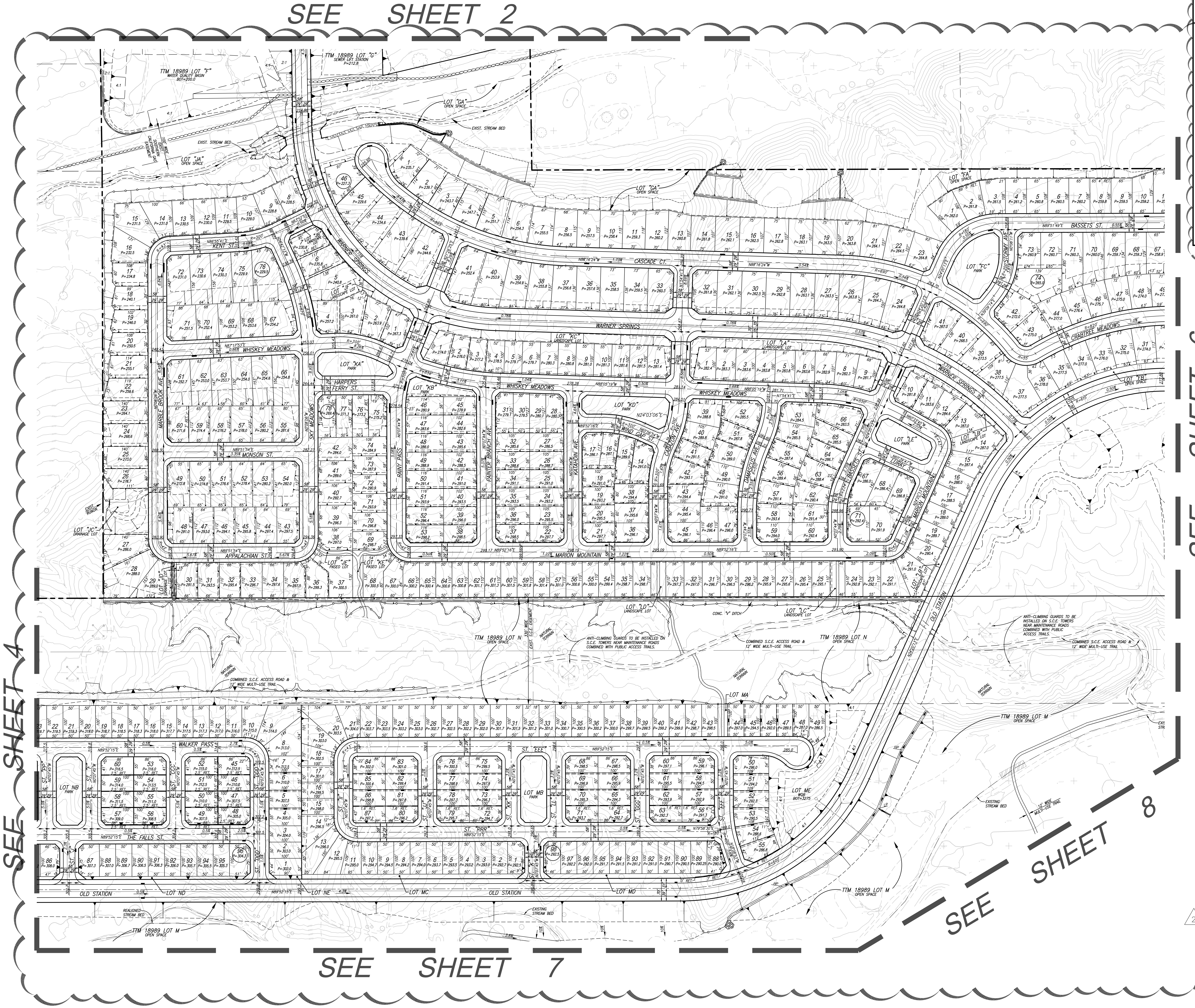
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

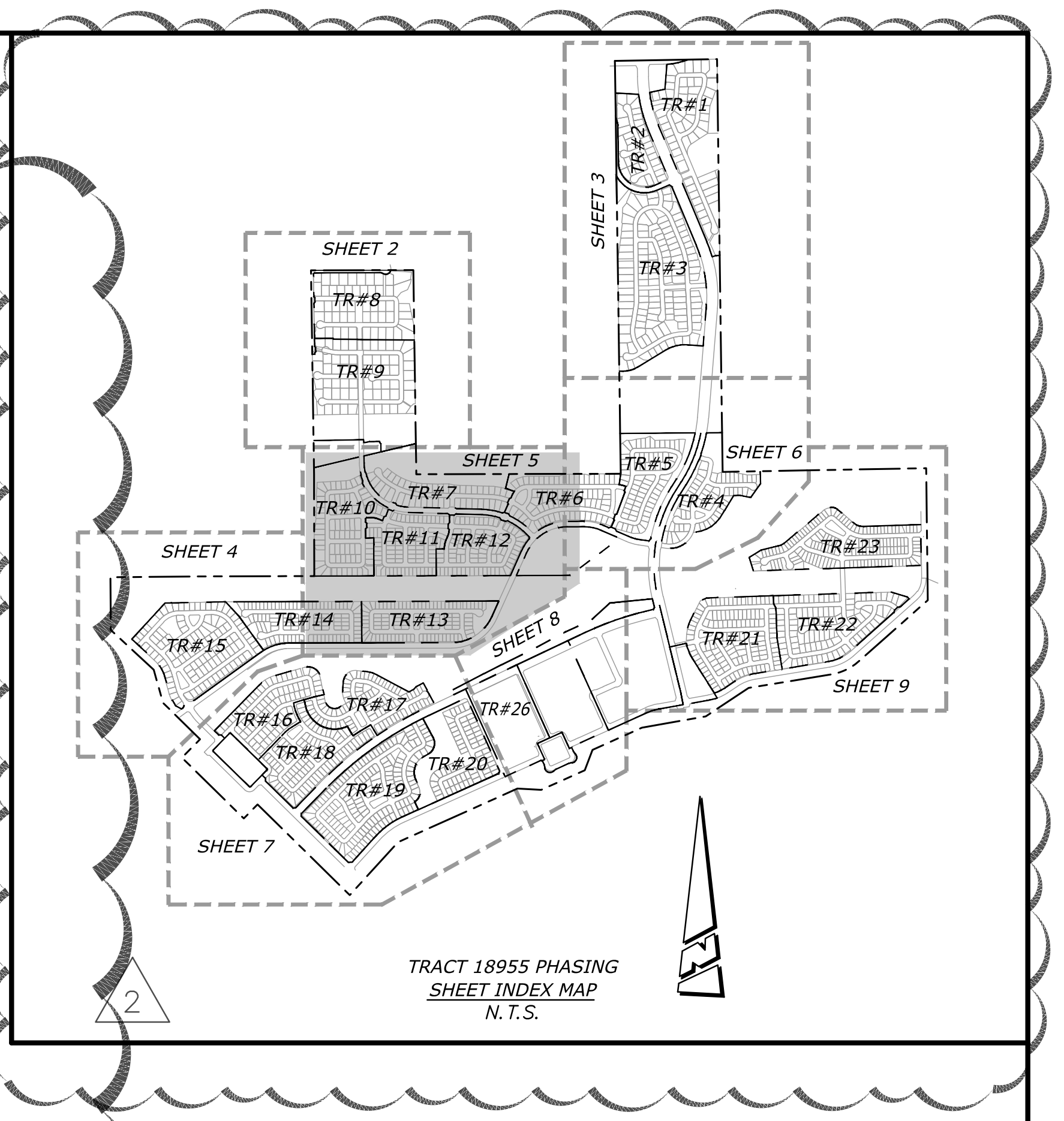
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 4
OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_4.dwg, Sep 04, 2025-8:46am, by: JoseP


SEE SHEET 2
SEE SHEET 4
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
TTM 18989 LOT "F" WATER QUALITY BASIN
TTM 18989 LOT "G" SEWER LIFT STATION
LOT "CA" OPEN SPACE
EXIST. STREAM BED
LOT "JA" OPEN SPACE
LOT "GA"
LOT "FA" OPEN SPACE
KENT ST.
CASCADE CT.
BASSETS ST.
LOT "FC" PARK
WARNER SPRINGS
CRABTREE MEADOWS
WHISKEY MEADOWS
LOT "KA" PARK
HARPERS FERRY ST.
LOT "KB" PARK
LOT "KC" LANDSCAPE LOT
LOT "KD" PARK
LOT "LA" LANDSCAPE LOT
LOT "LE" PARK
LOT "FB" OPEN SPACE
MARBLE BROOK AVE.
MONSON ST.
APPALACHIAN ST.
FAINTER BROOK AVE.
KATAHDIN AVE.
MARION MOUNTAIN
OLD STATION
LOT "JC" DRAINAGE LOT
LOT "JE" PASEO LOT
LOT "KE" PASEO LOT
LOT "LO" LANDSCAPE LOT
LOT "LC" LANDSCAPE LOT
CONC. "V" DITCH
TTM 18989 LOT N OPEN SPACE
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
LOT MA
TTM 18989 LOT M OPEN SPACE
WALKER PASS
ST. "EEE"
ST. "RRR"
LOT NB PARK
LOT MB PARK
LOT ME WQB
THE FALLS ST.
LOT ND
LOT NE
LOT MC
LOT MD
EXISTING STREAM BED
REALIGNED STREAM BED
12' WIDE MULTI-USE TRAIL


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
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TR#4
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TR#14
TR#15
TR#16
TR#17
TR#18
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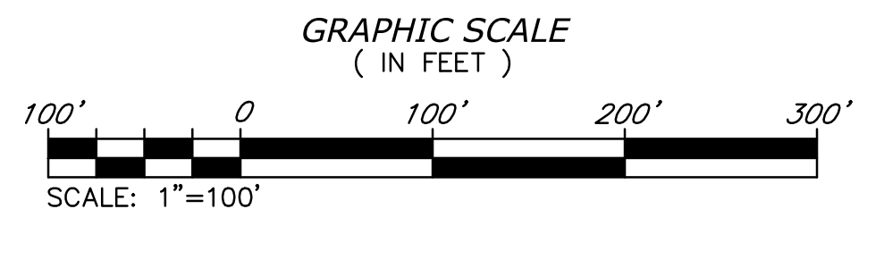
TR#21
TR#22
TR#23
TR#26
2

TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.


100'
0
100'
200'
300'

GRAPHIC SCALE
(IN FEET)

SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 28, 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT
PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

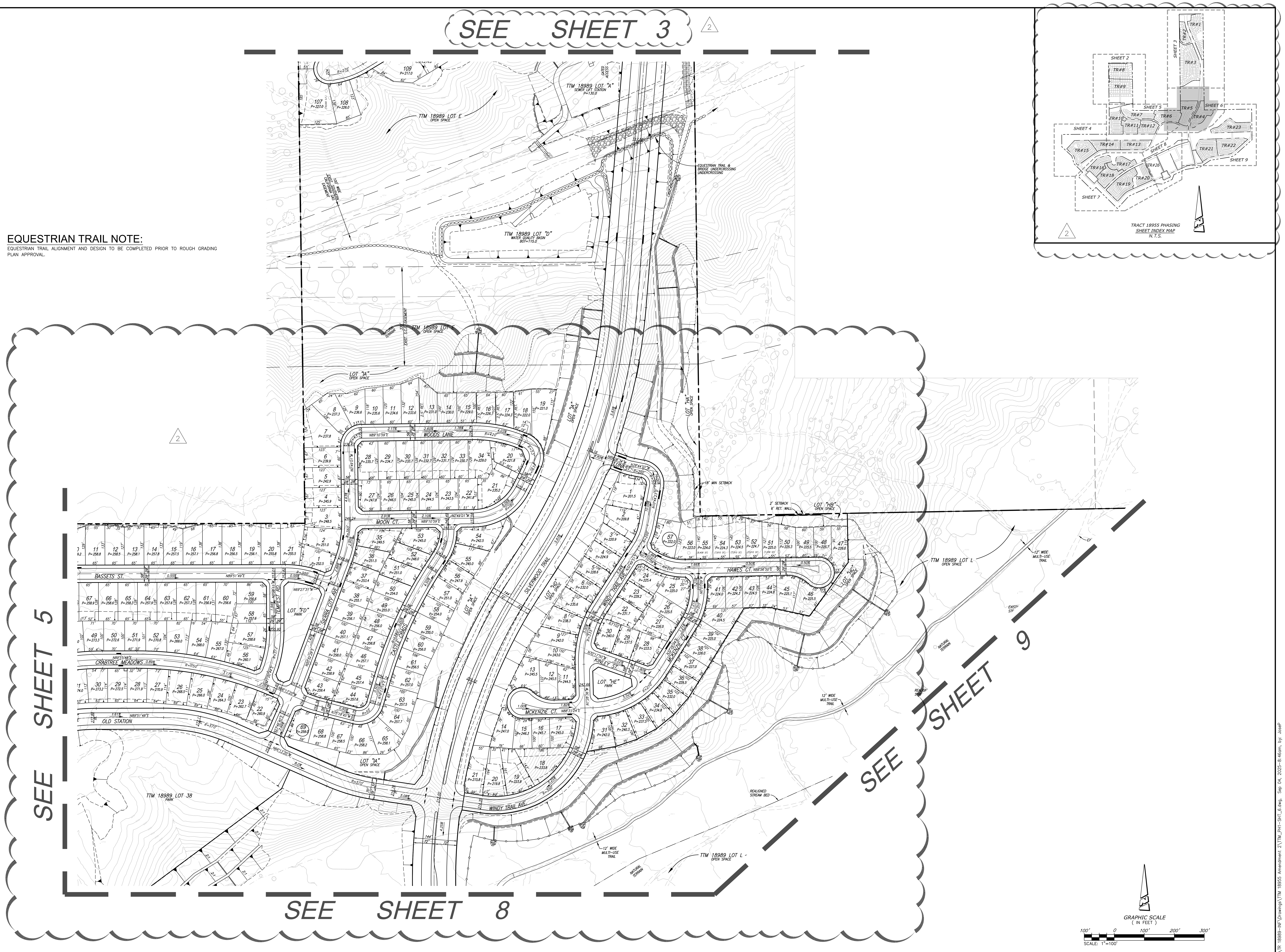
PROJECT NO.
SHEET 5 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_5.dwg, Sep 04, 2025-8:46am, by: JoseP

EQUESTRIAN TRAIL NOTE:

EQUESTRIAN TRAIL ALIGNMENT AND DESIGN TO BE COMPLETED PRIOR TO ROUGH GRADING PLAN APPROVAL.


SEE SHEET 3
SEE SHEET 5
SEE SHEET 8
SEE SHEET 9
2
TTM 18989 LOT "A" SEWER LIFT STATION P=130.0
TTM 18989 LOT E OPEN SPACE
TTM 18989 LOT "D" WATER QUALITY BASIN BOT=113.0
EQUESTRIAN TRAIL & BRIDGE UNDERCROSSING UNDERCROSSING
TTM 18989 LOT E OPEN SPACE
LOT "A" OPEN SPACE
LOT "IA" OPEN SPACE
LOT "HA" OPEN SPACE
LOT "HB" OPEN SPACE
LOT "HC" OPEN SPACE
LOT "HD" OPEN SPACE
LOT "FD" PARK
LOT "HE" PARK
18' MIN SETBACK
2' SETBACK
6' RET. WALL
WOODS LANE
MOON CT.
BASSETS ST.
TEMPEST RD.
SIERRA CITY AVE.
CASTLE CRAGS
CRABTREE MEADOWS
OLD STATION
SILVERWOOD TRAIL
LUNA ST.
WINDY TRAIL AVE.
HAWES CT.
KINLEY ST.
MCKENZIE CT.
TTM 18989 LOT L OPEN SPACE
12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
REALIGNED STREAM BED
TTM 18989 LOT 38 PARK
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
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TR#21
TR#22
TR#23
TR#26
TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.
GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 5, 6, 7, TR.18955 PHASING SHT INDEX MAP, & SHT MATCHLINE

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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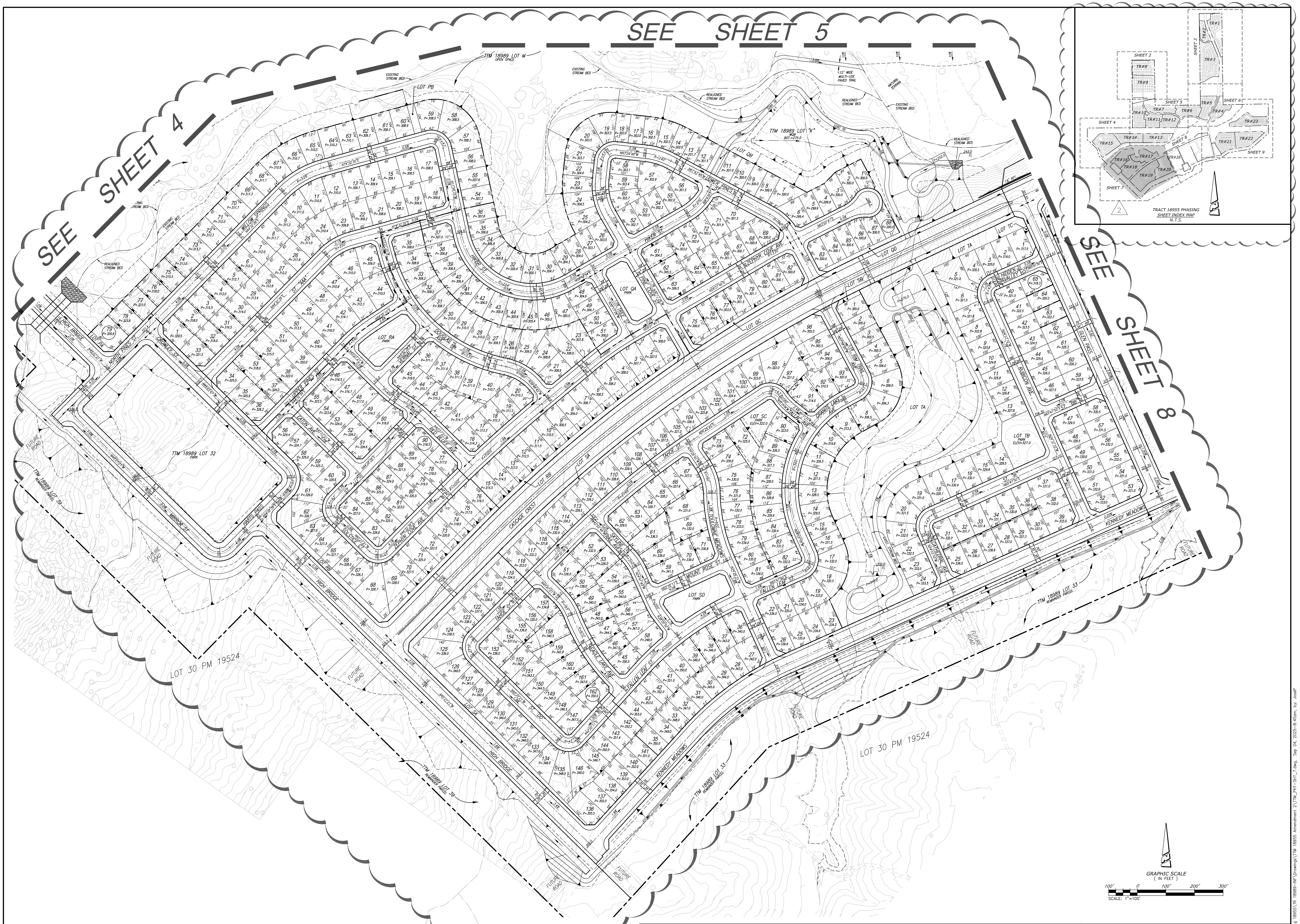
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 6 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_6.dwg, Sep 04, 2025-8:46am, by: JoseP


SEE SHEET 5
SEE SHEET 4
SEE SHEET 8
TTM 18989 LOT M
OPEN SPACE
EXISTING STREAM BED
REALIGNED STREAM BED
12' WIDE MULTI-USE PAVED TRAIL
NATURAL TERRAIN
TTM 18989 LOT "K"
LOT PB
LOT QB
LOT QA
PARK
LOT QD
LOT QC
LOT RA
LOT RB
LOT SA
LOT SB
LOT SC
LOT SD
LOT TA
LOT TB
LOT TC
TTM 18989 LOT 32
PARK
TTM 18989 LOT 33
REMAINDER PARCEL
TTM 18989 LOT 39
REMAINDER PARCEL
LOT 30 PM 19524
FUTURE ROAD
HIGH BRIDGE
NORTH PINES ST.
CROWLEY ST.
WILLOW SPRINGS
HARTS PASS
MIRROR ST.
EATON AVE
ZEPHYR COVE AVE
DOUGLAS
HIKER ST.
PINE COVE
TREE ST.
CASCADE CREST
TOULOMNE MEADOWS
MOUNT ROSE ST.
FALLEN LEAF ST.
EAGLE LAKE AVE
KENNEDY MEADOWS
RIM TRAIL
GRANITE LAKE
RUBICON AVE.
GLEN PASS
CATHEDRAL AVE.
TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
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TR#22
TR#23
TR#26
2
GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 18, 37, 38, 42, & 43. UPDATED TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
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HESPERIA, CA, 92340

PREPARED BY:
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951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

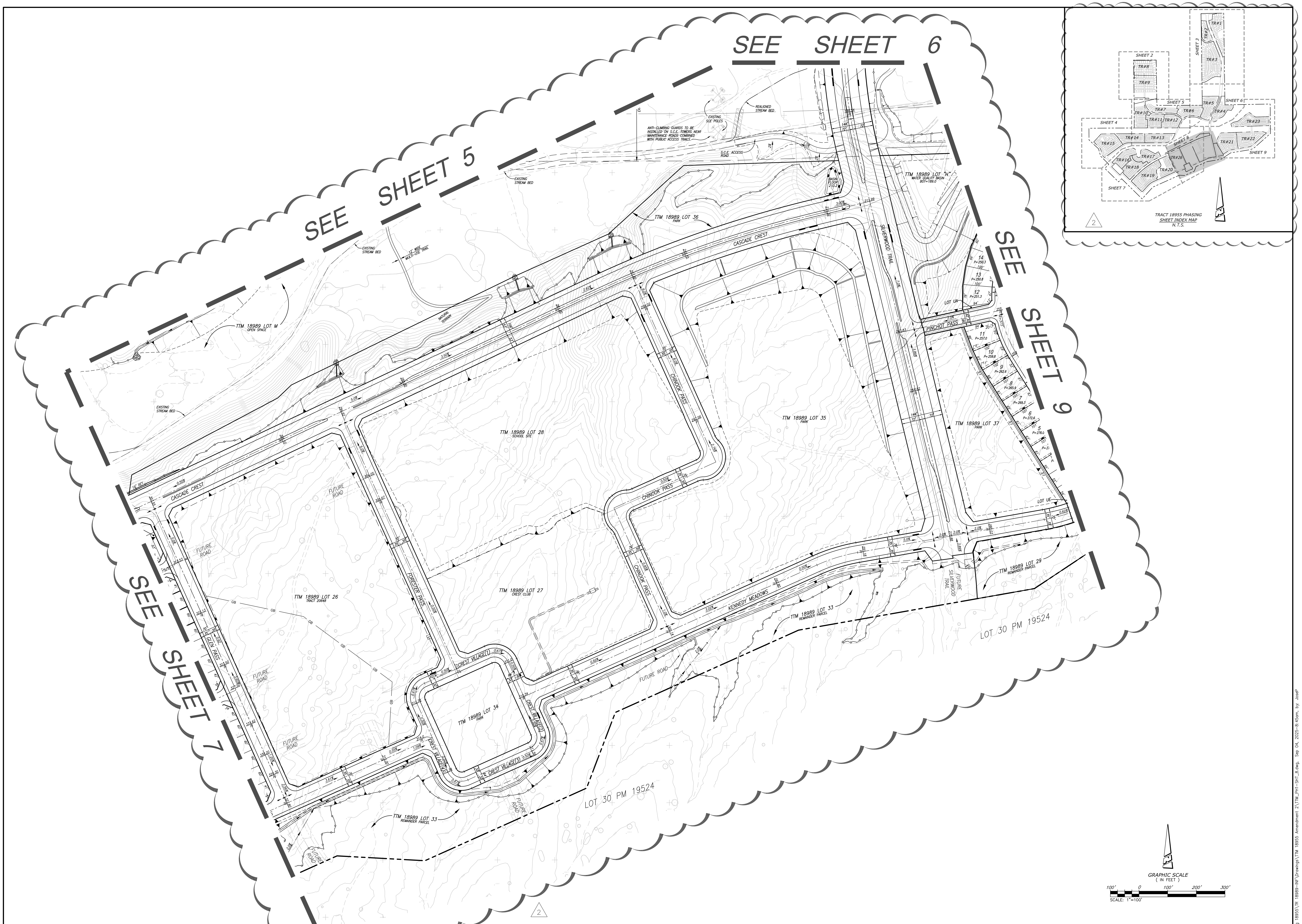
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 7 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_7.dwg, Sep 04, 2025-8:45am, by: JoseP


SEE SHEET 6
SEE SHEET 5
SEE SHEET 9
SEE SHEET 7
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
EXISTING SCE POLES
REALIGNED STREAM BED
S.C.E. ACCESS ROAD
EXISTING STREAM BED
12' WIDE MULTI-USE TRAIL
TTM 18989 LOT "H" WATER QUALITY BASIN
TTM 18989 LOT 36 PARK
TTM 18989 LOT M OPEN SPACE
NATURAL TERRAIN
CASCADE CREST
SILVERWOOD TRAIL
CHINOOK PASS
PINCHOT PASS
LOT UA
LOT UE
TTM 18989 LOT 35 PARK
TTM 18989 LOT 37 PARK
TTM 18989 LOT 28 SCHOOL SITE
TTM 18989 LOT 27 CREST CLUB
TTM 18989 LOT 26 TRACT 20648
TTM 18989 LOT 34 PARK
TTM 18989 LOT 29 REMAINDER PARCEL
TTM 18989 LOT 33 REMAINDER PARCEL
FORESTER PASS
KENNEDY MEADOWS
GLEN PASS
CREST VILLAGE(1)
CREST VILLAGE(2)
FUTURE ROAD
FUTURE SILVERWOOD TRAIL
LOT 30 PM 19524
TRACT 18955 PHASING SHEET INDEX MAP N.T.S.
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
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SHEET 9
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TR#20
TR#21
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TR#23
TR#26
2

GRAPHIC SCALE
(IN FEET)

100' 0 100' 200' 300'

SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 26, TR-20648 -1 & 2, & TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

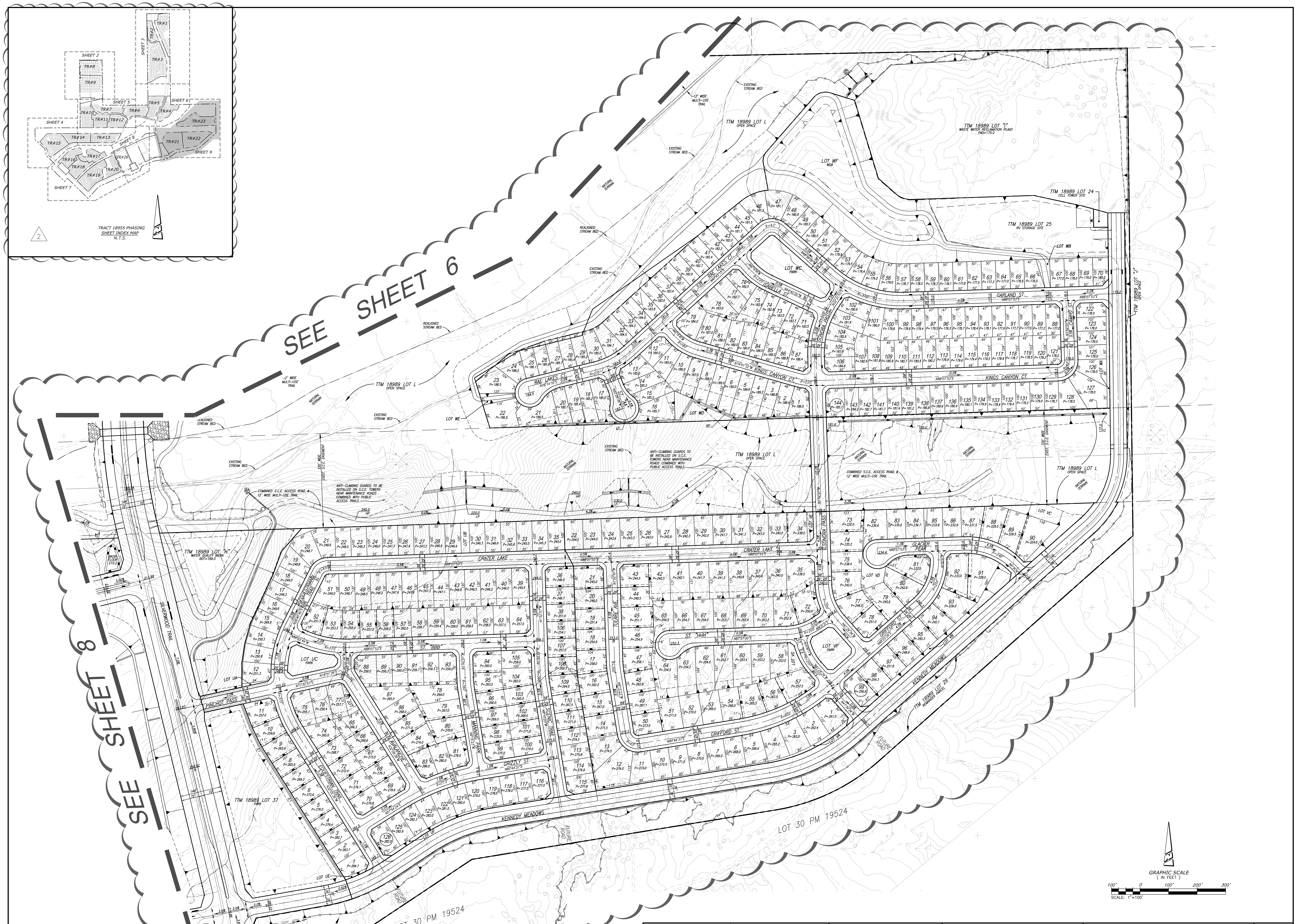
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 8 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_8.dwg, Sep 04, 2025-8:45am, by: JoseP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TR#22
TR#23
TR#26
TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.
2
SEE SHEET 6
SEE SHEET 8
12' WIDE MULTI-USE TRAIL
EXISTING STREAM BED
REALIGNED STREAM BED
NATURAL TERRAIN
TTM 18989 LOT L OPEN SPACE
TTM 18989 LOT "I" WASTE WATER RECLAMATION PLANT
LOT WF
LOT WC PARK
TTM 18989 LOT 24 CELL TOWER SITE
TTM 18989 LOT 25 RV STORAGE SITE
LOT WB
LOT WE
LOT WD
TTM 18989 LOT "J" OPEN SPACE
RAE LAKES CT.
ISABELLA ST.
KINGS CANYON CT.
GARLAND ST.
CAMPO ST.
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
EXIST. S.C.E. EASEMENT
TTM 18989 LOT "H" WATER QUALITY BASIN
CRATER LAKE
GLACIER PEAK
LOT VC
LOT VD
LOT VF PARK
LOT UC PARK
LOT UA
LOT UB
ST. BBB
ST. HHH
PINCHOT PASS
GRIZZLY ST.
GRIFFORD ST.
KENNEDY MEADOWS
SILVERWOOD TRAIL
TTM 18989 LOT 37 PARK
TTM 18989 LOT 29 REMAINDER PARCEL
LOT 30 PM 19524
FUTURE ROAD
LOT UE
GRAPHIC SCALE
(IN FEET)
100'
0
100'
200'
300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 14, 15, 16, & TR. 18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
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P.O. BOX 401907
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TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 9 OF 12

DATE: Sep 04, 2025
W.O.

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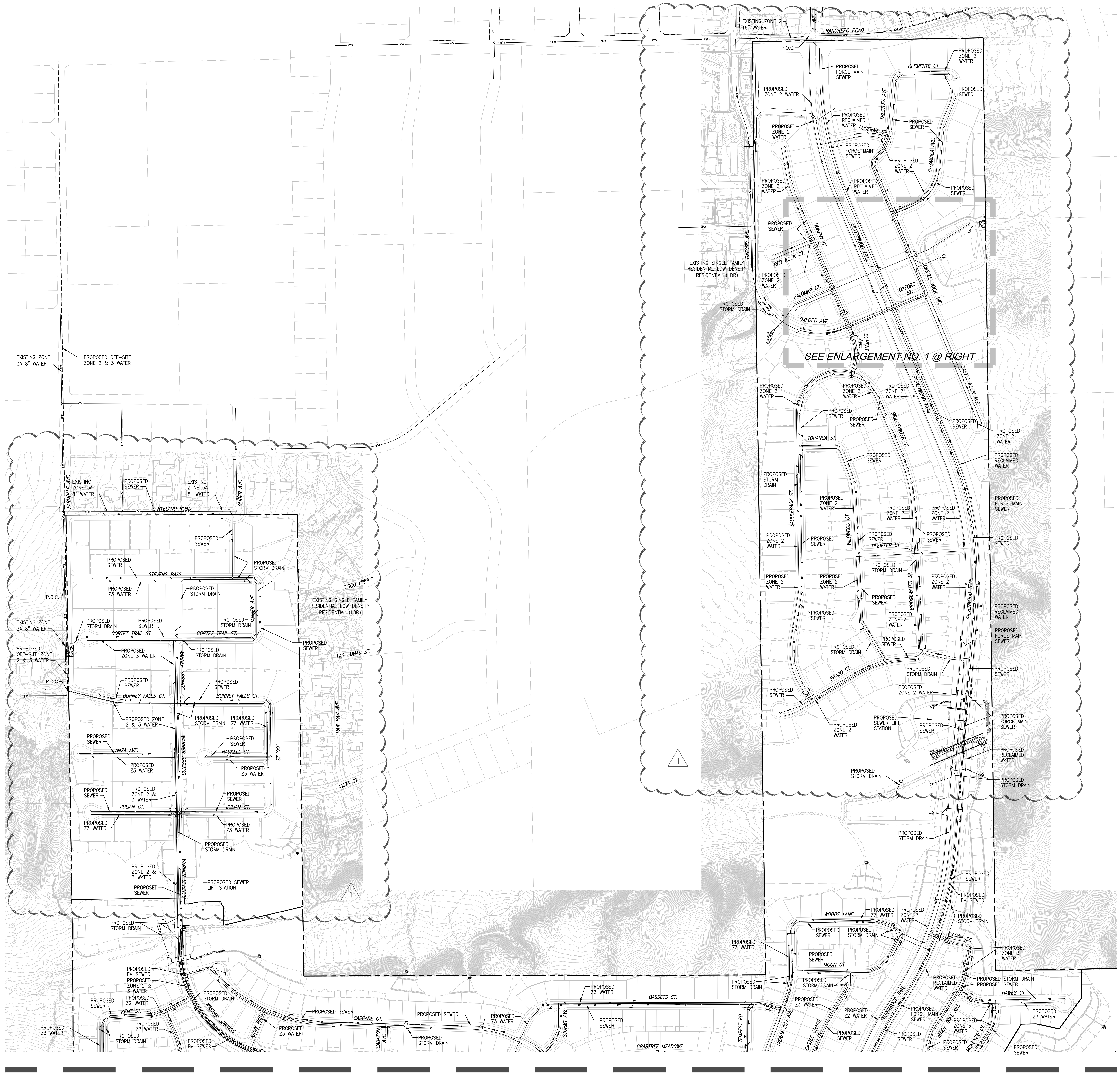
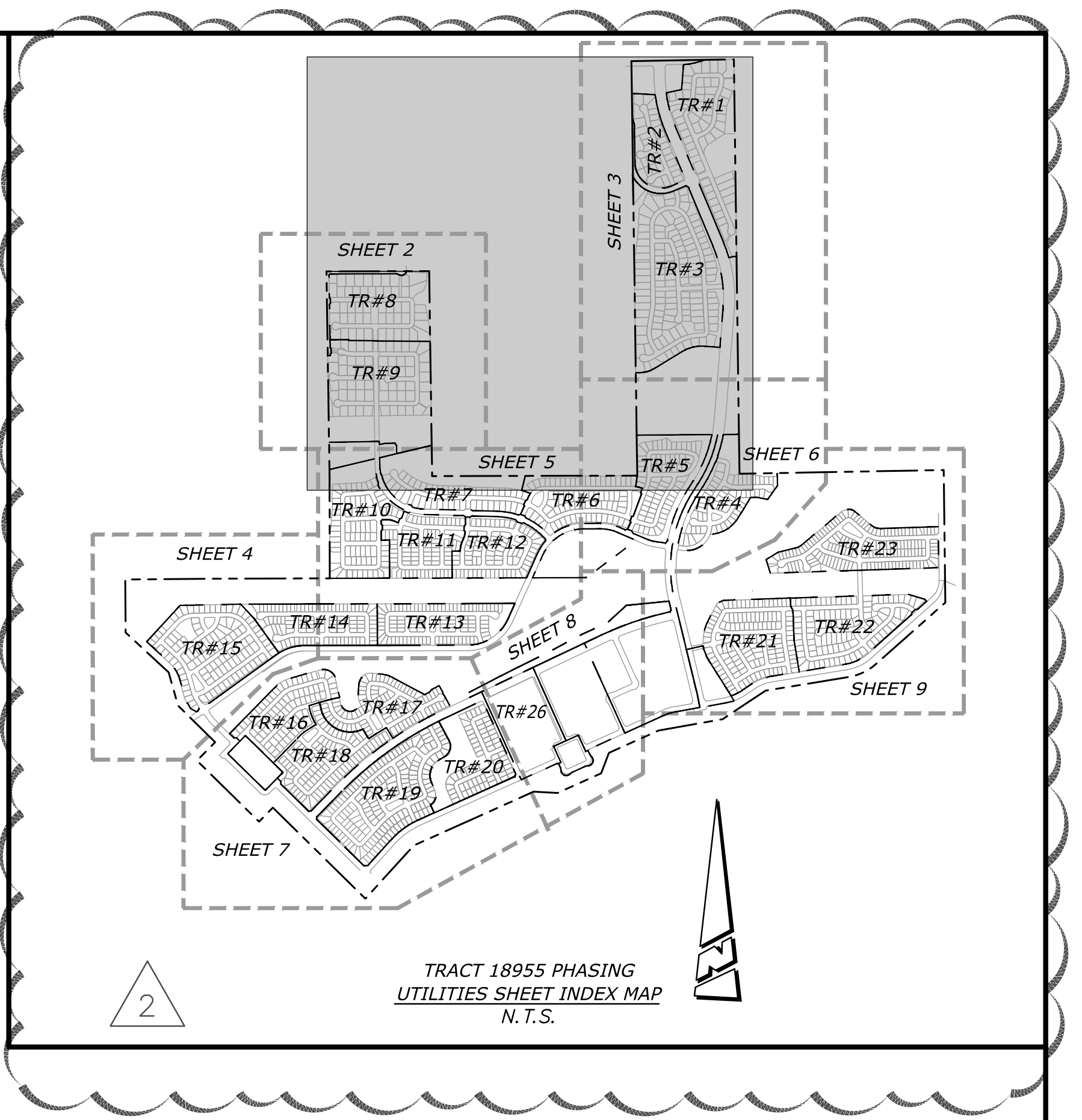

RANCHERO ROAD
EXISTING ZONE 2 18" WATER
P.O.C.
CLEMENTE CT.
TRESTLES AVE.
LUCERNE ST.
CUYAMACA AVE.
DOHENY CT.
RED ROCK CT.
PALOMAR CT.
OXFORD AVE.
OXFORD ST.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
SEE ENLARGEMENT NO. 1 @ RIGHT
EXISTING SINGLE FAMILY RESIDENTIAL LOW DENSITY RESIDENTIAL (LDR)
TOPANGA ST.
BRIDGEWATER ST.
SADDLEBACK ST.
WILDWOOD CT.
PFEIFFER ST.
PRADO CT.
PROPOSED SEWER LIFT STATION
EXISTING ZONE 3A 8" WATER
PROPOSED OFF-SITE ZONE 2 & 3 WATER
FARMDALE AVE.
RYELAND ROAD
GLIDER AVE.
STEVENS PASS
CORTEZ TRAIL ST.
BURNEY FALLS CT.
ANZA AVE.
HASKELL CT.
JULIAN CT.
WARNER SPRINGS
CISCO CREEK CT.
LAS LUNAS ST.
PAW PAW AVE.
VISTA ST.
PROPOSED SEWER LIFT STATION
WOODS LANE
MOON CT.
LUNA ST.
HAWES CT.
KENT ST.
BASSETS ST.
CASCADE CT.
CABAZON AVE.
STORMY AVE.
TEMPEST RD.
SIERRA CITY AVE.
CASTLE CRAGS
WINDY TRAIL AVE.
MCKENZIE CT.
CRABTREE MEADOWS
PROPOSED SEWER
PROPOSED ZONE 2 WATER
PROPOSED Z3 WATER
PROPOSED RECLAIMED WATER
PROPOSED FORCE MAIN SEWER
PROPOSED STORM DRAIN
1

SEE SHEET 11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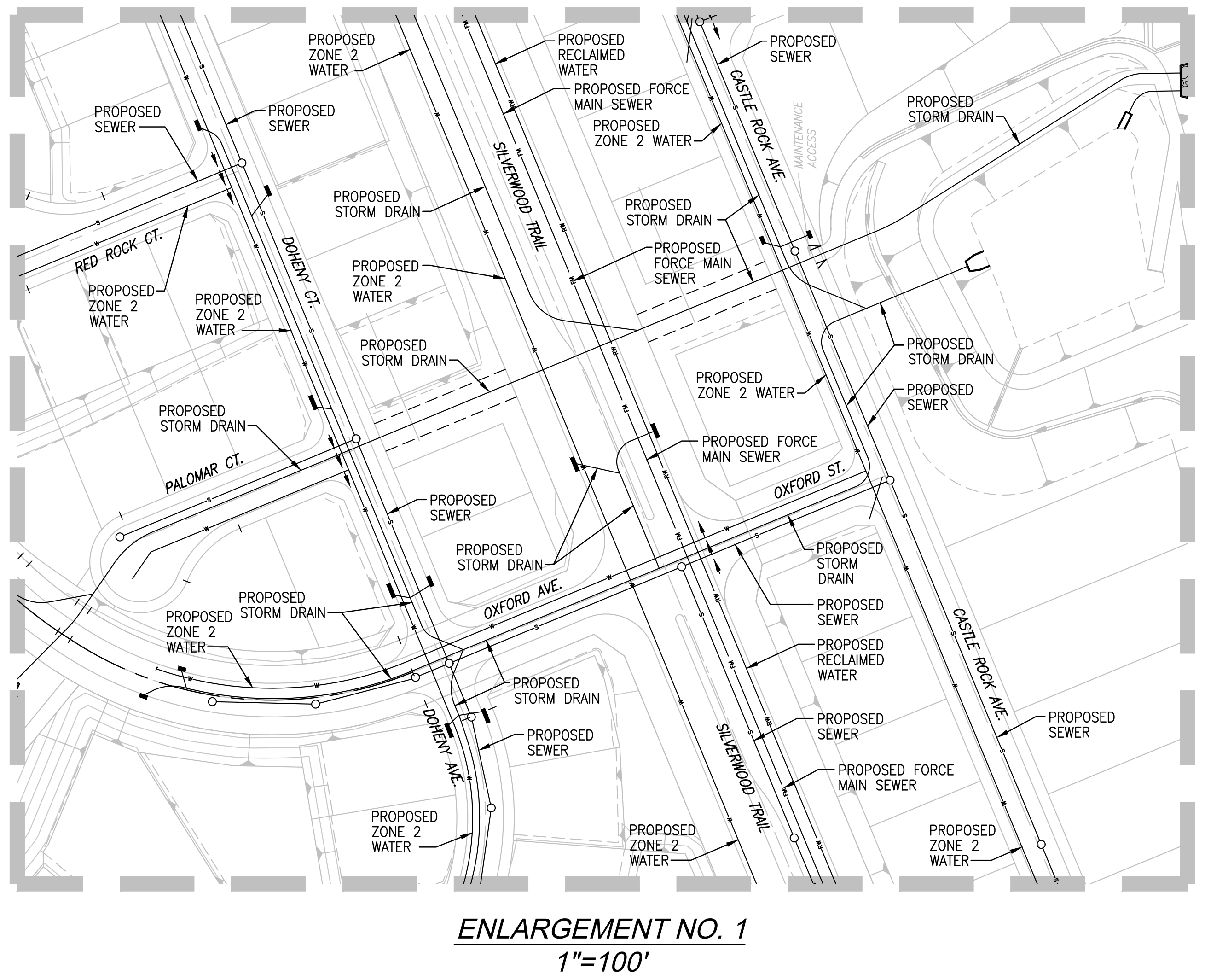
2

TRACT 18955 PHASING UTILITIES SHEET INDEX MAP
N.T.S.


RED ROCK CT.
DOHENY CT.
PALOMAR CT.
OXFORD AVE.
DOHENY AVE.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
PROPOSED SEWER
PROPOSED ZONE 2 WATER
PROPOSED RECLAIMED WATER
PROPOSED FORCE MAIN SEWER
PROPOSED STORM DRAIN

ENLARGEMENT NO. 1
1"=100'

GRAPHIC SCALE
(IN FEET)
200' 0 200' 400' 600'
SCALE: 1"=200'

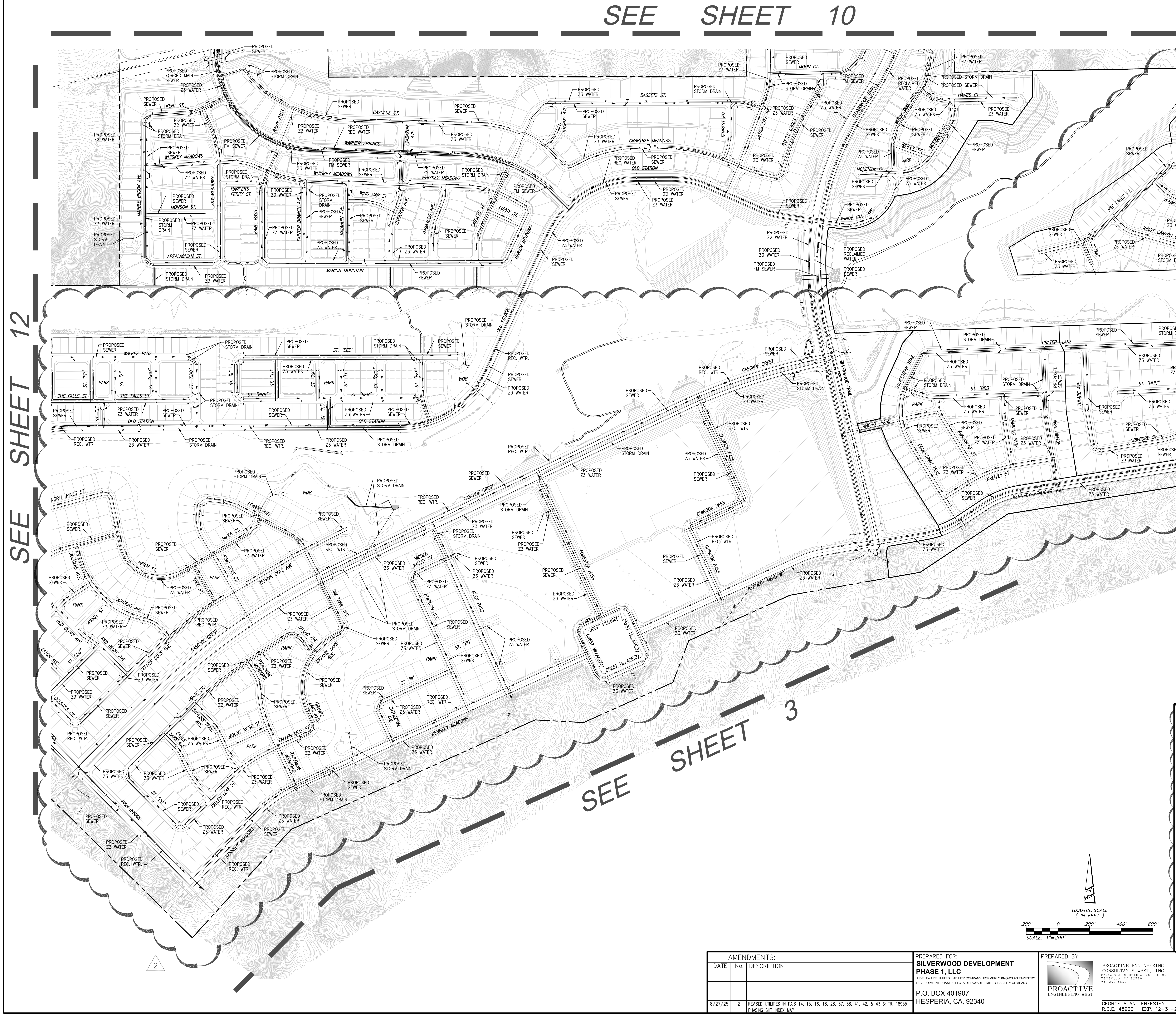
AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED UTILITIES IN PA'S 1, 2, 3, 4, 9 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN
PROJECT NO.
SHEET 10 OF 12
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989–INF\Drawings\TTM 18955 Amendment 2\TTM_PH1–SHT_10.dwg Sep 04, 2025–8:46am, by: JoseP


SEE SHEET 10
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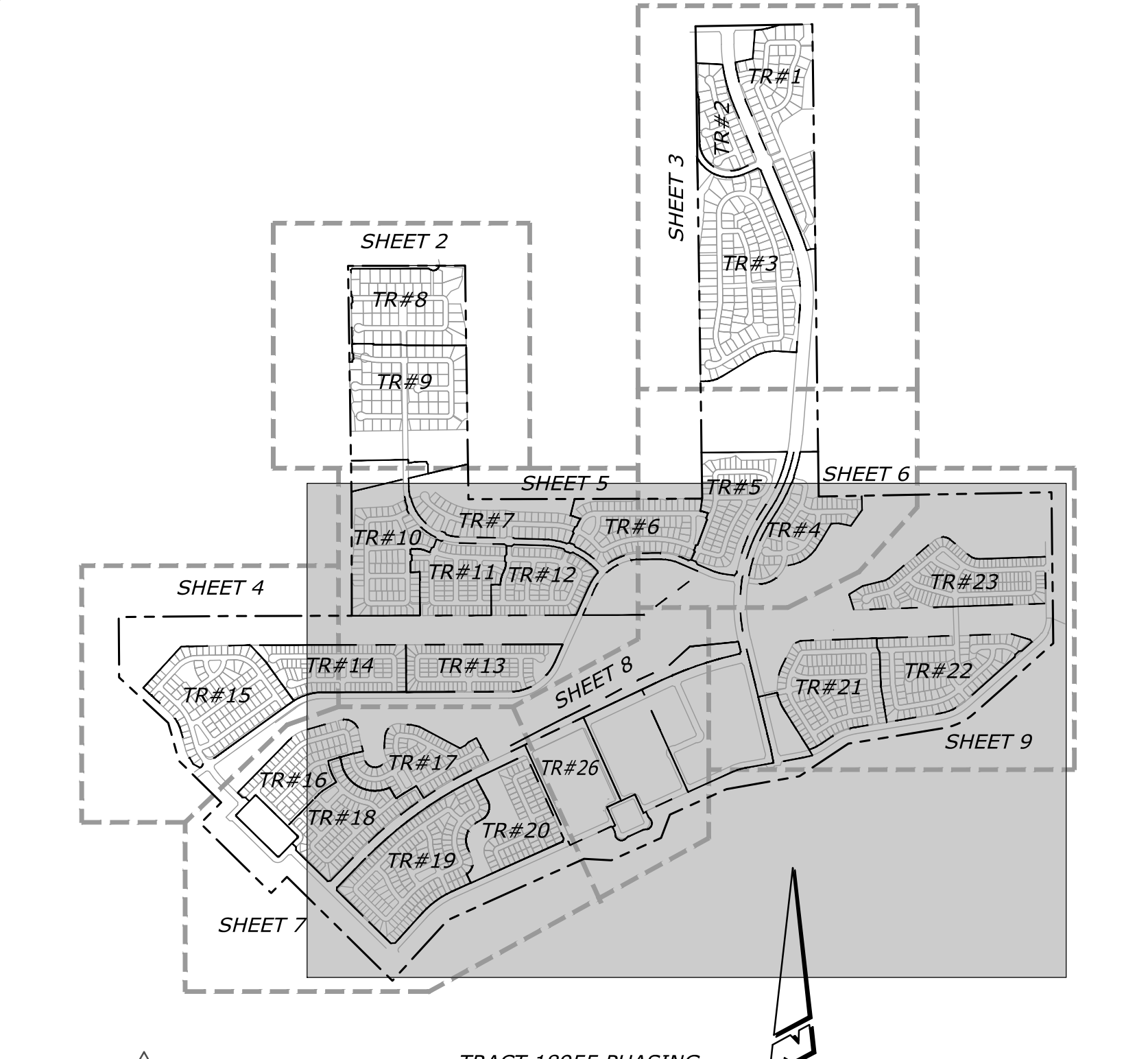
PROPOSED SEWER
PROPOSED Z3 WATER
PROPOSED Z2 WATER
PROPOSED STORM DRAIN
PROPOSED REC. WTR.
PROPOSED RECLAIMED WATER
PROPOSED FM SEWER
PROPOSED FORCED MAIN SEWER
KENT ST.
CASCADE CT.
BASSETS ST.
MOON CT.
HAWES CT.
WARNER SPRINGS
WHISKEY MEADOWS
CRABTREE MEADOWS
OLD STATION
MARION MOUNTAIN
APPALACHIAN ST.
MONSON ST.
SKY MEADOWS
MARBLE BROOK AVE.
HARPERS FERRY ST.
RAINY PASS
PAINTER BRANCH AVE.
KATAHDIN AVE.
WIND GAP ST.
CARAZON AVE.
DAMASCUS AVE.
LURAY ST.
STORMY AVE.
TEMPEST RD.
SIERRA CITY AVE.
CASTLE CRAGS
SILVERWOOD TRAIL
WINDY TRAIL AVE.
MCKENZIE CT.
KINLEY ST.
PARK
GARLAND ST.
ISABELLA ST.
KINGS CANYON CT.
SONORA PASS
CAMPO ST.
RAE LAKES CT.
WALKER PASS
THE FALLS ST.
ST. "EEE"
ST. "RRR"
CASCADE CREST
CRATER LAKE
GLACIER PEAK
EQUESTRIAN TRAIL
ST. "BBB"
ST. "HHH"
TULARE AVE.
SCENIC TRAIL
GRIFFORD ST.
PINCHOT PASS
AVALANCHE ST.
MANNING PARK
GRIZZLY ST.
KENNEDY MEADOWS
CHINOOK PASS
FORESTER PASS
CREST VILLAGE(1)
CREST VILLAGE(2)
CREST VILLAGE(3)
CREST VILLAGE(4)
NORTH PINES ST.
LOWER PINE
HIKER ST.
PINE COVE ST.
ZEPHYR COVE AVE.
DOUGLAS AVE.
VERNAL ST.
RED BLUFF AVE.
EATON AVE.
SOLSTICE CT.
HIDDEN VALLEY ST.
RUBICON AVE.
GLEN PASS
RIM TRAIL AVE.
TALLAC AVE.
GRANITE LAKE AVE.
TAHOE ST.
TUOLUMNE MEADOWS
SKYLINE TRAIL
MOUNT ROSE ST.
EAGLE LAKE AVE.
FALLEN LEAF ST.
CATHEDRAL AVE.
ST. "BB"
HIGH BRIDGE
WQB
2

GRAPHIC SCALE
(IN FEET)

200' 0 200' 400' 600'

SCALE: 1"=200'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TR#23
TR#26
2

TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED UTILITIES IN PA'S 14, 15, 16, 18, 28, 37, 38, 41, 42, & 43 & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

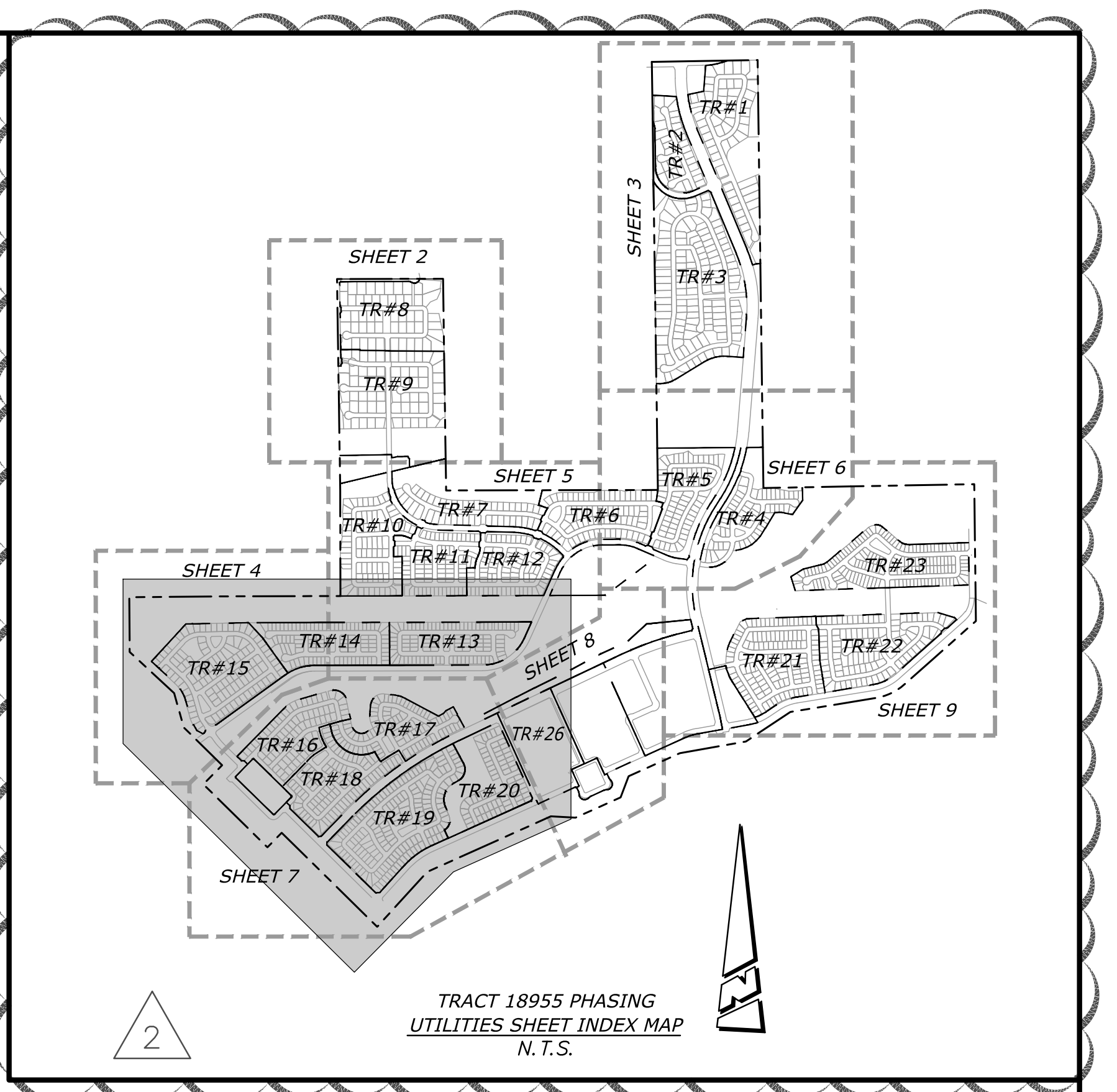
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

PROJECT NO.
SHEET 11 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT-11.dwg, Sep 04, 2025-8:46am, by: JoseP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SHEET 3
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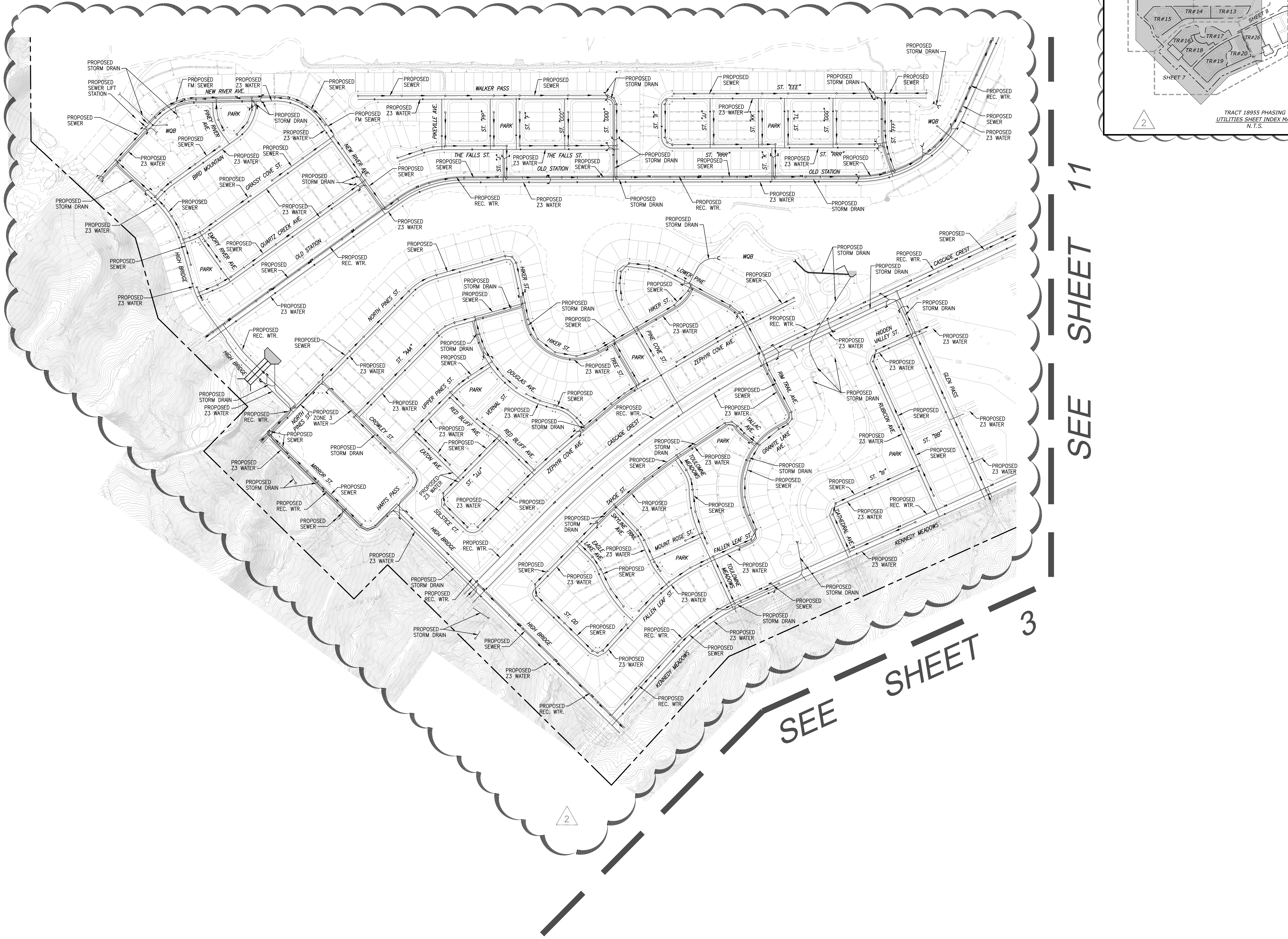
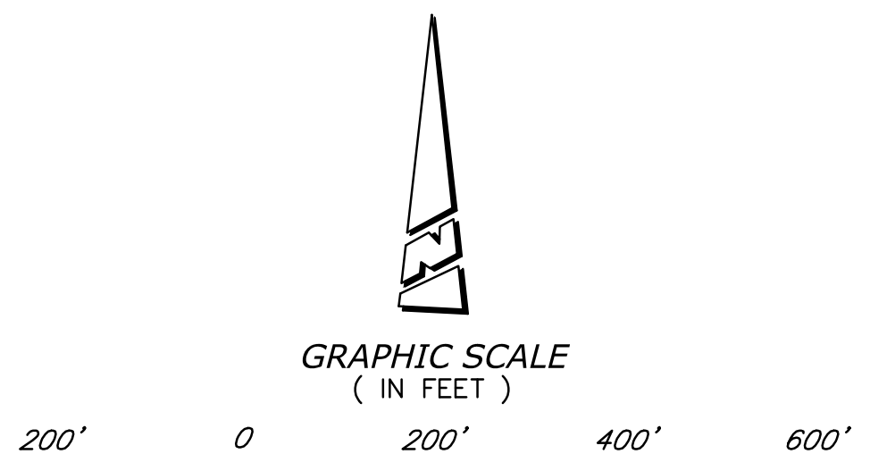
2

TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.


SEE SHEET 11
SEE SHEET 3
PROPOSED SEWER
PROPOSED Z3 WATER
PROPOSED REC. WTR.
PROPOSED STORM DRAIN
PROPOSED SEWER LIFT STATION
PROPOSED FM SEWER
PROPOSED ZONE 3 WATER
NEW RIVER AVE.
WALKER PASS
ST. "EEE"
PINEVILLE AVE.
ST. "PP"
ST. "F"
ST. "QQQ"
ST. "DDD"
ST. "B"
ST. "JJ"
ST. "KK"
ST. "LL"
ST. "GGG"
ST. "FFF"
THE FALLS ST.
OLD STATION
ST. "RRR"
PARK
WQB
PARK RIVER AVE.
BIRD MOUNTAIN
GRASSY COVE ST.
QUARTZ CREEK AVE.
EMORY RIVER AVE.
HIGH BRIDGE
NORTH PINES ST.
ST. "AAA"
HIKER ST.
LOWER PINE
PINE COVE ST.
ZEPHYR COVE AVE.
CASCADE CREST
HIDDEN VALLEY ST.
GLEN PASS
RIM TRAIL AVE.
TALLAC AVE.
GRANITE LAKE AVE.
RUBICON AVE.
ST. "BB"
ST. "B"
CATHEDRAL AVE.
KENNEDY MEADOWS
DOUGLAS AVE.
UPPER PINES ST.
RED BLUFF AVE.
VERNAL ST.
CROWLEY ST.
EATON AVE.
ST. "JJJ"
MIRROR ST.
HARTS PASS
SOLSTICE CT.
TAHOE ST.
TUOLUMNE MEADOWS
SKYLINE TRAIL AVE.
EAGLE LAKE AVE.
MOUNT ROSE ST.
FALLEN LEAF ST.
ST. DD
TREE CT.
2


GRAPHIC SCALE
(IN FEET)
200'
0
200'
400'
600'

SCALE: 1"=200'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED UTILITIES IN PA'S 18, 28, 29, 30, 37, 38, 41, 42, & 43, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
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GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 12 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_12.dwg Sep 04, 2025-8:46am, by: JoseP

ATTACHMENT 4

RESOLUTION NO. PC-2025-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A SPECIFIC PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION APPLICABLE TO MULTIPLE PLANNING AREAS WITHIN THE TAPESTRY SPECIFIC PLAN, REFERRED TO AS SILVERWOOD (SPLA25-00001)

WHEREAS, Silverwood Development has filed an application requesting approval of a Specific Plan Amendment, Case Number SPLA25-00001 described herein (hereinafter referred to as the "Application"); and

WHEREAS, the Application applies to an amendment to the land use designations applicable to multiple Planning Areas within the Tapestry Specific Plan, including Planning Areas A41, A42, A10, and A43 in Phase 1B and Planning Area A14 in Phase 1C; and

WHEREAS, the proposed amendments would include Planning Area A41 to be replaced by Planning Area A42, with the zoning designation changing from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning Area A10 will be replaced by Planning Area A43, changing from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) under Phase 1B. In Phase 1C, Planning Area A14 will be changing from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet); and

WHEREAS, these revisions will reflect a shift toward Low Medium Density zoning, with standardized minimum lot sizes of 5,000 square feet; and

WHEREAS, approval of the proposed Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore it can be determined with certainty that the amendment will not have a significant effect on the environment; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan. The proposed specific plan amendment is capable of using existing supporting infrastructure and municipal services, as directed by the City's adopted General Plan.

Section 3. The proposed specific plan amendment is suitable for the land uses allowed in the Low Medium Density zoning designation, and adequate space exists which can meet the standards for setbacks, height, lot coverage, parking and circulation within the proposed Specific Plan designation.

Section 4. The proposed amendment to the Tapestry Specific Plan is reasonable and beneficial at this time because it will better align with current development and community needs, while maintaining consistency with surrounding land uses. The amendment also facilitates a more cohesive neighborhood design and ensures that infrastructure and public services can be planned and provided in a consistent manner.

Section 5. The proposed change in land uses will not have a significant adverse impact on surrounding properties or the community in general, as the subject Planning Areas are surrounded with tracts with the same zoning designation of Low Medium Density within the Tapestry Specific Plan.

Section 6. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Specific Plan Amendment SPLA25-00001, to amend the land use designation of Planning Areas A10, A14, A41, A42 and A43, as shown on Attachment 1.

Section 7. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of October 2025.

____
Roger Abreo, Chair, Planning Commission

ATTEST:

____
Maricruz Montes, Secretary, Planning Commission

ATTACHMENT 5

RESOLUTION NO. PC-2025-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE REVISED TENTATIVE TRACT MAP NO. 18955 TO MAKE MODIFICATIONS TO THE LOT LAYOUT FOR MULTIPLE PLANNING AREAS (TTR25-00002)

WHEREAS, Silverwood Development has filed an application requesting approval of revised Tentative Tract Map No. 18955, Case Number TTR25-00002 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to the request to revise Tentative Tract Map No. 18955. Multiple modifications will be conducted to the lot layouts within Phase 1B to include Planning Areas A18, A28, A29, A30, A37, A38, A42, and A43, as well as Phase 1C to include Planning Areas A14, A15 and A16; and

WHEREAS, in Phase 1B, several Planning Areas including A18, A28, and A38 are proposed to experience reductions in the total number of lots, while other Planning Areas, such as A29, A37, A42, and A43, would see increases. The total number of lots for Planning Area A30 is proposed to remain unchanged. Overall, these modifications would increase the total number of lots within Phase 1B from 740 to 787, representing a net gain of 47 lots; and

WHEREAS, in Phase 1C, Planning Areas A14 and A16 are proposed to see increases in total lots, while Planning Area A15 would experience a slight reduction, resulting in an increase in the total number of lots from 325 to 369, or a gain of 44 lots. Collectively, these adjustments represent a combined net increase of 91 lots across both phases; and

WHEREAS, the total number of lots in Phase 1 would remain below the originally approved 2,104 homes, with approximately 2,097 homes projected for construction; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as can be determined with certainty that there is no significant effect on the environment; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced October 9, 2025, hearing, including written and oral staff reports, the Commission specifically finds as follows:

(a) The site is physically suitable for the type of development, as the site could accommodate the additional proposed lots within the subdivision. 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 the property within the proposed subdivision; and

(b) The site is physically suitable for the proposed density of development because the lots are adequate in size and shape and all development standards will be met with the concurrent adoption of the Specific Plan Amendment. The overall density of Phase 1 will remain below the originally approved number of 2,104 homes, as 2,097 homes are projected to be constructed; and

(c) The proposed modifications to the lot layouts or type of improvements are not expected to cause substantial environmental damage or significantly and avoidably harm fish, wildlife, or their habitat. Conditions of approval for the project require surveys by an approved biologist to be conducted prior to the issuance of grading permits to confirm that no active wildlife is present on the site; and

(d) The proposed modifications to the lot layouts or type of improvements are not likely to cause serious public health problems because all construction will require necessary permits and will conform to the City's adopted building and fire codes. Prior to any ground disturbance, improvement plans for drainage, erosion, sewer, water, and circulation are required to be submitted to ensure on-site and off-site improvements are constructed to the latest standards. The project will connect to a reliable potable water source and connect to sewer ensuring sanitary disposal of wastewater. Upon development of the residences, each home will be required to have trash pickup service from the City's franchised waste hauler; and

(e) The proposed modifications are consistent with the goals, policies, standards and all applicable regulations of the City of Hesperia Municipal Code. The modifications or improvements proposed are consistent with the Tapestry Specific Plan, General Plan, and the Hesperia Municipal Code, as the project supports the existing surrounding land use; and

(f) The proposed modifications provide to the extent feasible, passive or natural heating and cooling opportunities for each of the proposed lots. All single-family residences must meet the minimum energy efficiency standards in Title 24, which mandates among other things, building insulation, solar panels, and light/ventilation systems to make the homes energy efficient.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of TTR25-00002 to make modifications to the lot layout for multiple Planning Areas under TTM No. 18955, subject to the conditions of approval as shown in Exhibit "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of October 2025.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

Silverwood - TTM 18955 Conditions of Approval

List of Conditions for TTR25-00002

Consideration of revised Tentative Tract Map (TTR25-00002) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A14-A16, A18, A28-A30, A37-38, A42-A43. The revised Tentative Tract Map (TTR25-00002) is being processed in conjunction with Specific Plan Amendment (SPLA25-00001) to change the land use designations for the following Planning Areas within the Tapestry Specific Plan (now referred to as the Silverwood Development): A14 from Low Density (minimum lot size 7,200 sq. ft.) to Low Medium Density (min. lot size 5,000 sq. ft.); A41 from Medium Density (min. lot size 2,900 sq. ft.) replace by A42 to Low Medium Density (min. lot size 5,000 sq. ft); and A10 from Park replace by A43 to Low Medium Density (min. lot size 5,000 sq. ft). Applicant: Silverwood Development.

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been met by the expiration date.

Dept	Condition Type	Page	Condition	Required Prior To:	In Compliance	Date Satisfied	Staff Member	Comments
PRIOR TO GROUND DISTURBANCE								
B	COA	6.2	DEMOLITION OF ON-SITE STRUCTURES (Mitigation Measure HAZ-1). Prior to implementing associated demolition operations, an evaluation of the potential occurrence of asbestos-containing materials (ACMs), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the “rock house” complex and applicable power pole transformers in accordance with Mitigation Measure HAZ-1. (B)	Ground Disturbance				
B	COA	6.4	PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)	Ground Disturbance				
B	COA	6.5	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)	Ground Disturbance				
E	COA	6.8	EROSION CONTROL. The developer and all contractors shall comply with the State’s Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State. (E)	Ground Disturbance				
E	COA	7.1	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction for each phase. (E)	Ground Disturbance				
F	COA	7.8	FUEL MODIFICATION ZONE. The project shall comply with the Fuel Modification Design Criteria report dated July 7, 2014. (F)	Ground Disturbance				
P	COA	9.4	LAND USE APPROVAL. Prior to nonresidential development, a Land Use Application shall be filed with the Planning Division for review and approval. (P)	Ground Disturbance				
PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS								
B	COA	1.1	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division. (B)	General				
E	COA	1.3	FINAL MAP. A Final Map shall be prepared by or under the direction of a registered Civil Engineer or licensed Land Surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)	General				
E	COA	1.4	PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Engineering Department for plan review. Improvement plans and applicable studies must be submitted as a complete submittal package. (E)	General				
E	COA	1.6	TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)	General				
E	COA	1.7	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading, building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E, B)	General				
E	COA	1.8	N.P.D.E.S. The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)	General				
E	COA	1.9	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction. (E)	General				
E	COA	3.10	GRADING PLAN. The Developer shall submit a grading plan with existing contours (mass grading contours) tied to an acceptable City benchmark. The grading plan shall indicate proposed development of streets and proposed development of retention basin(s) at a minimum. Site grading shall comply with recommendations provided in the approved soils report. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 10 feet in height. Grading Plans are subject to review by the City Engineer upon submittal of the Improvement Plans. (E) (E)	General				
E	COA	3.11	ON-SITE RETENTION. Retention basins shall be designed to accommodate both nuisance and storm water flows without accumulating standing water for a period longer than 48 hours. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access road. Side slopes shall not exceed 3:1. (E)	General				
E	COA	4.1	STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)	General				
E	COA		INTERIOR STREETS. The Developer shall design street improvements in accordance with the Silverwood approved Alignment Study, these conditions, and/or as amended and approved by the City Engineer. Street improvements shall include sidewalks/trails (per approved Alignment Study), applicable driveways, handicap ramps per city standards at all intersections except knuckles, roadway drainage devices, streetlights per City standards, and traffic control signs, striping and devices all as approved by the City Engineer. Streets that end into subsequent phases shall include emergency services turnarounds and interim posting and signage plan. Roadway pavement sections shall be determined based upon post grading R-value testing and traffic indices as shown on the approved Alignment Study, all as approved by the City Engineer. (E)	General				

E	COA	4.3	SECONDARY ACCESS. The Developer is responsible to provide and construct Secondary Access for each phase of the tract. The street improvement (26-foot Min paved section) is required for secondary access per City standards. The Developer shall provide the City with a circulation plan that identifies the best connection points to existing paved street frontages. Street improvements shall include roadway drainage devices, and traffic control signs, striping and devices all as approved by the City Engineer. Streets that end into subsequent phases shall include emergency services turnarounds and interim posting and signage plan. Roadway pavement sections shall be determined based upon post grading R-value testing and traffic indices as shown on the approved Alignment Study, all as approved by the City Engineer. (E)	General				
E	COA	4.4	UTILITY PLAN. Developer shall prepare utility service plans for water, recycled water, sewer, drainage, and private utility services. Utility plans shall be designed in accordance with City standards. Fire Fly automatic meter reader to be added on all meter connections. The Utility Service Plans shall provide for utilities required for parks and other sites, as applicable. (E)	General				
E	COA	4.5	UTILITIES. (E) During construction the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied, at which time the individual meters shall be set and activated per City standards.	General				
E	COA	4.6	WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards. At a minimum, water system shall be a looped system of 8" minimum P.V.C. water lines with hydrants as approved by City and County Fire. Pipeline in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct waterlines. The Developer shall prepare plans per City standards. (E) The Developer shall provide plan and profile per City standards. (E)	General				
E	COA	5.1	SEWER IMPROVEMENTS. Developer shall design sewer improvements in accordance with the approved Sewer Master Plan Study and City standards. The Developer shall provide the appropriate on-site sewer lines necessary to serve the project as approved by the City Engineer. A minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines are required within the project. Any sewer easements that are required will be a minimum of 15 feet in width on one lot unless it is shared with another utility, in which case 20 feet on one lot is required. The Developer shall prepare plans per City standards. (E)	General				
E	COA		RECYCLED WATER IMPROVEMENTS. The Developer shall design recycled water improvements in accordance with City standards. Components of the system shall be as determined by an approved Recycled Water System Master Plan. Pipeline in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct waterlines. The Developer shall prepare plans per City standards. (E)	General				
E	COA		TRACT SPECIFIC DRAINAGE HYDROLOGY STUDY. The Developer shall prepare a tract specific hydrology study for each phase of the project based on the approved Drainage Master Hydrology Study. Hydrology study shall be prepared in accordance with City and San Bernardino County Flood Control standards as directed by the Director of Development Services. The study shall include recommendations for conveying drainage through the project and required flood control retention basin volumes to ensure mitigation of all development drainage impacts. (E)	General				
E	COA	5.3	STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with the Tract Site Specific Hydrology Study and City standards. (E)	General				
E	COA	6.7	RETENTION AND DRAINAGE FACILITIES. The required retention basin(s) and other drainage facilities for each phase shall be designed and completed in accordance with City standards. Retention basins shall be designed to accommodate both nuisance and storm water flows without accumulating standing water for a period longer than 48 hours. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access road. Side slopes shall not exceed 3:1. (E, P)	General				
E	COA	10.4	GROUNDWATER RECHARGE. Storm drains and detention or retention measures shall be designed to assist groundwater recharge, and to minimize impact to downstream properties. All storm water facilities shall meet National Pollution Discharge Elimination Standards (NPDES) and local standards for the treatment of storm water prior to discharge into any natural wash or any storm drain system. (E)	General				
P	COA	2.2	COMPOSITE DEVELOPMENT PLAN (CDP). Four copies of a CDP shall be submitted in accordance with Chapter 17.20 of the Municipal Code. CDP notes to be delineated are referenced in Section 17.20.020(C). A minimum of three different floor plans shall be provided, each with a minimum of three different elevations. At least one single story plan shall be provided.	General				
PRIOR TO FINAL MAP RECORDATION								
P	COA	2.1	CONDITIONS, COVENANTS AND RESTRICTIONS. Conditions, Covenants and Restrictions (CC&Rs) shall be submitted for review and approval by the City prior to recordation. The CC&Rs shall contain the following provisions at a minimum:	Final Map Recordation				
E	COA	3.3	PRE-PAYMENT OF DEVELOPMENT IMPACT FEES. The Developer shall pre-pay $12,000,000 of the street portion of the development impact fees prior to recordation of the first phase of the final map. (B)	Final Map Recordation				
E	COA	3.4	DEDICATION TO CITY FOR PUBLIC FACILITIES. All tentative maps shall provide that all roads, water, sewer, storm drain facilities and associated easements shall be dedicated to the City of Hesperia. Properties intended for parks, police, fire, schools and other public facilities must be dedicated to the City of Hesperia, the Hesperia Recreation and Park District or Hesperia Unified School District. (E)	Final Map Recordation				
E	COA	3.5	LETTERED LOTS. Lettered lots shall be dedicated to the City of Hesperia for drainage storm drain, retention basin, slope maintenance, and open space purposes. (E)	Final Map Recordation				
E	COA	3.6	IMPROVEMENT AGREEMENT/SURETY. The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts will be approved by the City Engineer. (E)	Final Map Recordation				
E	COA	3.7	DEDICATIONS. The Developer shall grant to the City of Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below. (E)	Final Map Recordation				
E	COA	3.8	INTERIOR STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the approved Alignment Study. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)	Final Map Recordation				
E	COA	3.9	COST ESTIMATE AND MATERIALS LIST. For each map phase, the Developer shall submit a cost estimate and materials list to the City Engineer for all off-site public improvements per City standards. (E)	Final Map Recordation				

E	COA	4.2	INTERIOR STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the approved Alignment Study. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)	Final Map Recordation				
E	COA	5.6	FIRE ACCESS. The development shall have a minimum of TWO points of vehicular access. These are for fire emergency equipment access and for evacuation routes. 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. Multi Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. All Fire access shall comply with the Fire Protection Plan dated July 7, 2014. (F)	Final Map Recordation				
E	COA	5.7	WATER SYSTEM. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. (F)	Final Map Recordation				
E	COA	5.8	WATER SYSTEM-RESIDENTIAL. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than six hundred (600) feet apart (as measured along vehicular travel ways) and no more than three hundred (300) feet from any portion of a structure. Temporary fire water systems are not permitted. (F)	Final Map Recordation				
E	COA	5.9	FIRE 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-sacs shall not provide access for more than 22 lots. Roadways shall not exceed a 12% grade and shall have a minimum forty (40) foot turning radius. (F)	Final Map Recordation				
E	COA	5.10	EMERGENCY ACCESS. A minimum 26-foot wide all-weather emergency/evacuation access with gates and knox boxes at each end shall be developed within Lots "UUU" and "ZZZ." This will provide a necessary connection between Streets "JJJJ" and "RRRR" in accordance with San Bernardino County Fire Department standards. (F)	Final Map Recordation				
E	COA	5.11	AVIGATION EASEMENT. A portion of the project site is located within Safety Area C for Hesperia Airport as identified in the City's adopted Comprehensive Airport Land Use Plan. The developer shall record an Avigation Easement to Hesperia Airport as approved by the City Attorney. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation.	Final Map Recordation				
E	COA	6.1	CONCURRENCY PLAN. Prior to recordation of a final map for any phase, a concurrency plan shall be submitted to the City illustrating improvements outlined in the PFFP required to be constructed with that phase. The concurrency plan must be approved by the reviewing authority prior to issuance of permits for development within the associated phase.	Final Map Recordation				
P	COA	7.3	Approval of Improvement Plans	Final Map Recordation				
PRIOR TO BUILDING PERMIT								
B	COA	1.2	LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District for all parks three acres and larger (except view parks). The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (B)	Prior to Building Permit Issuance				
E	COA	7.2	RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino. €	Prior to Building Permit Issuance				
P	COA	9.5	LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees and completed landscape packet to the Building Division with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P, RPD)	Prior to Building Permit Issuance				
B	COA	6.3	ACOUSTIC STUDY (Mitigation Measure NOI-1). Prior to approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four lane roads within the Specific Plan area (including Phase 1), a site-specific interior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes for all single- and multi-family residences proposed for development in areas where exterior sound levels are projected to exceed 60 Community Noise Equivalent Level (CNEL). The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below in accordance with Mitigation Measure NOI-1. (P)	Prior to Building Permit Issuance				
B	COA	6.3	NOISE BARRIERS (Mitigation Measure NOI-3). Prior to approval of building permits for residential or park development along Rancho Las Flores Parkway, noise barriers shall be constructed that reduce exterior use area noise levels to City standards (below 65 CNEL) in accordance with Mitigation Measure NOI-3. (P)	Prior to Building Permit Issuance				
B	COA	6.6	CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)	Prior to Building Permit Issuance				
F	COA	7.5	COMBUSTIBLE PROTECTION. Prior to combustibles being placed on the project site, an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. (F)	Prior to Building Permit Issuance				
F	COA	7.6	FIRE SPRINKLER NFPA#13/13D/13R. Automatic fire sprinkler systems complying with NFPA Pamphlet #13/13D/13R and the Fire Department standards are required. The fire sprinkler contractor shall submit three (3) sets of plans (minimum 1/8" scale) and shall include hydraulic calculations and manufacturer's specification sheets. The required fees shall be paid at the time of plan submittal. (F)	Prior to Building Permit Issuance				

E	COA	4.7	INTERIOR STREETS- WATER. Interior water service shall be a looped system of 8" minimum P.V.C. water lines with hydrants at 660 foot intervals, including loops through the cul de sacs utilizing utility easements. Water mains in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile per City standards. (E)	Final Map Recordation					
E	COA	5.2	INTERIOR STREETS- SEWER. The Developer shall provide the appropriate sewer lines necessary to serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines within the tract. Any sewer easements that are required will be a minimum of 15 feet in width on one lot unless it is shared with another utility, in which case 20 feet on one lot is required. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct sewer line. The Developer shall provide plans and profiles per City standards. (E)	Final Map Recordation					
E	COA	5.4	INTERIOR STREETS- Storm Drain. The Developer shall provide the appropriate storm drains necessary to serve the project per the Master Drainage Study for the Tapestry Specific Plan and the City Engineer. (E)	Final Map Recordation					
PRIOR TO OCCUPANCY									
B	COA	10.1	HVAC CONDENSER NOISE ATTENUATION (Mitigation Measure NOI-4). Prior to issuance of Certificates of Occupancy for each development phase, attenuation of exterior heating, ventilation and air conditioning (HVAC) noise to levels to 55 dBA LEQ (for usable outdoor space) shall be ensured in accordance with Mitigation Measure NOI-4. (B)	Occupancy of Any Unit					
B	COA	10.3	RESOURCE AND ENERGY CONSERVATION. Water conserving appliances and energy-saving devices, including solar panels, shall be installed at all residences, as well as commercial, industrial and other related structures to minimize energy and water use in the project and shall be a condition of issuance of building permits in accordance with Section 7 of the Tapestry Specific Plan. Architectural standards shall be considered, but shall not be used to preclude the deployment of solar panels on buildings or structures within the Tapestry Specific Plan. (B)	Occupancy of Any Unit					
P/E/WS	COA	10.5	UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer or construct street improvements or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)	Occupancy of Any Unit					
E	COA	10.6	AS-BUILT PLANS. The Developer shall provide as-built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering / Water Sewer Departments. (E)	Occupancy of Any Unit					
E	COA	10.7	PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)	Occupancy of Any Unit					
F	COA	10.9	FIRE STATIONS (Mitigation Measure PUB-1). Prior to issuance of Certificates of Occupancy for each development phase, the applicant shall demonstrate to the satisfaction of the Fire Chief that fire service facilities existing at that time are adequate to enable the fire protection servers to achieve the City's response time goal of six minutes for the subject development phase and existing development in accordance with Mitigation Measure PUB-1. (F)	Occupancy of Any Unit					
F	COA	10.10	HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. (F)	Occupancy of Any Unit					
P	COA	10.11	LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees and completed landscape packet to the Building Division with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code and approved Landscape Design Guidelines. (P, RPD)	Occupancy of Any Unit					
P	COA	10.12	PARKS AND TRAILS. Parks as well as pedestrian, equestrian, and bicycle trails shall be designed and developed in accordance with the Specific Plan and constructed in accordance with the concurrency plan approved by the City of Hesperia and dedicated to the City or the City's designee. (P, RPD)	Occupancy of Any Unit					
P	COA	11.1	FENCING PLANS. A Low Masonry Wall with W.I. Fencing shall be constructed on private property along the boundary of the retention basins in accordance with Section 16.4.6 of the Tapestry Specific Plan (except along the boundary of the basin abutting private lots, where a six foot high split face masonry wall with decorative cap is required). Two complete sets of engineered construction plans for the required fencing shall be submitted to the Building and Safety counter. (P)	Occupancy of Any Unit					
P	COA	11.2	MASONRY WALLS AND FENCING. The required masonry walls and wrought iron fencing shall be completed in accordance with City standards. (P)	Occupancy of Any Unit					
B	COA	11.3	TRASH AND WASTE REDUCTION. Transfer stations associated with waste reduction facilities and programs shall be implemented to help meet countywide and statewide waste reduction and recycling objectives. The project shall implement procedures regarding construction debris in accordance with the City's Municipal Code, and shall utilize the City's franchised trash company. (B)	Occupancy of Any Unit					
ONGOING									
P	COA	2.3	INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)	Ongoing					
P	COA	3.1	SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 becoming effective (Tapestry Specific Plan). (P)	Ongoing					

P	COA	3.2	TAPESTRY SPECIFIC PLAN DEVELOPMENT REQUIREMENTS. Recordation or development within this tentative map is contingent upon compliance with all development requirements of the Tapestry Specific Plan, including but not limited to approval of the Development Agreement and a Public Facilities and Financing Plan. (E, P)	Ongoing				
E	COA	2.0	PLAN CHECK FEES. Developer shall provide the City with a security deposit in the amount as determined in the Deposit and Reimbursement Agreement for plan check services and staff time associated with the project as set forth in the terms of the Deposit and Reimbursement Agreement dated May 16, 2022. City shall bill the developer monthly for all costs incurred as listed under Section 2 of the Deposit and Reimbursement Agreement. (E)	Ongoing				
P	COA	7.4	MEDIUM DENSITY RESIDENTIAL LOTS. The Developer shall provide a site plan for review and approval for the development of any portion of Lots 25 and 26 of Tract 18989. (P)	Ongoing				
P	COA	7.9	SENSITIVE PLANT COMMUNITIES (Mitigation Measure BIO-2). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, or confirm the extent of, potential impacts of the action on sensitive vegetation communities. Mitigation for impacts to sensitive vegetation communities shall be provided in accordance with Mitigation Measure BIO-2, prior to the issuance of grading permits for each phase of development. (P)	Ongoing				
P	COA	7.10	JURISDICTIONAL DELINEATION (Mitigation Measure BIO-5). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct a jurisdictional delineation to identify Waters of the US (WUS) and Waters of the State (WS) in accordance with Mitigation Measure BIO-5. The results of the delineation shall be summarized in a Jurisdictional Delineation Report, subject to approval by the City, RWQCB, U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW). (P)	Ongoing				
P	COA	7.11	IMPACT MITIGATIONS FOR WATERS OF THE US AND WATERS OF THE STATE (Mitigation Measure BIO-6). Impacts upon Waters of the US and Waters of the State shall first be avoided and then minimized to the maximum extent practicable by the Project design. Where avoidance of these areas is not feasible, mitigation shall be provided in accordance with Mitigation Measure BIO-6 to the satisfaction of the City, USACE, CDFW, and/or RWQCB, as applicable. The types of mitigation required may include on-site protection, enhancement, restoration, establishment (creation) or a combination thereof. Mitigation shall be in-kind and in the same watershed as the impacts. (P)	Ongoing				
P	COA	7.12	LISTED PROTECTED PLANTS (Mitigation Measures BIO-8 thru 11). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects, a qualified biologist shall conduct surveys during the appropriate season(s) to identify special status plant species locations and numbers within the subject phase of development in accordance with Mitigation Measures BIO-8 thru 11. The results of the surveys shall be summarized in a report, subject to approval by the City. (P)	Ongoing				
P	COA	8.1	NONLISTED PROTECTED PLANTS (Mitigation Measure BIO-9). Impacts to non-listed, special status plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeding (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan in accordance with Mitigation Measure BIO-9. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase. (P)	Ongoing				
P	COA	8.2	PRE-CONSTRUCTION SURVEY (Mitigation Measures BIO-12 and 13). A pre-construction survey for the burrowing owl shall be conducted by a City-approved and licensed biologist, no more than 30 days prior to ground disturbance, consistent with Mitigation Measures BIO-12 and 13. Further, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the burrowing owl (Athene cunicularia; BUOW) for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be submitted to the City prior to issuance of the grading permit for each phase. (P)	Ongoing				
P	COA	8.3	AVIAN BREEDING SURVEY (Mitigation Measure BIO-18). It is anticipated that vegetation clearing shall generally be scheduled to take place outside of the general avian breeding season (which generally occurs from February through August). Tree removal/trimming shall generally be scheduled to take place outside the raptor breeding season (which generally occurs from January through August). Each phase of development will be subject to the specific date restrictions in use by the City at the time grading permits for that phase are issued. If vegetation clearing and/or tree removal/trimming cannot occur outside the general avian and raptor breeding seasons, then a pre-construction survey for avian nesting shall be conducted by a qualified biologist within seven calendar days prior to construction. A report summarizing the survey results shall be submitted to the City prior to the initiation of grading activities. (P)	Ongoing				
P	COA	8.4	CULTURAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-1 thru 8). Prior to issuance of grading permits for each Project phase beyond Phase 1, any historical or archaeological resources identified within the area covered by the TTM that cannot feasibly be preserved in place shall be evaluated for listing on the CRHR in accordance with Mitigation Measures 1 thru 8. To obtain sufficient data to assess the significance and integrity of the affected cultural resources, a cultural resources evaluation program shall be completed by a qualified cultural resources management professional. The evaluation program will include the development of an appropriate research design and methodological approach to evaluate all known historical and archaeological resources that have the potential to be impacted by development. The findings of the cultural resources evaluation program shall be presented in a technical report to be submitted to the City for review and approval. (P)	Ongoing				
P	COA	8.5	CULTURAL RESOURCES UNANTICIPATED DISCOVERY PROTOCOL (Mitigation Measure CUL-7). The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP in accordance with Mitigation Measure CUL-7. (P)	Ongoing				

P	COA	8.6	CULTURAL RESOURCES TRAINING (Mitigation Measure CUL-9). Prior to the onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area in accordance with Mitigation Measure CUL-9. The training shall identify the procedures to be followed should cultural or paleontological resources be encountered during construction as well as the penalties for unauthorized collection of artifacts or fossils and the need to temporarily redirect work away from the location of any unanticipated discovery of archaeological or paleontological resource until it is recorded and adequately documented and treated by a qualified professional. (P)	Ongoing					
P	COA	9.1	PALEONTOLOGICAL RESOURCES FIELD SURVEY (Mitigation Measure CUL-10). Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources (Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the TTM. (P)	Ongoing					
P	COA	9.2	PALEONTOLOGICAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-11 thru 13). Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) in accordance with Mitigation Measures CUL-11 thru 13. The developer shall also provide evidence to the City that a qualified paleontologist has been retained to observe grading activities and to salvage and catalog fossils. The paleontologist shall be present at the pre-construction meeting, shall establish procedures for paleontological resource surveillance and shall also establish procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. (P)	Ongoing					
P	COA	9.3	DISCOVERY OF HUMAN REMAINS (Mitigation Measure CUL-14). In the event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted in accordance with Mitigation Measure CUL-14. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been completed. (P)	Ongoing					
P	COA	9.6	STATE AND FEDERAL APPROVALS. The Developer shall obtain all necessary state and federal permits, approvals and other entitlements, where applicable, prior to each phase of the development of the project. (P)	Ongoing					
E/P	COA	11.4	VALIDATION OF TRAFFIC IMPACT ANALYSIS. The Traffic Impact Analysis (TIA) shall be reviewed and validated prior to issuance of building permits for the 1st unit within Phase 1 and the project conditions of approval shall be adjusted accordingly. The TIA shall be revalidated for each additional 10% of the units within the project in order to prioritize and require construction of infrastructure improvements. Prior to development within subsequent phases, the TIA shall be validated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan. (E, P)	Ongoing					
E/P	COA	11.6	STREET AND HIGHWAY FUNDING AND IMPROVEMENTS. The number of units that may be permitted at any given time shall be conditioned on the construction of the required improvements to the Hesperia Street network, including Ranchero Road or other alternative routes which are determined by the City to be needed to accommodate the increased volume of circulation to be generated by the development and to the construction of other required infrastructure and public or community facilities needed to support the proposed units. These required improvements shall be substantiated by the traffic impact analysis and any subsequent validations as the project is developed. (E,	Ongoing					
P	COA	11.7	OFF-ROAD VEHICLE USE PROHIBITED. Recreational all-terrain vehicle use shall be prohibited throughout the project area. (P)	Ongoing					
P	COA	11.8	WOOD BURNING FIREPLACES/OPEN BURNING. Open burning will be restricted or prohibited within the project area. Fireplaces shall not be designed to burn wood. Fireplaces using natural gas or pellet stoves are permitted. (P)	Ongoing					