



DATE: May 14, 2026
TO: Planning Commission
FROM: Orlando Acevedo, Director of Development Services
BY: Ryan Leonard, Principal Planner
Edgar Gonzalez, Senior Planner
SUBJECT: Tentative Tract Map No. 20637 (TT23-00004); Applicant: Hesperia Canyon, LLC;
APNs: 3057-051-25 and -26

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2026-09, approving Tentative Tract Map No. 20637 (TT23-00004) and adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.

BACKGROUND

Proposal: Tentative Tract Map No. 20637 (TT23-00004) has been filed to subdivide two existing parcels totaling 4.1 gross acres into 22 single-family residential lots and 2 common lettered lots.

Location: The proposed project is located at the southwest corner of Oak Valley Street and Fuente 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 and east consist of an existing tract of single-family homes. The property to the south is vacant. The property to the west consists of a subdivided residential tract that has not been developed and remains 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 22 new single-family residential lots on 4.1 gross acres, resulting in a density of 5.4 dwelling units per acre, which is far below the maximum density allowed. The subdivision includes a 4,100 square foot common lot (Lot A) for the proposed retention basin located at the northeast corner of the tract and a 6,738 square foot common lot (Lot B) designated as a landscape easement along the rear of the proposed lots adjacent to Fuente Avenue and Hollister Street.

The smallest single-family lot within the subdivision is 5,391 square feet, the average lot size is 5,880 square feet and the largest lot is 7,691 square feet in area. The proposed lots comply with the Single Family Residential (R1-4500) zone which allows a 4,500 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 tract of single-family lots to the north, which range between 5,307 and 9,138 square feet. (Attachment 3).

Access to the lots will be provided via Canyon View Avenue, a new street terminating in a cul-de-sac. Each lot will be accessed by individual driveway connections to Canyon View Avenue, which intersects with Oak Valley Street. All single-family lots will front Canyon View Avenue, with rear lot lines adjacent to Fuente Avenue, Hollister, Street and the property to the west.

The development will require all single-family lots to construct a 6-foot-high split-face tan block wall along all sides that are 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 (Lot A). The proposed retention basin will include a combination wall along all street facing sides and along the south property line, at the front yard setback of Lot 1. The combination wall will consist of a 2-foot-high split-face block wall base topped with a 4-foot-high wrought iron fence.

Water and Sewer: The project will connect and extend the existing 8-inch water line and 10-inch sewer line along Oak Valley Avenue through the new street, Canyon View Avenue. The project will also establish a 15-foot-wide water easement along the eastern property line of Lot 11 to connect to the existing 8-inch water line along Hollister Street, thereby creating a looped system.

Street Improvements: The project will be required to construct full street improvements along both sides of Canyon View Avenue, designated as a 60-foot-wide local street. Half-width street improvements along Oak Valley Street and Hollister Street, also designated as 60-foot-wide local streets, and half-width street improvements along Fuente Avenue, designated as 80-foot-wide secondary arterial are required. All streets will be constructed to City standards, including curb, gutter, sidewalk, and streetlights. Additionally, a minimum 26-foot-wide paved roadway will be required along Hollister Street across the project frontage, connecting to Fuente Avenue.

Traffic: The project's traffic impacts are consistent with the permitted daily vehicle trip allowance. Due to its size, the project is not expected to alter existing traffic patterns in the area. The existing roadway system serving the tract has adequate capacity to support the proposed development and anticipated growth in the area.

Schools and Parks: The project is approximately 3,770 feet northeast of Mission Crest Elementary School and approximately 2,450 feet northeast of the Rick Novack Community Center and Palm Street 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). An IS/MND was prepared for the project and concluded that the project will have no significant negative impacts on the environment upon implementation of the recommended mitigation measures.

A Biological Resources Assessment and a Western Joshua Tree Census were prepared for the proposed project. The biological report determined that the project site does not contain suitable habitat for the desert tortoise, burrowing owls, or any other state or federally listed threatened or endangered species. However, a pre-construction survey for burrowing owls, desert tortoise and nesting birds as well as a habitat assessment for crotch's bumble bee will be conducted prior to

issuance of a grading permit to ensure compliance with applicable wildlife protection regulations and mitigations measures. A Western Joshua Tree Census was also completed, identifying four (4) mature western Joshua trees located within the property boundaries. The removal of the trees will require an Incidental Take Permit (ITP) under the Western Joshua Tree Conservation Act (WJTCA).

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 activities prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The Initial Study was circulated for public review from February 11, 2026, through March 12, 2026. During the public review period, four (4) comment letters were received. The comments raised did not identify any new significant environmental impacts nor did the comments substantially increase the severity of previously identified impacts. The Initial Study was subsequently updated to incorporate revisions to certain biological mitigation measures. The table below identifies the origin of each comment letter and summarizes how the comments were addressed and incorporated into the updated Initial Study/Mitigated Negative Declaration (IS/MND). Additionally, response letters were sent to all commenters. Copies of the comment letters, responses to such comment letters and the updated IS/MND are included in the attachments and are also available for review on the City’s website (Attachment 4, 5 & 6).

Table 1: Comment Letters and Responses

Agency/Individual	Comments and Responses
<p>Public Comment (Sean Noonan)</p>	<p>Comments: A member of the public submitted comments challenging the adequacy of the project’s Vehicle Miles Traveled (VMT) analysis, specifically objecting to the use of “low VMT area” screening to conclude impacts are less than significant without conducting a project-specific analysis. The commenter argued that the IS/MND does not provide sufficient data or justification to support its conclusion and requested that the City prepare a full VMT analysis, identify any necessary mitigation measures and recirculate the document for public review if new information is introduced.</p> <p>Response: The IS/MND evaluates VMT impacts in accordance with the City’s adopted Transportation Impact Analysis (TIA) Guidelines and the San Bernardino County Transportation Authority (SBCTA) screening tools, which are consistent with State CEQA Guidelines (Section 15064.3). The project site is located within a low VMT-generating area. The Countywide VMT/Service Population of the project TAZ is 23.6, which is lower than the County average of 32.7. As such, impacts related to VMT are considered less than significant, and no further analysis is required.</p>
<p>Mojave Desert Air Quality Management</p>	<p>Comments: MDAQMD’s comment letter focused on ensuring compliance with applicable air quality regulations, including implementation of fugitive dust control measures during construction and obtaining necessary permits for equipment and operations. The</p>

<p>District (MDAQMD)</p>	<p>District emphasized adherence to Rule 403 for dust control, proper handling of potential asbestos containing materials and coordination with the agency to secure required permits prior to project implementation.</p> <p>Response: The IS/MND includes mitigation measures requiring implementation of fugitive dust control best management practices during construction, consistent with MDAQMD Rule 403. These measures include, but are not limited to, site watering, stabilization of disturbed surfaces and wind control practices. The project is also conditioned to obtain all necessary permits from MDAQMD for applicable equipment and operations prior to construction. Compliance with all applicable District rules and regulations is required as part of project implementation.</p>
<p>California Department of Fish and Wildlife (CDFW)</p>	<p>Comments: CDFW provided detailed comments regarding potential impacts to biological resources, focusing on sensitive and candidate species including burrowing owl and Crotch’s bumble bee. The agency noted that the project site contains suitable habitat and that existing mitigation measures may be insufficient to avoid or minimize impacts. CDFW recommended expanded pre-construction survey requirements, adherence to species specific protocols, habitat assessments, and the potential need for Incidental Take Permits if species are present.</p> <p>Response: The IS/MND and Mitigation Monitoring and Reporting Program (MMRP) have been revised to incorporate CDFW’s recommendations. Mitigation measures have been updated to include enhanced pre-construction survey requirements for burrowing owls, nesting birds, and other special status species, consistent with CDFW protocols (MM BIO-1). Additional measures have been incorporated to address potential impacts to Crotch’s bumble bee, including habitat assessment and focused surveys conducted during appropriate seasons (MM BIO-4). Changes With implementation of these updated mitigation measures, potential impacts to biological resources would be reduced to less than significant levels, consistent with CEQA.</p>
<p>California Department of Water Resources (DWR)</p>	<p>Comments: The agency emphasized the need for a detailed hydrology and drainage study evaluating pre- and post-development runoff, potential changes to drainage patterns, and impacts to nearby State Water Project facilities, including the California Aqueduct and associated over chutes. DWR also questioned the adequacy of existing impact conclusions, noting the absence of supporting technical data, and requested clarification regarding stormwater infrastructure, overflow routing, and potential erosion or flooding impacts. The agency further required analysis of potential effects on DWR right-of-way and indicated that encroachment permits and additional design considerations may be necessary to ensure no adverse impacts to State facilities.</p>

	<p>Response: The IS/MND evaluates potential drainage and water quality impacts based on existing site conditions and proposed on-site stormwater management, including a retention basin and related drainage improvements. The analysis concludes that impacts would be less than significant with implementation of standard best management practices and compliance with applicable City requirements. While a detailed Hydrology and WQMP Study were not included as part of the IS/MND, the project prepared and submitted preliminary studies that were reviewed and approved by the City. The project will also be conditioned to prepare and submit final studies for City review and approval prior to the issuance of grading permits. Additionally, the Hydrology and WQMP study were provided to DWR for their review. However, based on the project location and scope, no encroachment into DWR facilities or right-of-way is proposed or anticipated; therefore, no DWR encroachment permit is required. With implementation of these requirements, runoff will be properly managed, and potential hydrology and WQMP impacts would remain less than significant under CEQA.</p>
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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. Overall, the proposed single-family residential tract represents a compatible and well-designed development that is consistent with surrounding uses.

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. 20637 (TT23-00004)
4. Comment Letters
5. Response to Comments
6. Updated IS/MND & MMRP
7. Resolution No. PC-2026-09, with Draft Conditions of Approval