HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HOUSING AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
WATER DISTRICT
HESPERIA FIRE PROTECTION DISTRICT - SPECIAL MEETING

Meeting Agenda

Tuesday, November 18, 2025

Closed Session - 5:15 PM
Regular Meeting - 6:30 PM

City Council Chambers
9700 Seventh Ave., Hesperia CA, 92345
City Clerk's Office: (760) 947-1007

City Council Members

Allison Lee, Mayor
Cameron Gregg, Mayor Pro Tem
Brigit Bennington, Council Member
Chris Ochoa, Council Member
Josh Pullen, Council Member

Rachel Molina, City Manager
Pam K. Lee, City Attorney

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at (760) 947-1007 or (760) 947-1026. 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) 947-1026 up to 5:30 pm on the day of the scheduled meeting. City Council meetings may be viewed live or after the event on the City’s website at www.cityofhesperia.us.

NOTICE AND CALL OF SPECIAL MEETING
HESPERIA FIRE PROTECTION DISTRICT

NOTICE IS HEREBY GIVEN that a special meeting of Hesperia Fire Protection District will be held on Tuesday, November 18, 2025, at 6:30 p.m. in the City Council Chambers, at 9700 Seventh Avenue, Hesperia, CA 92345.

Allison Lee

Allison Lee, Mayor

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REGULAR MEETING AGENDA
HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HESPERIA HOUSING AUTHORITY
HESPERIA COMMUNITY DEVELOPMENT COMMISSION
HESPERIA WATER DISTRICT
HESPERIA FIRE PROTECTION DISTRICT - SPECIAL MEETING

9700 7th Avenue, Council Chambers, Hesperia, CA 92345

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

Prior to action of the Council, 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.

Individuals wishing to speak during General Public Comments or on a particular numbered item must submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.

In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.

CLOSED SESSION - 5:15 PM

Roll Call

Mayor Allison Lee
Mayor Pro Tem Cameron Gregg
Council Member Brigit Bennington
Council Member Chris Ochoa
Council Member Josh Pullen

Conference with Legal Counsel - Potential Litigation:
Government Code Section 54956.9(d)2

1. One (1) Case

Conference with Real Property Negotiators – Property Negotiations
Government Code Section – 54956.8

1. Negotiating Parties: City of Hesperia and APN 0415-251-13, 0415-251-12, 0415-251-11, and 0407-232-07 Under Negotiations: Price and Terms

Conference with Labor Negotiator
Government Code Section 54957.6

1. Negotiations between the City of Hesperia and the Teamsters Local 1932 with the City's Negotiator.

CALL TO ORDER - 6:30 PM

A. **Invocation**

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

C. **Roll Call**

Mayor Allison Lee
Mayor Pro Tem Cameron Gregg
Council Member Brigit Bennington
Council Member Chris Ochoa
Council Member Josh Pullen

D. **Agenda Revisions and Announcements by City Clerk**

E. **Closed Session Reports by City Attorney**

GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)

Individuals wishing to speak during General Public Comments or on a particular numbered item are requested to submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the joint agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.

In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.

JOINT CONSENT CALENDAR

1. Page 7 Consideration of the Draft Minutes from the Regular Meeting held Tuesday, November 4, 2025

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular meeting held Tuesday, November 4, 2025.

Staff Person: Assistant City Clerk Jessica Giber

Attachments: Draft CC Min 2025-11-04

2. Page 11 Warrant Run Report (City- Successor Agency- Housing Authority- Community Development Commission- Water)

Recommended Action:

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Warrant Run 11-18-2025

Attachment 1 - Warrant Run

3. Page 13 Treasurer's Cash Report for the unaudited period ended September 30, 2025

Recommended Action:

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Treasurer's Report 11-18-2025

Attachment 1 - Treasurer's Report

4. Page 23 Second Amendment to Professional Services Agreement with Willdan Engineering for Building Inspector Contract Services

Recommended Action:

It is recommended that the City Council authorize the City Manager to approve an amendment of $230,300 to the existing contract with Willdan Engineering for a revised not-to-exceed amount of $488,300 for building inspector contract services.

Staff Person: Building Official Andrew Lemke

Attachments: SR Willdan Engineering Contract Amendment 11-18-2025

Attachment 1 - Deposit and Reimbursement Agreement

5. Page 31 One-Year Maintenance and Licensing Agreement with Xentegra

Recommended Action:

It is recommended that the City Council authorize the City Manager to enter into a one-year agreement with Xentegra in an amount not to exceed $70,041 to provide licensing, maintenance, and support for the City's backup Infrastructure.

Staff Person: Deputy Human Resources/Information Technology Director Rita Perez

Attachments: SR Xentegra Maintenance and Licensing Agreement 11-18-2025

PUBLIC HEARING

Individuals wishing to comment on public hearing items must submit a speaker slip to the City Clerk with the numbered agenda item noted. Speaker slips should be turned in prior to an agenda item being taken up. Comments will be limited to five minutes for Public Hearing items.

WAIVE READING OF ORDINANCES

Approve the reading by title of all ordinances and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

6. Page 33 Adoption of Ordinance No. 2025-08 adopting the 2025 California Building Codes

Recommended Action:

It is recommended that the City receive Ordinance No. 2025-08, adopting changes to Hesperia Municipal Code Chapters 15.04; adopting and amending the following codes and their references: the 2025 California Building Code, the 2025 California Residential Code, the 2025 California Electrical Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Fire Code, the 2025 California Green Building Standards Code, the 2025 California Referenced Standards Code, the 2025 California Energy Code, the 2025 California Historical Building Code, the 2025 California Administrative Code, the 2025 California Existing Building Code, the 2025 California Wildland-Urban Interface Code (all hereafter referenced as the Building Codes) and hold a public hearing regarding this matter on November 18, 2025 and continue the hearing to December 2, 2025.

Staff Person: Director of Development Services Orlando Acevedo

Attachments: SR 2025 California Building Codes 11-18-2025

Ordinance 2025-08

Attachment 2 - Exhibit A Proposed Chapter 15.04 "Building Codes"

7. Page 43 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 City Council introduce and place on first reading Ordinance No. 2025-09 and Resolution No. 2025-44, 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: SR Specific Plan Amendment & Revised Tentative Tract Map 11-18-2025
Attachment 1 - Amended Land Uses
Attachment 2 - Silverwood Phase 1 (A, B & C) Map for reference
Attachment 3 - Revised TTM No. 18955
Ordinance 2025-09
Resolution 2025-44
Attachment 6 - Exhibit A Conditions of Approval

NEW BUSINESS

8. Page 73 Fiscal Year 2025-26 First Quarter Budget Review

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District receive and file the Fiscal Year (FY) 2025-26 First Quarter Budget Review, and the following resolutions, amending the FY 2025-26 Budgets for the City of Hesperia, and the Hesperia Water District, be approved:

1) City of Hesperia Resolution No. 2025-47
2) Hesperia Water District HWD No. 2025-15

In addition, it is recommended that the City Council and Board of Directors of the Hesperia Housing Authority (HHA) and Hesperia Water District (HWD) adopt Joint Resolution No.
2025-39, HHA 2025-05, HWD 2025-10 approving the Corrected and Revised Combined Compensation Schedule and Joint Resolution No. 2025-45, HHA 2025-06, and HWD 2025-14 approving the City's Non-Represented Compensation Benefit Plan Section 9.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR FY 2025-26 First Quarter Budget Review 11-18-2025
Attachment 1 - FY 2025-26 First Quarter Budget Review Report
Resolution 2025-47
Resolution HWD 2025-15
Joint Resolution 2025-39, HWD 2025-10, and HHA 2025-05
Joint Resolution 2025-45, HWD 2025-14, and HHA 2025-06
Attachment 6 - Comp Schedule Revised Nov 18 2025 & Effective July 14 2025
Attachment 7 - Comp Schedule Revised Nov 18 2025 & Effective Nov 19 2025
Attachment 8 - Comp Schedule Revised Nov 18 2025 & Effective Jan 1 2024
Attachment 9 - Comp Schedule Revised Nov 18 2025 & Effective Sept 25 2023
Attachment 10 - Comp Schedule Revised Nov 18 2025 & Effective Aug 21 2023
Attachment 11 - Comp Schedule Revised Nov 18 2025 & Effective July 1 2023

9. Page 129 Food Bank Donation Discussion

Recommended Action:

It is recommended that the City Council discuss and provide staff direction regarding a donation of funds to a local food bank(s).

Staff Person: Assistant to the City Manager Tammy Pelayes

Attachments: SR Food Bank Donation Discussion 11-18-2025

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Council may report on their activities as appointed representatives of the City on various Boards and Committees and/or may make comments of general interest or report on their activities as a representative of the City.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

The City Manager, City Attorney or staff may make announcements or reports concerning items of interest to the Council and the public.

ADJOURNMENT

I, Jessica Giber, Assistant City Clerk of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, November 13, 2025 at 5:30 p.m. pursuant to California Government Code §54954.2.

____

Jessica Giber, Assistant City Clerk

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding items on the agenda will be made available in the City Clerk's Office during normal business hours.

City of Hesperia
Meeting Minutes – Draft
City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, November 4, 2025 **6:30 PM**

REGULAR MEETING AGENDA
HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HESPERIA HOUSING AUTHORITY
HESPERIA COMMUNITY DEVELOPMENT COMMISSION
HESPERIA WATER DISTRICT

CLOSED SESSION – 6:15PM

Conference with Real Property Negotiators – Property Negotiations
Government Code Section – 54956.8

1. Water Rights
Agency Negotiator: Rachel Molina, City Manager
Negotiating Parties: Connie Hunt
Under Negotiation: Price and Terms of Water Rights

CALL TO ORDER - 6:33 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

Present: 5 – Mayor Lee, Mayor Pro Tem Gregg, Council Member Bennington, Council Member Ochoa, and Council Member Pullen

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney - Discussed one matter of real property negotiations with respect to Water Rights and respect to Miss Connie Hunt and the City has agreed to purchase 10-acre feet of water from said property owner at a rate of $7,300 per acre feet for a total of $73,000.

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation of City Hall Employee of the Quarter Recognition to Kimberly Estela, Registered Veterinary Technician, by Veronica Puente, Animal Services Supervisor.

GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)

The following people commented:
Jessica Trapp via voicemail
Kim Koonce via voicemail
Bob Nelson
Ken Anderson

JOINT CONSENT CALENDAR

A motion was made by Pullen, seconded by Gregg that the Joint Consent Calendar be approved. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa, and Pullen

Nay: 0

1. Consideration of the Draft Minutes from the Special Meeting held Monday, October 20, 2025, and the Draft Minutes from the Regular Meeting held Tuesday, October 21, 2025

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Special Meeting held Monday, October 20, 2025, and the Draft Minutes from the Regular Meeting held Tuesday, October 21, 2025.

Sponsors: Assistant City Clerk Jessica Giber

2. Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Water)

Recommended Action:

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

3. Fiscal Year 2024-25 Final Budget Amendments

Recommended Action:

It is recommended that the following resolutions be adopted, amending the respective Fiscal Year (FY) 2024-25 Budgets for the City of Hesperia and the Hesperia Water District:
1)City of Hesperia No. 2025-41
2)Hesperia Water District HWD 2025-11
Sponsors: Assistant City Manager Casey Brooksher

CONSENT ORDINANCE

A motion was made by Ochoa, seconded by Bennington that the Consent Ordinance Calendar minus item 5 be approved. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa, and Pullen

Nay: 0

A motion was made by Gregg, seconded by Ochoa, that item 5 be continued to the November 18, 2025 City Council Meeting. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa and Pullen

Nay: 0

4. Specific Plan Amendment SPLA25-00004; Applicant: City of Hesperia; Area affected: City wide

Recommended Action:

Place on second reading and adopt by title waiving the text of Ordinance No. 2025-04 approving Specific Plan Amendment SPLA25-00004.

Sponsors: Associate Planner Leilani Henry

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

Recommended Action:

Place on second reading and adopt by title waiving the text of Ordinance No. 2025-05 approving Development Code Amendment DCA25-00003, modifying development standards associated with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Sponsors: Senior Planner Edgar Gonzalez

6. Draft Objective Design Standards for Multi-Family and Mixed-Use Development

Recommended Action:

Place on second reading and adopt by title waiving the text of Ordinance No. 2025-06 approving Development Code Amendment (DCA25-00002) and Specific Plan Amendment (SPLA25-00002) to incorporate Objective Design Standards (ODS) for multi-family and mixed-use residential projects by reference into the Hesperia Municipal Code and the Main Street and Freeway Corridor Specific Plan (MSFCSP) and to make other modifications to the Development Standards to ensure consistency.

Sponsors: Principal Planner Ryan Leonard

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Mayor, Mayor Pro Tem, and Council Members reported on various events and Committees. They sent prayers for fallen Deputy and CHP Officer.

Council Member Bennington asked for a moment of silence for fallen Deputy and CHP Officer.

Council Member Ochoa requested that an item be agendized for the upcoming meeting to discuss allotting $10,000 to a local food bank to provide resources for the upcoming Holiday Season.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

No comments.

ADJOURNMENT

The meeting was adjourned at 7:06 p.m. in honor of the passing of Deputy Andrew Nunez and CHP officer Lauren Craven.

____
Jessica Giber, Assistant City Clerk

City of Hesperia
STAFF REPORT

DATE: November 18, 2025

TO: Mayor and Council Members
City Council, as Successor Agency to the Hesperia Community Redevelopment Agency
Chair and Commissioners, Hesperia Housing Authority
Chair and Commissioners, Community Development Commission
Chair and Board Members, Hesperia Water District

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Keith Cheong, Senior Accountant
Verenise Fierros, Accountant

SUBJECT: Warrant Run Report (City – Successor Agency – Housing Authority – Community Development Commission – Water)

RECOMMENDED ACTION

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

BACKGROUND

The Warrant Run totals represented below are for the period October 11, 2025 through October 24, 2025.

Agency/District	Accounts Payable	Payroll	Wires	Totals
City of Hesperia	$1,813,179.46	$341,668.47	$0.00	$2,154,847.93
Successor Agency	0.00	0.00	0.00	0.00
Housing Authority	2,170.65	161.84	0.00	2,332.49
Community Development Commission	0.00	0.00	0.00	0.00
Water	1,879,886.60	180,510.42	0.00	2,060,397.02
Totals	$3,695,236.71	$522,340.73	$0.00	$4,217,577.44

* Includes debt service payments made via Automated Clearing House (ACH) electronic deposit of funds.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

ATTACHMENT(S)

1. Warrant Runs

City of Hesperia
WARRANT RUNS
10/11/2025-10/24/2025

Attachment 1

FUND #	FUND NAME	W/E 10/17/2025	W/E 10/24/2025	WARRANT TOTALS	Wires	YEAR-TO DATE TOTALS *	PRIOR FY YTD DATE TOTALS
Accounts Payable							
100	GENERAL	$ 77,934.15	$ 221,526.07	$ 299,460.22	$ -	$ 14,758,017.72	$ 14,679,118.50
105	PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ -
106	OPEB TRUST	$ -	$ -	$ -	$ -	$ -	$ -
110	SILVERWOOD	$ -	$ 16,648.25	$ 16,648.25	$ -	$ 56,192.50	$ 9,684.16
200	HESPERIA FIRE DISTRICT	$ -	$ -	$ -	$ -	$ -	$ -
204	MEASURE I - RENEWAL	$ 565.00	$ 22,145.21	$ 22,710.21	$ -	$ 357,378.27	$ 13,687.41
207	LOCAL TRANSPORT-SB 325	$ -	$ -	$ -	$ -	$ -	$ -
209	GAS TAX-RMRA	$ -	$ -	$ -	$ -	$ 1,976.49	$ -
210	HFPD (PERS)	$ -	$ -	$ -	$ -	$ 1,896,318.00	$ 1,755,819.00
241	CFD 2021-1 Resid Maint. & Serv	$ -	$ -	$ -	$ -	$ 1,265.00	$ -
242	CFD 2022-1 Non-Resd Maint & Serv	$ -	$ -	$ -	$ -	$ 1,913.00	$ -
243	CFD 2023-1 Silverwood Maint	$ -	$ -	$ -	$ -	$ 1,992.00	$ -
251	CDBG	$ -	$ -	$ -	$ -	$ 283,917.84	$ 2,668,922.09
254	AB2766 - TRANSIT	$ -	$ -	$ -	$ -	$ -	$ -
255	AB3229 SUPPLEMENTAL LAW	$ -	$ -	$ -	$ -	$ -	$ -
256	ENVIRONMENTAL PROGRAMS GRANT	$ 6,728.31	$ 5,612.11	$ 12,340.42	$ -	$ 24,146.10	$ 19,422.51
262	SB 1383 LOCAL ASSISTANCE GRANT	$ 2,666.66	$ 78,690.85	$ 81,357.51	$ -	$ 108,487.08	$ -
263	STREETS MAINTENANCE	$ 12,876.53	$ 36,501.99	$ 49,378.52	$ -	$ 697,533.73	$ 650,065.68
300	DEV. IMPACT FEES - STREET	$ -	$ -	$ -	$ -	$ -	$ 24,242.28
301	DEV. IMPACT FEES - STORM DRAIN	$ -	$ -	$ -	$ -	$ 3,723.62	$ -
306	DEV. IMPACT FEES - 2018-STREETS	$ 650.00	$ 6,219.10	$ 6,869.10	$ -	$ 342,406.89	$ 660,465.12
307	DIF 2018-DRAINAGE FACILITIES	$ -	$ -	$ -	$ -	$ 26,353.00	$ -
309	DIF 2018-CITY HALL FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -
312	DIF 2018-POLICE FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -
313	DIF A-04 DRAINAGE	$ -	$ -	$ -	$ -	$ -	$ 498.79
402	WATER RIGHTS ACQUISITION	$ -	$ -	$ -	$ -	$ 1,125,308.97	$ 1,664,308.80
403	2013 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ -	$ -
404	2023 REFUNDING LEASE REV BONDS	$ 574,779.98	$ -	$ 574,779.98	$ -	$ 574,779.98	$ -
504	CITY WIDE STREETS - CIP	$ -	$ 91.60	$ 91.60	$ -	$ 242,480.81	$ 2,596,658.20
509	CITY FACILITIES CIP	$ -	$ -	$ -	$ -	$ -	$ -
800	EMPLOYEE BENEFITS	$ 246,334.70	$ 268,063.59	$ 514,398.29	$ -	$ 3,444,121.96	$ 3,214,643.74
801	TRUST/AGENCY	$ 223,932.36	$ 11,213.00	$ 235,145.36	$ -	$ 1,002,824.83	$ 513,167.29
802	AD 91-1 AGENCY	$ -	$ -	$ -	$ -	$ -	$ -
804	TRUST-INTEREST BEARING	$ -	$ -	$ -	$ -	$ 1,113.10	$ 41,105.51
807	CFD 2005-1	$ -	$ -	$ -	$ -	$ 1,154,368.67	$ 1,026,400.47
808	HFPD (TRANSITION)	$ -	$ -	$ -	$ -	$ 335,635.00	$ 317,435.02
815	PLAN REVIEW TRUST - FRONTIER	$ -	$ -	$ -	$ -	$ -	$ -
	CITY	$ 1,146,467.69	$ 666,711.77	$ 1,813,179.46	$ -	$ 26,442,254.56	$ 29,855,644.57
163	REDEVELOP OBLIG RETIREMENT-2018	$ -	$ -	$ -	$ -	$ 6,784,043.96	$ 7,922,197.73
	SUCCESSOR AGENCY	$ -	$ -	$ -	$ -	$ 6,784,043.96	$ 7,922,197.73
370	HOUSING AUTHORITY	$ -	$ 2,170.65	$ 2,170.65	$ -	$ 6,579.77	$ 7,073.81
	HOUSING AUTHORITY	$ -	$ 2,170.65	$ 2,170.65	$ -	$ 6,579.77	$ 7,073.81
170	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -
	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -
700	WATER OPERATING	$ 1,174,856.65	$ 174,396.07	$ 1,349,252.72	$ -	$ 12,965,691.04	$ 4,330,106.39
703	WATER CAPITAL REHAB AND REPLACE	$ -	$ -	$ -	$ -	$ 206,832.53	$ -
705	WATER PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ 750,000.00
701	WATER CAPITAL	$ -	$ 6,589.00	$ 6,589.00	$ -	$ 1,006,589.00	$ 16,473.00
710	SEWER OPERATING	$ 281,403.91	$ 41,103.13	$ 322,507.04	$ -	$ 7,496,693.60	$ 2,256,872.05
711	SEWER CAPITAL	$ 200,188.75	$ -	$ 200,188.75	$ -	$ 816,926.65	$ 937,124.89
720	RECLAIMED WATER OPERATIONS	$ -	$ 1,349.09	$ 1,349.09	$ -	$ 14,681.91	$ 28,906.17
	WATER	$ 1,656,449.31	$ 223,437.29	$ 1,879,886.60	$ -	$ 22,507,414.73	$ 8,319,482.50
	ACCOUNTS PAYABLE TOTAL	$ 2,802,917.00	$ 892,319.71	$ 3,695,236.71	$ -	$ 55,740,293.02	$ 46,104,398.61
REG. PAYROLL							
	City	$ -	$ 341,668.47	$ 341,668.47	$ -	$ 2,579,161.25	$ 2,497,204.47
	Housing Authority	$ -	$ 161.84	$ 161.84	$ -	$ 1,283.56	$ 1,823.36
	Water	$ -	$ 180,510.42	$ 180,510.42	$ -	$ 1,289,622.06	$ 1,217,066.29
	PAYROLL TOTAL	$ -	$ 522,340.73	$ 522,340.73	$ -	$ 3,870,066.87	$ 3,716,094.12

City of Hesperia
STAFF REPORT

DATE:	November 18, 2025
TO:	Mayor and Council Members City Council, Serving as Successor Agency to the Hesperia Community Redevelopment Agency Chair and Commissioners, Hesperia Housing Authority Chair and Commissioners, Community Development Commission Chair and Board Members, Hesperia Water District
FROM:	Rachel Molina, City Manager
BY:	Casey Brooksher, Assistant City Manager Marc Morales, Senior Accountant Jonathan Settle, Accountant
SUBJECT:	Treasurer’s Cash Report for the unaudited period ended September 30, 2025.

RECOMMENDED ACTION

It is recommended that the Council/Board accept the Treasurer’s Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

BACKGROUND

This report is presented to the City Council pursuant to Government Code Section 53646 (b) setting forth the City’s investment portfolio.

ISSUES/ANALYSIS

The Treasurer’s Cash Reports are presented on the following pages for each agency.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

These reports reflect unaudited cash balances as of September 30, 2025.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1. City of Hesperia Investment Report
2. Successor Agency to the Hesperia Community Redevelopment Agency Investment Report

3. Hesperia Housing Authority Investment Report
4. Community Development Commission Investment Report
5. Hesperia Water District Investment Report
6. Hesperia Golf & Country Club Consolidated Income Statement – Unaudited September 2025

CITY OF HESPERIA

FUND	VALUE
General Fund (100 & 800)	32,216,612.63
Pension Obligation Trust (105)	584,298.70
OPEB Trust (106)	501,383.54
Silverwood	69,846.21
HFPD (PERS) (210)	774,919.63
CFD 2021-1 Resid Maint & Serv	3,309.24
CFD 2022-1 Non-Resid Maint & Serv	3,309.24
CFD 2023-1 Silverwood Maint	4,057.49
AB27666 - Transit (254)	26,351.42
AB3229 Supplemental Law (255)	372,394.18
AD No. 91-1 (802)	410,614.26
Beverage Recycling Grant (256)	324,068.08
CFD 2005-1 (807)	1,081,753.91
HFPD Transition (808)	-
City Wide-Capital Projects (504)	(6,512,470.22)
Community Dev Block Grant (251, 252, & 253)	807,183.58
American Rescue Plan Grant (261)	6,826,181.58
SB 1383 Local Assistance Grant (262)	229,720.93
Development Impact Fund (300-304)	7,769,219.69
Development Impact Fund 2018 (306-312)	33,013,361.04
Development Impact Fund A-04 Drainage (313)	600,813.49
Disaster (260)	63,827.18
Gas Tax Fund (205)	2,618,630.81
Gas Tax - RMRA (209)	11,244,465.72
Gas Tax Swap (206)	1,963,111.15
Local Transportation SB325 (207)	1,444,463.19
Measure I - Renewal (204)	15,052,355.35
Public Works Street Maint (263)	1,844,488.96
Public Art (230)	269,104.43
Trust Fund (801, 803-806, & 815)	1,306,088.00
2012 Water Rights Acquisition (402)	774,442.08
2023 Refunding Lease Rev Bonds (404)	1,871,954.81
TOTAL CITY FUNDS	**$ 117,559,860.30**

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

FUND		**VALUE**
RORF Retention - (163)	**$**	**571,500.71**

HESPERIA HOUSING AUTHORITY

FUND		**VALUE**
Hesperia Housing Authority Fund (370)	$	4,431,892.77
VVEDA Housing Authority (371)		2,024,050.62
TOTAL HOUSING AUTHORITY FUNDS	**$**	**6,455,943.39**

COMMUNITY DEVELOPMENT COMMISSION

FUND		**VALUE**
Community Development Commission Fund (170)	**$**	**3,657,238.45**

WATER

FUND	VALUE
Water Operating (700)	$ 15,674,006.27
Water Capital (701)	9,345,349.78
Water Capital Rehab and Replace (703)	4,270,604.58
Water Contamination Mitigation (704)	2,766,908.67
Water Pension Obilgation Trust (705)	12,978.66
Water OPEB Trust (706)	820.13
Sewer Operating (710)	7,686,765.04
Sewer Capital (711)	1,468,241.63
Sewer Capital Rehab and Replace (713)	880,565.78
Reclaimed Water Operations (720)	455,588.80
TOTAL WATER FUNDS	**$ 42,561,829.34**

ATTACHMENT 1

City of Hesperia
Investment Report
Unaudited

September 30, 2025

Type of Investment	Institution/ Fiscal Agent	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of Calif.	4.212%	30-Sep-25	Demand	$ 103,238,660.28	103,238,660.28	103,238,660.28	
Local Bank Checking Accounts	U.S. Bank	n/a	30-Sep-25	Demand	14,321,200.02	14,321,200.02	14,321,200.02	
Total Unaudited Investments under the direction of the City					**$ 117,559,860.30**	**$ 117,559,860.30**	**$ 117,559,860.30**	
Investments under the direction of fiscal agents:								
2012 Lease Revenue Bonds	US Bank	0.354%	30-Sep-25	Demand	1,126,068.32	1,126,068.32	1,126,068.32	2012 - Water Rights Revenue Fund
2012 Lease Revenue Bonds	US Bank	0.000%	30-Sep-25	Demand	-	-	-	2012 - Water Rights Interest Fund
2012 Lease Revenue Bonds	US Bank	0.354%	30-Sep-25	Demand	1,517,227.00	1,517,227.00	1,517,227.00	2012 - Water Rights Reserve Fund
2012 Lease Revenue Bonds	US Bank	0.354%	30-Sep-25	Demand	1,069.90	1,069.90	1,069.90	2012 - Water Rights Surplus Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.321%	30-Sep-25	Demand	281.26	281.26	281.26	2023 Refunding Lease Revenue Bonds Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.321%	30-Sep-25	Demand	18.74	18.74	18.74	2023 Refunding Lease Revenue Interest Funds
2024 CFD 2005-1 Refunding	US Bank	0.000%	30-Sep-25	Demand	998.70	998.70	998.70	2024 CFD 05-1 - Special Tax Fund
2024 CFD 2005-1 Refunding	US Bank	0.081%	30-Sep-25	Demand	-	-	-	2024 CFD 05-1 - Bond Fund
2024 CFD 2005-1 Refunding	US Bank	0.320%	30-Sep-25	Demand	1,272,053.68	1,272,053.68	1,272,053.68	2024 CFD 05-1 - Reserve Fund
Deposits - Workers' Comp	PERMA	n/a	30-Sep-25	n/a	987,995.04	987,995.04	987,995.04	GL 1352
Sully Miller Retention - Ranchero	US Bank	0.000%	30-Sep-25	n/a	1.08	1.08	1.08	Ranchero Road - Escrow Account
City of Hesperia Stabalized Trust	Charles Schwab	n/a	30-Sep-25	n/a	5,010,498.21	5,010,498.21	5,010,498.21	City Pension
City of Hesperia OPEB Trust	Charles Schwab	n/a	30-Sep-25	n/a	921,873.33	921,873.33	921,873.33	City OPEB
Hesperia Fire Protection PST	Charles Schwab	n/a	30-Sep-25	n/a	1,616,176.16	1,616,176.16	1,616,176.16	Fire Pension
Total Unaudited Investments under the direction of fiscal agents					**$ 12,454,261.42**	**$ 12,454,261.42**	**$ 12,454,261.42**	

Please Note: All market value data is provided courtesy of the City's fiscal agent, US Bank.

I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.

* Note: 2005 Certificates of Participation began in May 2005 for the finacing of the Civic Plaza.

Marc Morales, Senior Accountant

Successor Agency to the Redevelopment Agency
Investment Report
Unaudited

September 30, 2025

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of Calif.	4.212%	30-Sep-25	Demand	$ 501,880.21	$ 501,880.21	501,880.21	
Local Bank Checking Accounts	U.S. Bank	n/a	30-Sep-25	Demand	69,620.50	69,620.50	69,620.50	
Total Unaudited Investments under the direction of the City					**$ 571,500.71**	**$ 571,500.71**	**$ 571,500.71**	
Investments under the direction of fiscal agents:								
2018 Refunding Bonds	US Bank	3.591%	30-Sep-25	Demand	11.14	11.14	11.14	2018A & 2018B - Debt Service Account
2018 Refunding Bonds	US Bank	0.126%	30-Sep-25	Demand	8,564.87	8,564.87	8,564.87	2018A & 2018B - Interest Account
2018 Refunding Bonds	US Bank	0.000%	30-Sep-25	Demand	1.00	1.00	1.00	2018A & 2018B - Reserve Account
Total Unaudited Investments under the direction of fiscal agents					**$ 8,577.01**	**$ 8,577.01**	**$ 8,577.01**	

Please Note: All market value data is provided courtesy of the City's fiscal agent US Bank.
The 2018 Refunding Bonds are supported by a $9,799,443.76 bond insurance policy.

I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.

Marc Morales, Senior Accountant

* Note: The 2005 and 2007 Series Bonds were refinanced to 2018 Series Bonds in November 2018.

ATTACHMENT 3

Hesperia Housing Authority
Investment Report
Unaudited

September 30, 2025

Investments under the direction of the City:

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value
Local Agency Investment Funds	State of California	4.212%	30-Sep-25	Demand	$ 5,669,477.19	5,669,477.19	5,669,477.19
Local Bank Checking Accounts	U.S. Bank	n/a	30-Sep-25	Demand	786,466.20	786,466.20	786,466.20
Total Unaudited Investments under the direction of the City					**$ 6,455,943.39**	**$ 6,455,943.39**	**$ 6,455,943.39**

I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.

Marc Morales, Senior Accountant

ATTACHMENT 4

Hesperia Community Development Comission
Investment Report
Unaudited

September 30, 2025

Investments under the direction of the City:

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value
Local Agency Investment Funds	State of California	4.212%	30-Sep-25	Demand	$ 3,211,711.86	3,211,711.86	3,211,711.86
Local Bank Checking Accounts	U.S. Bank	n/a	30-Sep-25	Demand	445,526.59	445,526.59	445,526.59
Total Unaudited Investments under the direction of the City					**$ 3,657,238.45**	**$ 3,657,238.45**	**$ 3,657,238.45**

I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.

Marc Morales, Senior Accountant

ATTACHMENT 5

Hesperia Water District

Investment Report
Unaudited

September 30, 2025

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of California	4.212%	30-Sep-25	Demand	$ 37,376,926.35	37,376,926.35	37,376,926.35	
Local Bank Checking Accounts	U.S. Bank	n/a	30-Sep-25	Demand	5,184,902.99	5,184,902.99	5,184,902.99	
Total Unaudited Investments under the direction of the City					**$ 42,561,829.34**	**$ 42,561,829.34**	**$ 42,561,829.34**	
Investments under the direction of fiscal agents:								
Hesperia Water District PST	Charles Schwab	n/a	30-Sep-25	n/a	1,382,117.59	1,382,117.59	1,382,117.59	HWD Pension
Hesperia Water District OPEB	Charles Schwab	n/a	30-Sep-25	n/a	277,566.80	277,566.80	277,566.80	HWD OPEB
Deposits - Workers' Comp	PERMA	n/a	30-Sep-25	n/a	1,041,561.53	1,041,561.53	1,041,561.53	GL 1352
Total Unaudited Investments under the direction of fiscal agents					**$ 2,701,245.92**	**$ 2,701,245.92**	**$ 2,701,245.92**	

Please Note: All market value data is provided courtesy of the City's fiscal agent, US Bank.

I certify that this investment portfolio is in compliance with the statement of investment policy of the City of Hesperia and the investment program provides sufficient liquidity to meet expenditure requirements for the next six months, as required by the California Government Code sections 53646(b)(2) and (3), respectively.

Marc Morales, Senior Accountant

ATTACHMENT 6

Hesperia Golf and Country Club
Consolidated Income Statement - Unaudited
September 2025

	Sep 25	Oct 24-Sep 25
Income		
General & Administrative	379.73	3,298.19
Course	132,426.48	1,180,248.78
Carts	2,549.45	23,062.45
Proshop	8,516.48	69,083.13
Food & Beverage	21,449.96	238,231.43
Total Income	165,322.10	1,513,923.98
Proshop	5,135.09	41,954.82
Food & Beverage	8,178.69	92,652.60
Cost of Goods Sold	13,313.78	134,607.42
Gross Profit	152,008.32	1,379,316.56
Expense		
50000 · Payroll Expenses		
General & Administrative	11,970.58	156,306.45
Course	34,305.83	378,769.23
Carts	8,984.10	101,534.70
Proshop	8,351.24	102,466.70
Food & Beverage	4,485.43	56,915.12
Total 50000 · Payroll Expenses	68,097.18	795,992.20
60000 · Operating Expenses		
General & Administrative	25,006.14	190,263.33
Course	37,603.55	387,403.33
Carts	11,163.24	112,252.23
Proshop	305.06	6,405.24
Food & Beverage	439.94	10,061.97
Total 60000 · Operating Expenses	74,517.93	706,386.10
Total Expense	142,615.11	1,502,378.30
Net Income	**9,393.21**	**-123,061.74**

DATE:	November 18, 2025
TO:	Mayor and Council Members
FROM:	Rachel Molina, City Manager
BY:	Cassandra Sanchez, Director of Public Works/City Engineer Andrew Lemke, Building Official
SUBJECT:	Second Amendment to Professional Services Agreement with Willdan Engineering for Building Inspector Contract Services

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to approve an amendment of $230,300 to the existing contract with Willdan Engineering for a revised not-to-exceed amount of $488,300 for building inspector contract services

BACKGROUND

In January of 2024, the City entered into a Professional Services Agreement (PSA) with Willdan Engineering to provide supplemental staffing for the Building and Safety Division. The PSA was amended in December 2024 to expand services and bring on one contract inspector for a one-year period to meet the demands of the Silverwood Master Planned development and other development projects throughout the City.

Since then, the Amazon Middle Mile facility has entered active construction, driving a sharp increase in inspection volume that exceeds current staffing capacity. The pace and scale of the Amazon Middle Mile project has created an immediate need for additional support. To meet this demand, the Amazon Middle Mile project team has agreed to fully fund a second contract inspector by depositing $230,300 into a City-administered trust account.

ISSUES/ANALYSIS

The proposed amendment will allow the City to add a second contract inspector under the PSA, ensuring the Building and Safety division can continue providing next-day inspections and supporting timely delivery of both residential and industrial projects.

By structuring the funding through a dedicated trust account, the financial obligation for this additional inspector is borne directly by the Amazon Middle Mile project team. This ensures that City inspection capacity expands in step with project needs while avoiding impacts to the General Fund or other revenue streams. This arrangement also provides the City with flexibility and transparency in applying the funds exclusively toward inspection services related to the Amazon Middle Mile project.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

Funding in the amount of $100,000 has been included in the FY 2025–26 operating budget. To fully fund the proposed amendment, additional budget authority will be required and will be established by resolution. The breakdown of costs is as follows:

- **FY 2025–26:** $166,400
- **FY 2026–27:** $83,200
- **Total Amendment:** $230,300 (through December 2026)

This cost will be fully funded by the Amazon Middle Mile project team through a City-administered trust account; therefore, no negative impact on the General Fund is anticipated. In addition, permit and plan check revenues from other large-scale developments, such as the Silverwood Master Planned Community, provide further support for staffing resources, ensuring the City remains adequately resourced to manage ongoing development activity.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Deposit and Reimbursement Agreement

Attachment 1

DEPOSIT AND REIMBURSEMENT AGREEMENT

THIS DEPOSIT AND REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of November ___, 2025, by and between CITY OF HESPERIA (the "City") on the one hand, and SEEFRIED DEVELOPMENT MANAGEMENT, INC. (the "Developer") on the other hand.

RECITALS

A. The Project is the subject of that certain Development Agreement dated May 17, 2022, and recorded in the Official Records of San Bernardino County on November 30, 2023, as Document No. 2023-0295381 (the "Development Agreement") regarding the development of real property in the City of Hesperia, which includes (among others), the development and construction of the Amazon Middle Mile / Hesperia Commerce Center II (HCC II) industrial facility (the "Project").

B. The Project requires City review of various approvals for the Project, including applications, plan checks, engineering, inspection, contract inspection, and related services (collectively, "Services").

C. Pursuant to Section 3.5 of the Development Agreement, all costs for the Services shall be borne by Developer, and the parties shall enter into a separate deposit agreement to provide for the payment of City's costs and the process and timeline for performing the Services.

D. City and Developer desire to enter into this Agreement to ensure full repayment to City for costs related to the Services as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants set forth herein, and for other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Purpose of Agreement. The purpose of this Agreement is to provide for payment by the Developer of all costs directly or indirectly incurred by City in connection with the Services. The foregoing recitals are true and correct and are incorporated herein by reference as if set forth in full.

Section 2. Developer Reimbursement Obligation. City shall review, process, and oversee the completion of the Services. City, in its sole discretion, reserves the right to select the consultants or City staff to be utilized in connection with the Services, provided that the City may, at its discretion, receive Developer input on proposed contract inspection resources. However, final selection and oversight shall remain solely with the City to maintain independence and alignment with the City's professional services agreement with its contractors or consultants regarding Services, and the Developer shall reimburse City for the resulting costs incurred (collectively, the "Eligible Costs"), including but not limited to:

(a) City staff time, processing costs, consultant costs and legal fees associated with all the Services. City shall maintain records of time and materials expended by City staff for work related to the Services. The parties agree that the rates for the reimbursement of staff time will be the current City salary and benefit rates in effect at the time the work is performed;

(b) Legal fees and costs payable to City's counsel in connection with the Services;

(c) Fees and costs payable to consultants retained by City in connection with the Services, including contract inspectors and related technical consultants retained by the City to perform or support inspection and plan review services in accordance with Section 3.5 of the Development Agreement; and

(d) Any other actual costs and expenses incurred by City associated with the Services.

Section 3. Developer Deposit. Upon execution of this Agreement, Developer shall provide to City the amount of Two Hundred Thirty-Seven Thousand Six Hundred Dollars ($237,600.00) as security for Developer's obligation to pay all Eligible Costs as provided herein (the "Developer Deposit"). The Developer Deposit will be maintained within City's pooled cash for the purposes of investment and safekeeping, but City shall at all times maintain records as to the balance and expenditure of the Developer Deposit. If the Eligible Costs exceed the remaining balance of the Developer Deposit, the amount of the Developer Deposit shall be increased to cover the difference of the Eligible Costs for Services and the remaining balance.

City shall send the Developer invoices to be paid within thirty (30) days of receipt. If the Developer does not pay invoices within thirty (30) days, City is authorized to use the Developer Deposit to pay such invoices. If the Developer Deposit is reduced to zero dollars, City may suspend the Services until any outstanding invoices are paid and another deposit is received. In that event, City shall have no obligation to continue the Services or to incur any additional Eligible Costs. The Developer further covenants and agrees that, if, as a result of reduction of the Developer Deposit to zero dollars or failure to pay outstanding invoices, the Developer shall not directly or indirectly initiate any litigation against City or its employees, agents, or volunteers for the failure to provide or delay in providing the Services following such reduction and/or lack of payment.

Should the Developer dispute any portion(s) of an invoice for Eligible Costs, Developer shall notify City's Director of Development Services, or his or her designee, of such disputed portion(s) within fifteen (15) days of receipt. City's Director of Development Services or designee shall act promptly to resolve the disputed portion(s) and, if determined to be appropriate, the Developer shall be credited the related sum that the Director of Development Services, or designee, determines to have been improperly or incorrectly charged to the Developer. In the event that the Developer is dissatisfied by the determination of the Director of Development Services, the Developer may appeal said determination to City's City Manager, or designee, and the decision of the City Manager shall be final.

Section 4. No Commitment as to Future Approvals. Nothing in this Agreement shall be construed as a commitment to grant, take any action, or issue any other preliminary or final approvals in connection with the Project or the Services. Nor shall this Agreement be construed to provide approval, consent, or entitlement by City to the Developer for any project, construction, submittal, or in any way provide extraneous benefit to Developer during the review or approval process. The Developer acknowledges and agrees that nothing in this Agreement limits City's discretion, in any manner, with respect to any aspect of the Project or the Services. The Developer agrees that it shall remain obligated to pay all Eligible Costs, regardless of whether any aspect of the Project is approved. City shall have no liability to the Developer in any manner whatsoever therefore other than to return the unexpended/uncommitted portions of the Developer Deposit as outlined in Section 5. Notwithstanding the aforementioned, City shall in good faith expeditiously process the applications for the Services.

Section 5. Return of Unexpended Deposits Upon Completion/Termination. Once all the Services are completed, or upon termination of Agreement as outlined in Section 7, City will, within sixty (60) days, return the unexpended portion of the Developer Deposit to the Developer, along with an accounting of each transaction that was recorded on the account.

Section 6. Termination; Remedies. The Developer may terminate this Agreement by providing ten (10) days' written notice to City. The Developer shall be responsible for the payment of Eligible Costs incurred by City up to and including the date of termination. City may terminate this Agreement if the Developer is in default of any of its obligations under this Agreement and fails to cure such default within ten (10) days following written notice from City. If either party is in default of any provisions of this Agreement, the other party shall be entitled to any legal or equitable remedy available at law.

Section 7. Cessation of Processing. The Developer acknowledges and agrees that City may cease the Services if the Developer is in default of this Agreement beyond applicable notice and cure periods.

Section 8. Accounting. Monthly, City shall deliver to the Developer, via email and/or first class mail, a written accounting of the transactions of the Developer Deposit within thirty (30) days of the end of the previous month.

Section 9. Attorney Fees. If any legal action is brought by either party to interpret or enforce any terms or provisions of this Agreement, the prevailing party shall be entitled to its reasonable attorneys' fees and costs.

Section 10. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the matters set forth herein. Any amendments, modifications, or changes to this Agreement shall be in writing and signed by both parties.

Section 11. Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

Section 12. Severability. If any provision of this Agreement or the application of any such provision shall be held by a court of competent jurisdiction to be invalid, void, or unenforceable to any extent, the remaining provisions of this Agreement and the application thereof shall remain in full force and effect and shall not be affected, impaired, or invalidated.

Section 13. Successors and Assigns. This Agreement shall be binding upon the parties hereto and their respective heirs, legal representatives, successors, and assigns.

Section 14. Jurisdiction. This Agreement shall be administered and interpreted under the laws of the State of California, without regard to its choice of law rules. Jurisdiction and venue of litigation arising from this Agreement shall be in the County of San Bernardino, State of California.

Section 15. Notices. Notices required by this Agreement shall be personally delivered, mailed, postage prepaid, mailed via nationally recognized overnight courier or emailed as follows:

If to City:
City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345-3493
Attn: Rachel Molina, City Manager
Email: rmolina@hesperiaca.gov

with a copy to:
Aleshire & Wynder, LLP
1 Park Plaza, Suite 1000
Irvine, CA 92614
Attn: Pam K. Lee
Email: plee@awattorneys.com

If to Developer:
Seefried Development Management, Inc
3333 Riverwood Parkway E, Suite 200
Atlanta, GA 30339
Attn: Jim Condon
Email: jimc@seefriedproperties.com

with a copy to:
Hartman Simons & Wood LLP
400 Interstate North Parkway SE, Suite 600
Atlanta, GA 30339
Attn: Summey Orr
Email: summey.orr@hartmansimons.com

Notices given by personal delivery shall be effective immediately. Notices given by overnight courier shall be effective upon the date of delivery. Notices given by mail shall be deemed to have been delivered five days after having been deposited in the Unites States mail. **Any notice** delivered by email shall request a receipt thereof confirmed by email or in writing by the recipient, and the effective date of such notice shall be the date of receipt, provided such receipt has been confirmed by the recipient. Any party may change its address for notice by written notice to the other party in the manner provided in this paragraph.

Section 16. Interpretation. The titles to the sections of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This Agreement is the product of negotiations between the parties, and it shall not be construed as if it had been prepared by one of the parties, but rather as if all of the parties have prepared the same. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply interpreting this Agreement.

Section 17. Authority. Each person executing this Agreement covenants and warrants that

(i) the party on whose behalf he or she is signing is duly incorporated or otherwise established or formed and validly existing under the laws of its state of incorporation, establishment or formation,

(ii) the party has and is duly qualified to do business in California, (III) the party has full corporate, partnership, trust, association , or other power and authority to enter into this Agreement and to perform all of its obligations hereunder, and (IV) each person (and all of the persons if more than one signs) signing this Agreement is duly and validly authorized to do so.

Section 18. Counterparts. This Agreement may be executed in counterparts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

"CITY"
City of Hesperia
a municipal corporation

____
Rachel Molina, City Manager

ATTEST:

____
Melinda Sayre, City Clerk

APPROVED AS TO FORM
ALESHIRE & WYNDER, LLP

____
Pam K. Lee, City Attorney

"DEVELOPER"
Seefried Development Management, Inc.,
a Georgia corporation

By: ______________________________
Its: Sr. Vice President
Name: Jason Quintel

By: ______________________________
Its: Sr. Vice President
Name: Dan Bick

City of Hesperia
STAFF REPORT

DATE:	November 18, 2025
TO:	Mayor and Council Members
FROM:	Rachel Molina, City Manager
BY:	Casey Brooksher, Assistant City Manager Rita Perez, Deputy Human Resources/Risk Management Director Justin Mansfield, Senior Information Systems Specialist
SUBJECT:	One-Year Maintenance and Licensing Agreement with Xentegra

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to enter into a one-year agreement with Xentegra in an amount not to exceed $70,041 to provide licensing, maintenance, and support for the City's backup Infrastructure.

BACKGROUND

The City utilizes Xentegra for a variety of services. These services include the maintenance and licensing for HYCU and the City's Nutanix MINE cluster. HYCU and Nutanix MINE cluster are responsible for the City's backup infrastructure, which involves creating copies of the City's data and servers to create a safety net in case of hardware failure, data loss, or data theft. This copied data is stored in a separate location from normal City data to ensure its integrity and prevent tampering, allowing City staff to restore copied data efficiently with minimal downtime of City services. These steps help keep the City at industry standards and resilient against cybersecurity threats.

The City has utilized HYCU and the Nutanix MINE cluster since 2020. Licensing and maintenance for both HYCU and Nutanix MINE were previously under a three-year contract with Xentegra. City Staff is looking to extend the contract for an additional year to allow for further research to ensure both products are the best fit to meet City needs, without losing hosted historical data and copies of City data and servers.

ISSUES/ANALYSIS

Establishing a new maintenance and licensing agreement with Xentegra will ensure product stability and support for the following year without impacting the City's back-up infrastructure. Without this licensing and maintenance, the City runs the risk of exposing itself to data loss and extended periods of unavailability for City services, with no readily available copy of City data.

CITY GOAL SUPPORTED BY THIS ITEM

Organizational Health – Foster a high-performing organization that provides opportunities for professional growth.

FISCAL IMPACT

Funding has been included in the Adopted Fiscal Year 2025-26 Budget.

ALTERNATIVE(S)

1. Provide alternative directions to staff.

ATTACHMENT(S)

None

DATE: November 18, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevedo, Director of Development Services
Andrew Lemke, Building Official

SUBJECT: Adoption of Ordinance No. 2025-08 adopting the 2025 California Building Codes

RECOMMENDED ACTION

It is recommended that the City receive Ordinance No. 2025-08, adopting changes to Hesperia Municipal Code Chapters 15.04; adopting and amending the following codes and their references: the 2025 California Building Code, the 2025 California Residential Code, the 2025 California Electrical Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Fire Code, the 2025 California Green Building Standards Code, the 2025 California Referenced Standards Code, the 2025 California Energy Code, the 2025 California Historical Building Code, the 2025 California Administrative Code, the 2025 California Existing Building Code, the 2025 California Wildland-Urban Interface Code (all hereafter referenced as the Building Codes) and hold a public hearing regarding this matter on November 18, 2025 and continue the hearing to December 2, 2025.

BACKGROUND

Every three years, the California Building Standards Commission (BSC) adopts a new edition of the California Building Standards Code (Title 24), which incorporates model codes developed by the International Code Council (ICC), the International Association of Plumbing and Mechanical Officials (IAPMO), and the National Fire Protection Association (NFPA). The BSC amends these model codes to reflect California-specific requirements established by state agencies. Once adopted, the updated codes are published and become effective statewide on a uniform date. The 2025 California Building Standards Codes were published on July 1, 2025, and are scheduled to take effect on January 1, 2026.

The City of Hesperia adopts each new code cycle by ordinance to maintain alignment with the State while incorporating local amendments that reflect Hesperia’s unique topographic, climatic, and geological conditions. The City’s last adoption occurred in November 2022 under Ordinance No. 2022-16, which established the 2022 California Building Standards Codes along with specific amendments addressing fire protection, grading, and swimming pool safety. Consistent with prior practice, staff has prepared Ordinance No. 2025-08 to update these provisions and ensure continuity of enforcement when the 2025 codes take effect.

ISSUES/ANALYSIS

The proposed ordinance repeals and replaces Chapters 15.04 (“Building Codes”) of the Hesperia Municipal Code. This update adopts by reference the 2025 California Building Standards Codes and incorporates limited local amendments necessary to maintain existing City standards. These amendments address the same key areas as in prior adoptions: fire protection, swimming pool safety, and grading, with the addition of the new California Wildland-Urban Interface Code.

Section 15.04 continues to identify the adopted suite of State codes that serve as the City's Building Regulations. All previously adopted appendix chapters are retained, including California Building Code Appendix I (Patio Covers), California Plumbing Code Appendices A, I, and H (Water Supply Sizing, Installation Standards, and Private Sewage Disposal Systems), and California Fire Code Appendix B (Fire Flow Requirements). These appendix chapters are not automatically adopted by the State and must be expressly included by local ordinance. Their retention ensures continuity of standards used by the City for septic systems, patio cover construction, and fire flow design.

The long-standing local amendments requiring automatic fire sprinkler systems remain unchanged. Section 15.04.030 continues to require an automatic fire sprinkler system in all new buildings exceeding 5,000 square feet, and Section 15.04.040 requires sprinkler installation in existing buildings of 5,000 square feet or more when expanded or converted to a more hazardous occupancy. These provisions have been in place for over two decades and are well established among local developers.

Section 15.04.050, relating to swimming pool barriers and safety devices, has been updated for consistency with Section 3109.1 of the California Building Code, which incorporates the International Swimming Pool and Spa Code (ISPSC) by reference. Because the ISPSC is automatically adopted through the CBC, no separate local adoption is required. The City will continue to apply its established safety standards, including defining a swimming pool as any body of water exceeding 18 inches in depth and requiring a minimum barrier height of 60 inches. These provisions exceed the State minimum and reflect Hesperia's historical safety standard, emphasizing child protection and accident prevention.

A notable addition for the 2025 cycle is the inclusion of the California Wildland-Urban Interface Code (CWUIC). This code establishes construction and material standards for buildings located within designated fire hazard severity zones. Its adoption aligns the City's regulations with the State Fire Marshal's updated hazard severity maps, which took effect July 22, 2025. Incorporating this code ensures consistency with state wildfire mitigation standards and supports the City's continued focus on community resilience in the High Desert region.

Conclusion: Overall, the adoption of the 2025 California Building Standards Codes and accompanying amendments will allow the City of Hesperia to remain current with statewide construction standards while preserving essential local regulations tailored to Hesperia's geographic and climatic conditions. Adoption of these codes will ensure that new construction continues to reflect best practices in safety, energy efficiency, environmental protection, and wildfire resiliency.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

There is no fiscal impact associated with this action. The cost of code enforcement services will continue to be supported by building permit and plan review fees already in place.

ALTERNATIVE(S)

The City Council may adopt the ordinance as proposed, direct staff to make modifications, or take no action. If no action is taken, the 2025 California Building Standards Codes will take effect automatically on January 1, 2026, without the City's local amendments.

ATTACHMENT(S)

1. Ordinance No. 2025-08
2. Exhibit A – Proposed Chapter 15.04 "Building Codes"

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, REPEALING AND ADOPTING CHAPTERS 15.04 OF THE HESPERIA MUNICIPAL CODE, AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA FIRE CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA HISTORICAL CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA ADMINISTRATIVE CODE, 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, AND 2025 CALIFORNIA REFERENCED STANDARDS CODE

WHEREAS, The City of Hesperia has the authority and responsibility to regulate building construction to protect the public health, safety, and welfare; and

WHEREAS, Title 15, Chapters 15.04 of the Hesperia Municipal Code were adopted for that purpose, and contain such building regulations and grading regulations for the City of Hesperia; and

WHEREAS, The California Building Standards Commission published the 2025 California Building Code, 2025 California Residential Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Fire Code, 2025 Administrative Code, 2025 California Green Building Standards Code, 2025 California Energy Code, 2025 California Historical Code, the 2025 California Existing Building Code, 2025 California Administrative Code, 2025 California Wildland-Urban Interface Code, and 2025 California Referenced Standards Code, (hereafter, 2025 Building Codes) on July 1, 2025; and

WHEREAS, The City of Hesperia wishes to make certain changes and amendments to the 2025 suite of California Building Codes; and

WHEREAS, The California Building Standards Commission voted to establish January 1, 2026, as the effective date for the 2025 Building Codes; and

WHEREAS, The California Government Code, Section 50022.2 authorizes cities to adopt Building Codes by reference; and

WHEREAS, The California Health and Safety Code, Section 17922, 17958.5, and 17958.7 allows modifications to the 2025 Building Codes when they are reasonably necessary to better protect the public safety by reducing the risk of hazards to life and property of the citizens of Hesperia due to:

1. Topographic conditions. The City of Hesperia is situated in the High Desert Region of the Western Mojave Desert. The elevation rises from three thousand two hundred (3,200) feet in the north to about four thousand (4,000) feet above sea level to the south. Isolated from the population centers of the Los Angeles basin by the San Gabriel and San Bernardino Mountains. The only access to timely mutual aid response is through the Cajon Pass. In the event of a major fire or earthquake in the Pass, assistance from the south would be unable to reach the City. The City of Hesperia covers a large geographical area of over seventy-three square miles, is bisected by the BNSF Railway, the Southern Pacific

Railroad, the California aqueduct, the Interstate 15 Freeway, and two major electrical transmission corridors which cause limited access across and through the City. The limited access slows emergency response times for public safety personnel.

2. Geologic conditions. The City of Hesperia is located within fifteen (15) kilometers of the San Andreas Fault and within ten (10) kilometers of the Cleghorn and North Frontal fault systems. The proximity to these local earthquake faults creates an increased potential for severe ground shaking and surface ruptures which can cause personal and property damage, utility interruptions, fire hazards and hazardous materials releases. Additionally, significant roadway, bridge structure, water supply and communications systems are subject to failure, thereby causing a detriment to emergency services response times and fire suppression delivery.

3. Climatic conditions. The City of Hesperia lies within the High Desert Region of the Western Mojave Desert, an area subject to extremely strong winds, commonly known as “Santa Ana Winds” which can reach speeds in excess of 80 miles per hour. Extensive damage frequently accompanies these winds, such as blowing sand and debris, downed power lines, fallen trees and structural damage to buildings. These conditions result in increased demand for fire services, blocked or delayed emergency vehicle access and impaired water supplies and building emergency systems. During summer months, the Santa Ana Winds produce periods of extremely low humidity, thereby reducing the moisture content of vegetative fuels and increasing the possibility and severity of fire from dry vegetation and other common combustibles. Also, during the summer months, the City of Hesperia experiences prolonged periods of temperatures in excess of one hundred degrees Fahrenheit (100^{0}F). When coupled with sustained severe Santa Ana Winds, an increase in the threat from rapidly moving wildfires exists. The City of Hesperia does not have a storm drainage system and therefore during the winter months, heavy rains occasionally cause damage to roadways or leave built-up mud and debris, rendering them completely impassible, or with limited access, sometimes for extended periods.

WHEREAS, A copy of the 2025 Building Codes identified in this Ordinance have been filed with the City Clerk of the City of Hesperia and are kept in the office of the Building Official in accordance with California Government Code Section 50022.6; and

WHEREAS, On November 18, 2025, the City Council of the City of Hesperia conducted a duly noticed Public Hearing as required by Government Code Section 50022.3 and concluded said hearing on that date; and

WHEREAS, All legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE HESPERIA CITY COUNCIL DOES ORDAIN AS FOLLOWS:

Section 1. All of the facts set forth in the forgoing recitals are true, correct and are adopted as findings.

Section 2. Chapter 15.04 of the Hesperia Municipal Code entitled “Building Codes”, adopted by Ordinance No. 2022-16 is hereby repealed, provided that said repeal shall not apply to or excuse any violations thereof occurring prior to the effective date of this Ordinance and provided further that the building regulations as adopted by reference and amended by Ordinance 2022-16 shall be applicable to construction projects for which plans have been submitted for plan review and the plan review fees paid as of December

31, 2025; provided that neither the plan review nor permits issued for construction of the structure expire.

Section 3. Chapter 15.04 of the Hesperia Municipal Code entitled “Building Codes” is hereby added as set forth in “Exhibit A” attached hereto and incorporated herein by this reference.

Section 4. This Ordinance shall take effect on January 1, 2026.

Section 5. The City Council of the City of Hesperia hereby declares that should any provision, section, paragraph, sentence, or word of this Ordinance hereby adopted be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by any reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words shall remain in full force and effect.

Section 6. The City Clerk shall certify to the adoption of the Ordinance and shall cause the same to be posted in three (3) public places within the City of Hesperia pursuant to the provisions of Resolution 93-78.

ADOPTED AND APPROVED this November 18, 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

EXHIBIT “A”

CHAPTER 15.04
BUILDING CODES

SECTIONS:

15.04.010 California Codes Adopted
15.04.020 Appendix Chapters Added
15.04.030 Automatic Fire Sprinklers
15.04.040 Previously Constructed Buildings- Sprinkler Systems
15.04.050 Swimming Pools, Spas, and Hot Tubs Barriers and Safety Devices

15.04.010 California Codes Adopted

The 2025 California Building Code, Volumes 1 and 2; 2025 California Residential Code; 2025 California Electrical Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Fire Code; 2025 California Administrative Code; 2025 California Green Building Standards Code; 2025 California Energy Code; 2025 California Historical Building Code; 2025 California Existing Building Code; 2025 California Referenced Standards Code; and the 2025 California Wildland-Urban Interface Code are hereby adopted by reference as the Building Regulations for the City of Hesperia, together with the amendments, additions, deletions, and exceptions set forth in this Chapter.

The design and construction of swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code (ISPSC) as referenced in Section 3109.1 of the California Building Code.

All codes and standards referenced herein are on file with the Building Official and available for public inspection in accordance with the Government Code Section 50022.6.

15.04.020 Appendix Chapters Added

The following appendix chapters are specifically adopted:

A. Appendix Chapter I of the 2025 California Building Code titled “Patio Covers.” is hereby adopted in its entirety.
B. Appendix Chapter A of the 2025 California Plumbing Code titled “Recommended Rules for Sizing the Water Supply System,” is hereby adopted in its entirety.
C. Appendix Chapter I of the 2025 California Plumbing Code titled “Installation Standards,” is hereby adopted in its entirety.
D. Appendix Chapter H of the 2025 California Plumbing Code titled “Private Sewage Disposal Systems,” is hereby adopted in its entirety.
E. Appendix Chapter B of the 2025 California Fire Code titled “Fire Flow Requirements for Buildings,” is hereby adopted in its entirety.
F. Chapter 1 of the 2025 California Building Code, is hereby adopted in its entirety.

15.04.030 Automatic Fire Sprinklers

In addition to the requirements of Section R313 of the California Residential Code, an automatic fire sprinkler system shall be installed in all mobile homes, manufactured homes (HSC Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (HSC 18008.7) based on the manufacturer’s construction completion date after December 31, 2010, that are set down on private property (excluding mobile home parks). The fire suppression system shall be permitted and approved through the California

Department of Housing and Community Development (HCD), in accordance with Title 25 of the California Code of Regulations

In addition to the requirements of Section 903 of the 2025 California Building Code, an automatic fire extinguishing system shall be installed in every building of Group A, B, E, F, H, I, L, M, S or U with 5,000 or more square feet of floor area or two or more stories in height.

EXCEPTIONS:

1. Buildings separated into fire areas of less than 5,000 square feet by one or more four (4) hour separation walls constructed in accordance with Table 721.1(2) of the California Building Code, containing no openings and extending from the foundation to a point at least 30-inches above the roof line.
2. Canopies constructed entirely of non-combustible materials with no enclosing walls and spaced at least ten (10) feet from adjacent buildings or structures.
3. Mini-storage buildings constructed entirely of non-combustible materials and not containing hazardous materials.
4. Buildings with a single, small, low occupancy room on the second floor, when approved by the Fire Chief and Building Official.

15.04.040 Previously Constructed Buildings- Sprinkler Systems

Previously constructed buildings with a floor area of 5,000 square feet or more and which are proposing to add floor area, change their occupancy classification to a more hazardous classification, or significantly alter or remodel the building, shall install an automatic fire extinguisher system.

EXCEPTIONS:

1. Minor tenant improvements, maintenance, and repair such as interior and exterior painting, carpeting, interior window coverings, drapes, interior non-bearing partitions, surface re-roofing or plumbing, mechanical and electrical repairs.

15.04.50 Swimming Pools, Spas, and Hot Tubs Barriers and Safety Devices

A. General: Swimming pools, spas, and hot tubs shall comply with the requirements of this section and other applicable sections of the California Building Code, including Section 3109.1 incorporating the International Swimming Pool and Spa Code by reference.

B. Definitions: For the purposes of this section, “swimming pool” means any structure intended for swimming or recreational bathing that contains water over 18 inches in depth, including in-ground, above-ground, and on-ground pools, hot tubs, spas, and portable or fixed wading pools.

C. Barriers and Enclosures: All swimming pools, spas, and hot tubs shall be protected by a barrier not less than 60 inches in height meeting the construction and gate standards of CBC Section 3109 and ISPSC requirements.

D. Safety Features: When a building permit is issued for a new or remodeled swimming pool or spa, the pool or spa shall be equipped with at least two of the drowning prevention safety features listed in California Health and Safety Code Section 115922, as locally amended herein.

E. Construction Requirements: Pools and spas shall comply with anti-entrapment and circulation safety provisions per CBC Section 3109 and ISPSC.

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DATE:	November 18, 2025
TO:	Mayor and Council Members
FROM:	Rachel Molina, City Manager
BY:	Orlando Acevado, Director of Development Services 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 City Council introduce and place on first reading Ordinance No. 2025-09 and Resolution No. 2025-44 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.

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 future subdivision, development and project 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.

Planning Commission Review

On October 9, 2025, the Planning Commission deliberated and discussed the proposed Specific Plan Amendment and the revision to Tentative Tract Map No. 18955. Three Planning Commissioners disclosed a conflict of interest (Earl Hodson – Contractor working on the project, Timothy Auman and Sophie Steeno – living with 500 feet of the project site), and were required to recuse themselves from participating in the public hearing. To ensure that a quorum of three commissioners could be maintained, a fair coin toss was conducted to determine which one of the conflicted commissioners would remain on the hearing panel. Commissioner Steeno won the coin toss and participated in the hearing, allowing the meeting to proceed in compliance with quorum requirements. After the discussion, the Planning Commission voted 3-0 to forward this item to the City Council with a recommendation for approval. There were no residents who spoke either in favor of or in opposition to the proposed project.

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 fiscal impacts identified with this action.

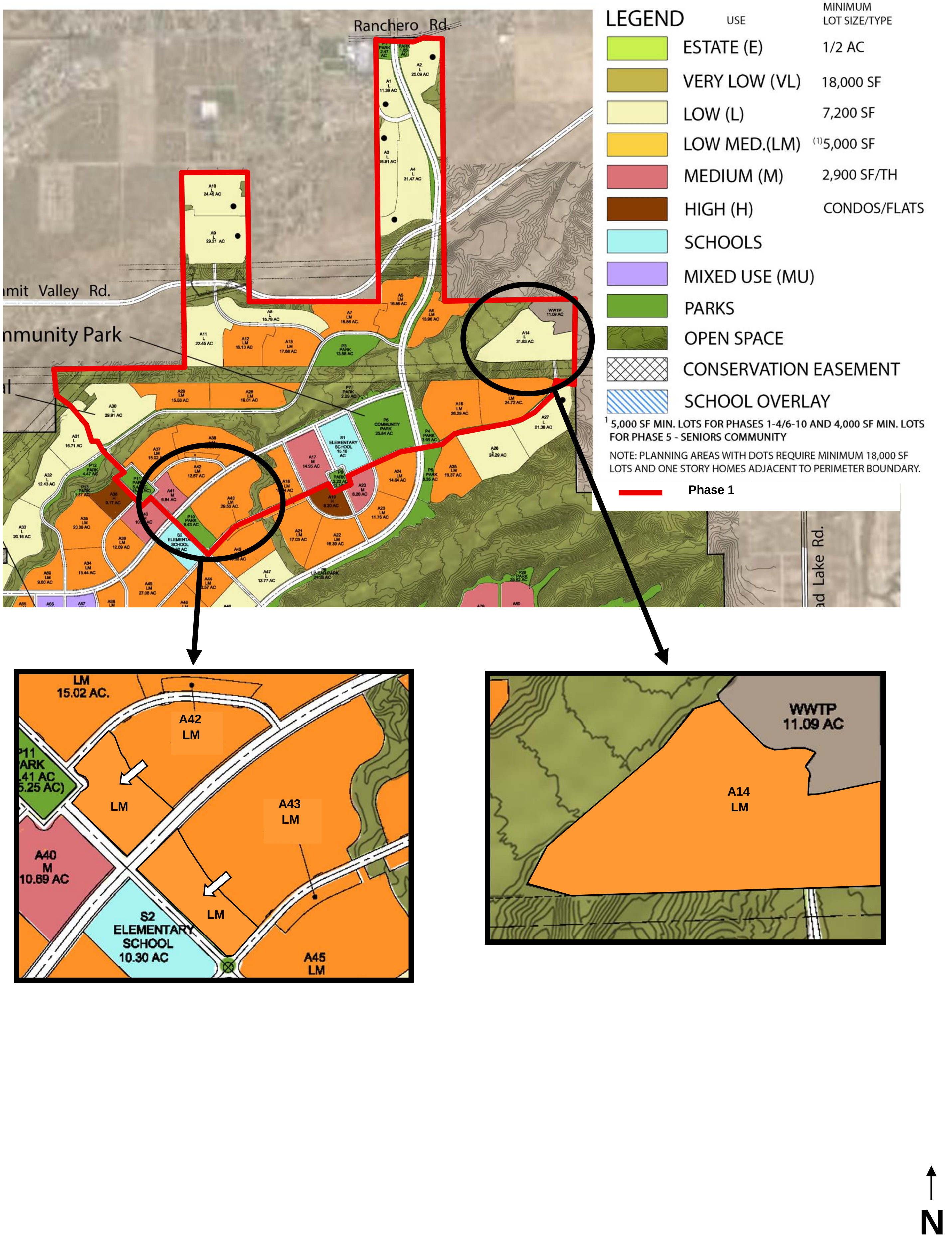
ALTERNATIVE(S)

1. The City Council may provide alternative direction to staff.

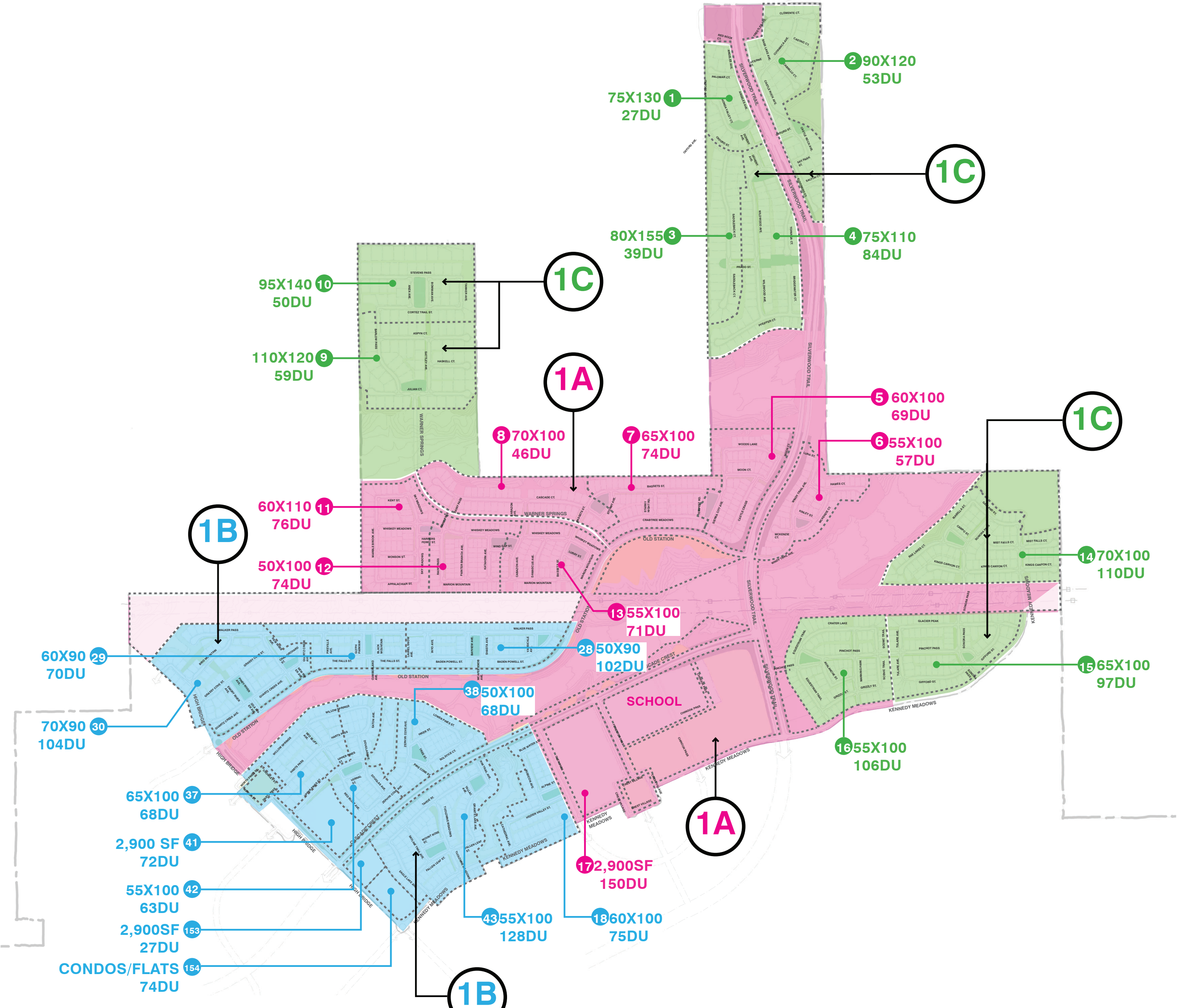
ATTACHMENT(S)

1. Amended Land Uses
2. Silverwood Phase 1 (A, B & C) Map for reference
3. Revised TTM No. 18955
4. Ordinance No. 2025-09
5. Resolution No. 2025-44
6. 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
LM 15.02 AC.
A42 LM
P11 PARK .41 AC 5.25 AC)
LM
A43 LM
A40 M 10.69 AC
LM
S2 ELEMENTARY SCHOOL 10.30 AC
A45 LM
WWTP 11.09 AC
A14 LM
N

Attachment 2


1C
1C
1C
1A
1A
1B
1B
SCHOOL
2 90X120 53DU
75X130 1 27DU
80X155 3 39DU
4 75X110 84DU
95X140 10 50DU
110X120 9 59DU
5 60X100 69DU
6 55X100 57DU
8 70X100 46DU
7 65X100 74DU
60X110 11 76DU
50X100 12 74DU
13 55X100 71DU
14 70X100 110DU
15 65X100 97DU
16 55X100 106DU
17 2,900SF 150DU
60X90 29 70DU
28 50X90 102DU
70X90 30 104DU
38 50X100 68DU
65X100 37 68DU
2,900 SF 41 72DU
55X100 42 63DU
2,900SF 153 27DU
CONDOS/FLATS 154 74DU
43 55X100 128DU
18 60X100 75DU
SILVERWOOD TRAIL
WARNER SPRINGS
OLD STATION
KENNEDY MEADOWS
HIGH BRIDGE
CASCADE CREST

SILVERWOOD

SILVERWOOD PHASE 1 SUMMARY

SILVERWOOD
HESPERIA, CALIFORNIA

TENTATIVE TRACT NO. 18955
CITY OF HESPERIA

GENERAL NOTES:

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:

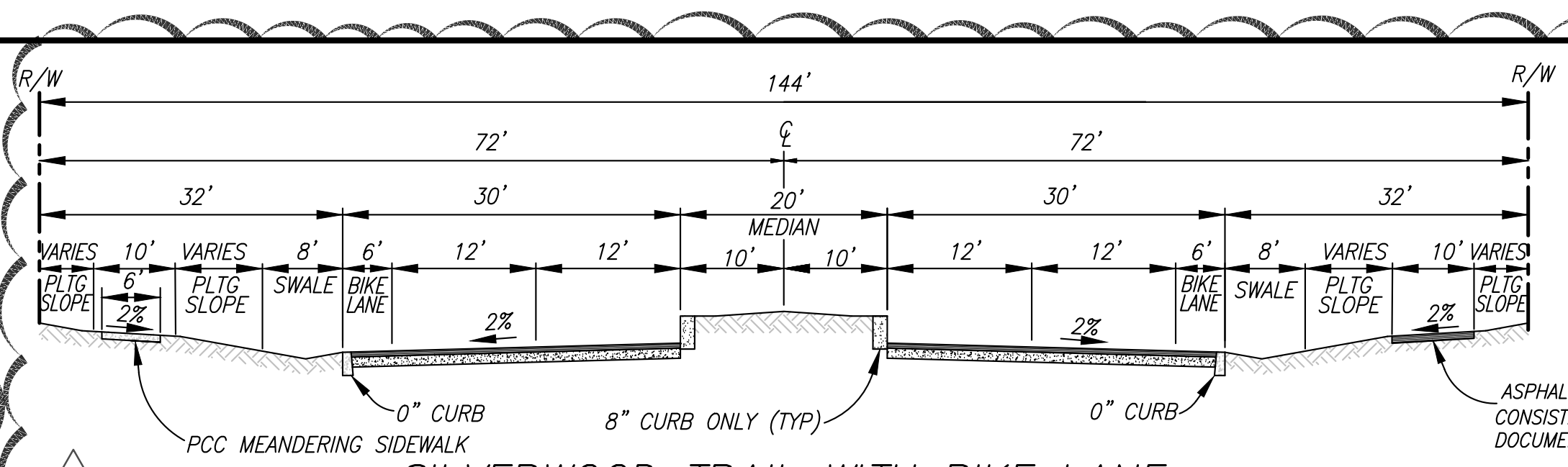
THE GRID AZIMUTH BETWEEN THE NW COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 21570) AND THE NE COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 20317) BEING 88°55'35" (BEARING N88°55'35"E). PROJECT BOUNDARY AND DISTANCES ARE GROUND. COORDINATE BASE POINT IS SBCO GPS PT# 20317 NAD '83, CA SPC ZONE 5, EPOCH 1992.6.

EARTHWORK QUANTITY ESTIMATES:

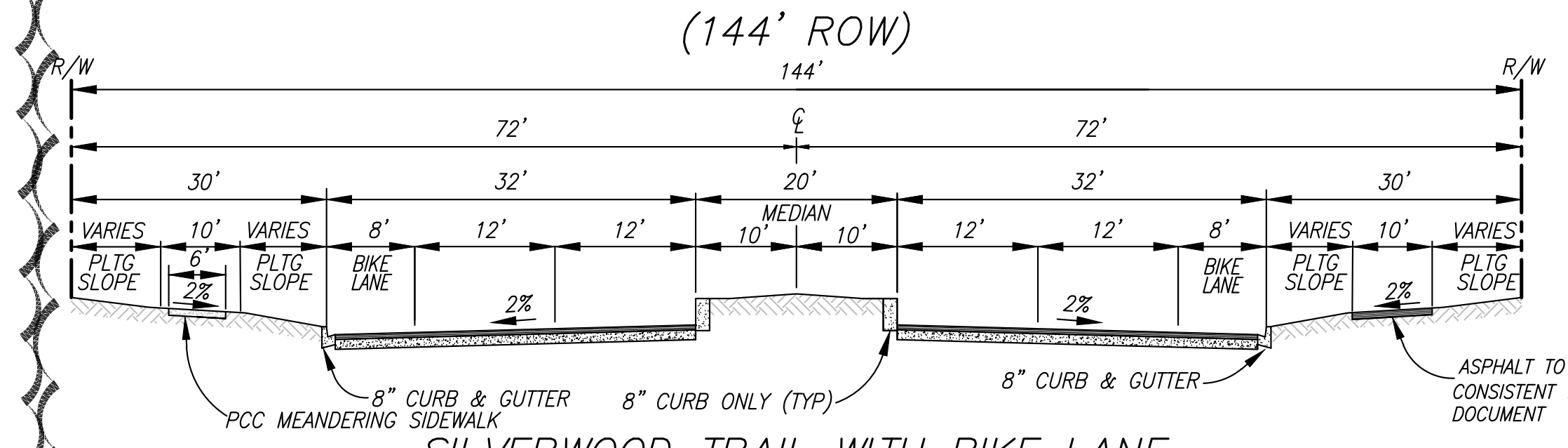
MASS CUT: 7,500,000 C.Y.
MASS FILL: 7,500,000 C.Y.

NOTE: BASED ON BULKING, SHRINKING AND OTHER ADJUSTMENT FACTORS PER THE SOILS ENGINEER,

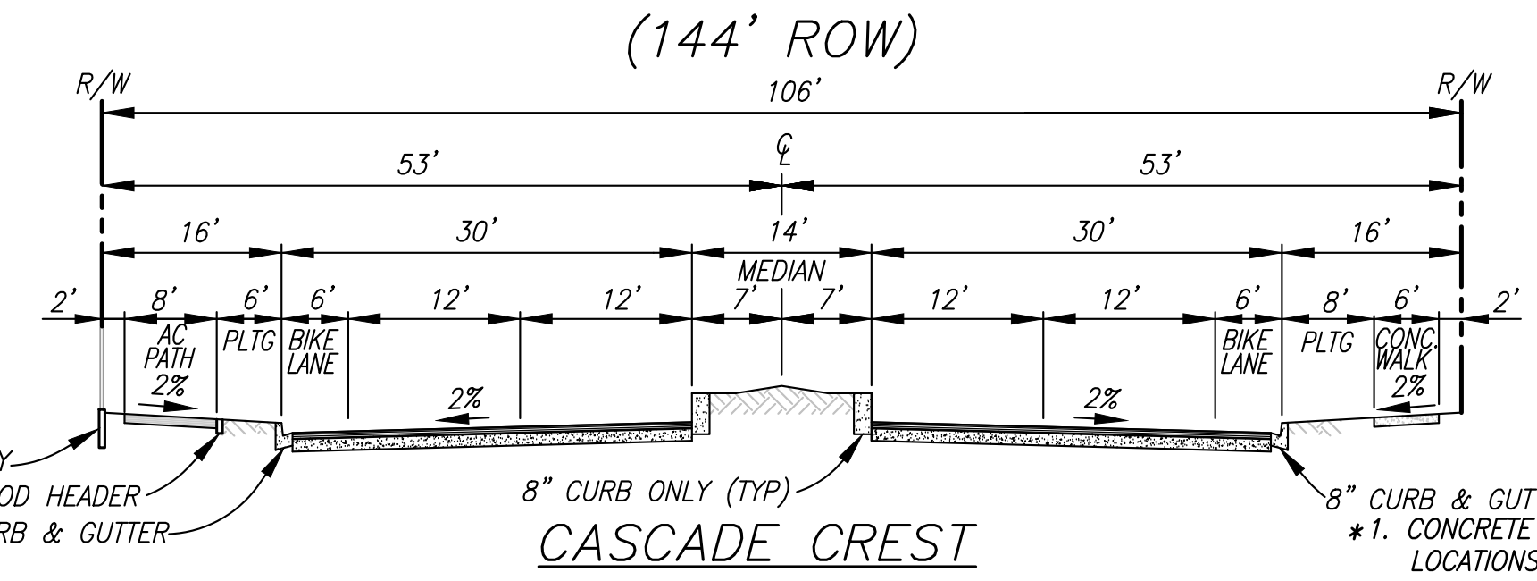
THIS SITE IS EXPECTED TO BALANCE.


R/W
144'
72'
MEDIAN
PLTG SLOPE
SWALE
BIKE LANE
PCC MEANDERING SIDEWALK
0" CURB
8" CURB ONLY (TYP)
ASPHALT TO BE PAINTED CONSISTENT WITH BRIDGING DOCUMENT

SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED
(144' ROW)

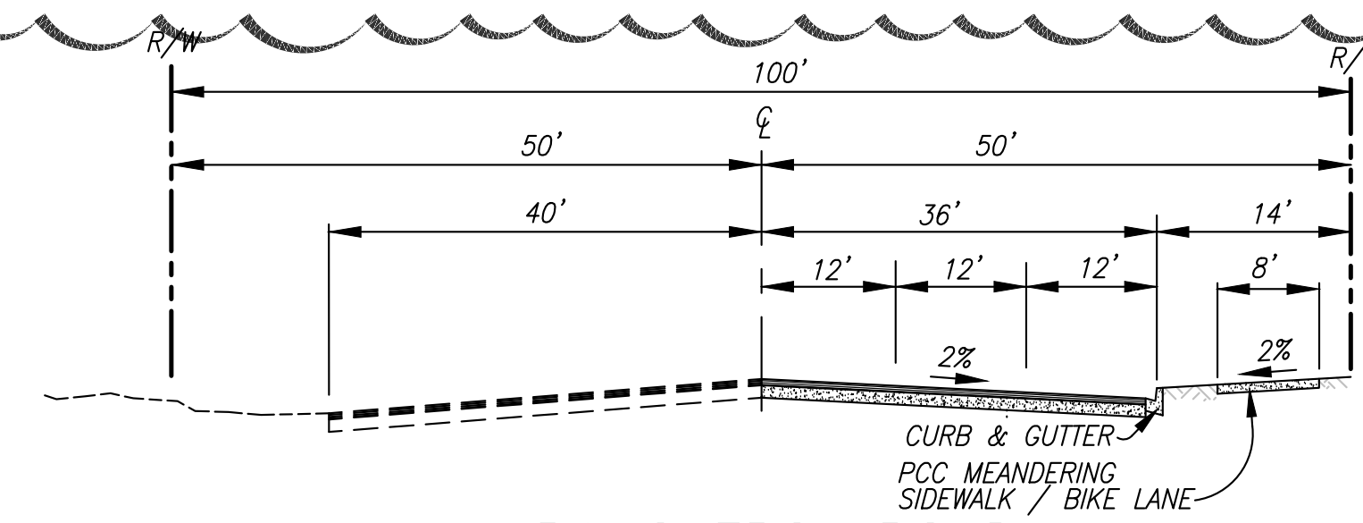

R/W
144'
72'
PLTG SLOPE
BIKE LANE
PCC MEANDERING SIDEWALK
8" CURB & GUTTER
8" CURB ONLY (TYP)
ASPHALT TO BE PAINTED CONSISTENT WITH BRIDGING DOCUMENT

SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED
(144' ROW)

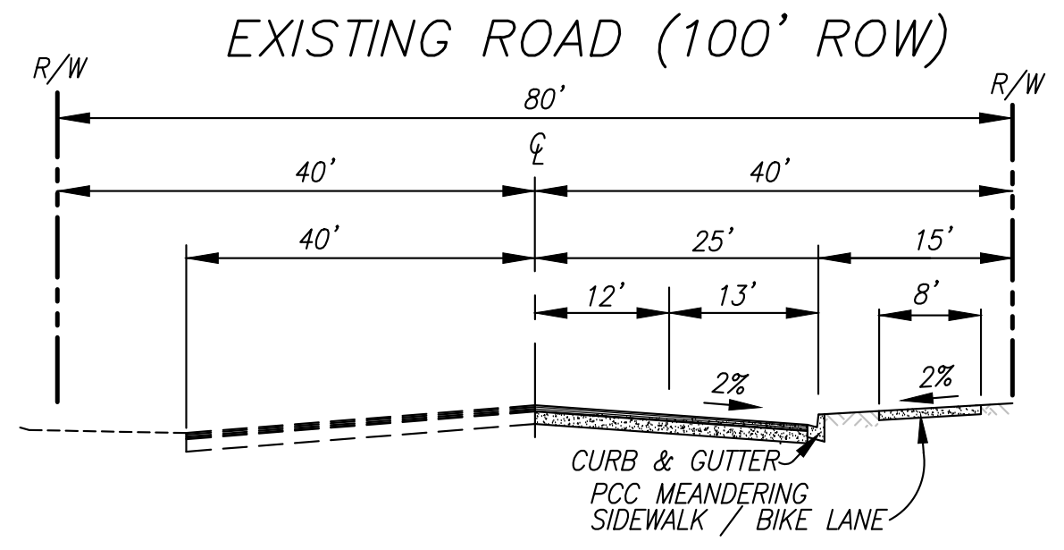

R/W
106'
53'
PATH
PLTG
BIKE LANE
CONC WALK
* 6" CURB ONLY
2"X6" REDWOOD HEADER
8" CURB & GUTTER
8" CURB ONLY (TYP)

CASCADE CREST
MINOR ARTERIAL ROAD MODIFIED (106' ROW)

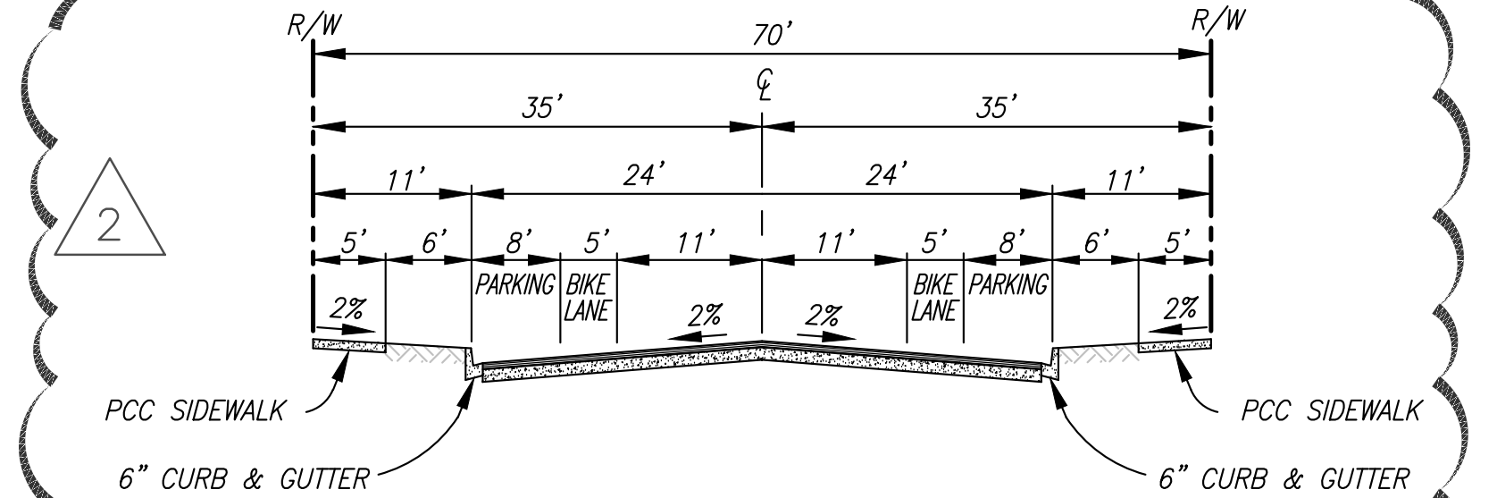
1. CONCRETE CURB TO BE INSTALLED AT LOCATIONS WHERE 2:1 DOWN SLOPE OCCURS.
2. CURB TO BE WIDENED AT FENCE POST LOCATIONS. SEE LANDSCAPE PLAN FOR FENCING DETAILS


100'
50'
CURB & GUTTER
PCC MEANDERING SIDEWALK / BIKE LANE

RANCHERO ROAD
EXISTING ROAD (100' ROW)

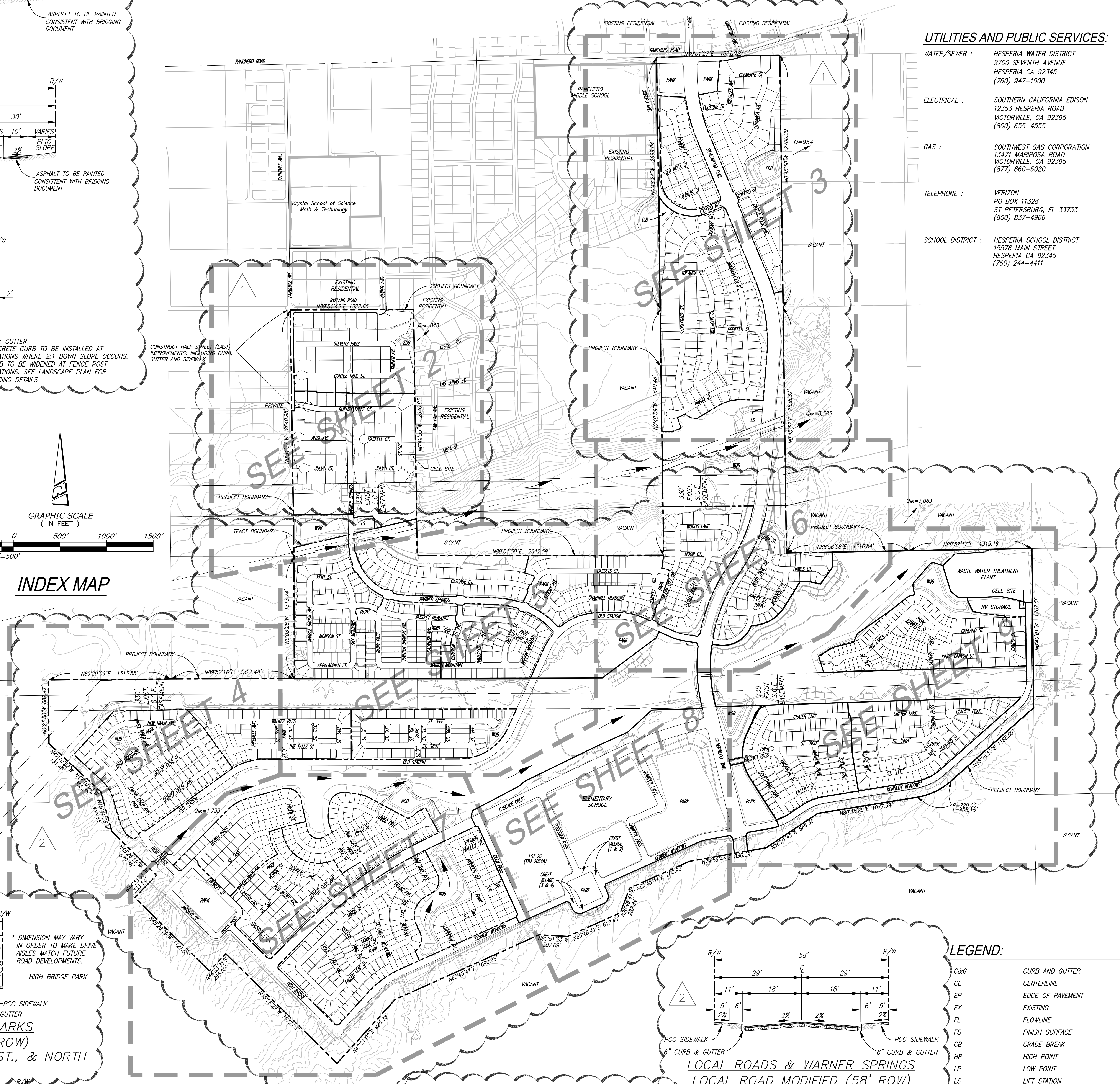

R/W
80'
40'
CURB & GUTTER
PCC MEANDERING SIDEWALK / BIKE LANE

RANCHERO ROAD
EXISTING ROAD (80' ROW)


R/W
70'
35'
PARKING
BIKE LANE
PCC SIDEWALK
6" CURB & GUTTER

LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
LOCAL ROAD MODIFIED (70' ROW)
KENNEDY MEADOWS, FORESTER PASS,
GLEN PASS & HIGH BRIDGE

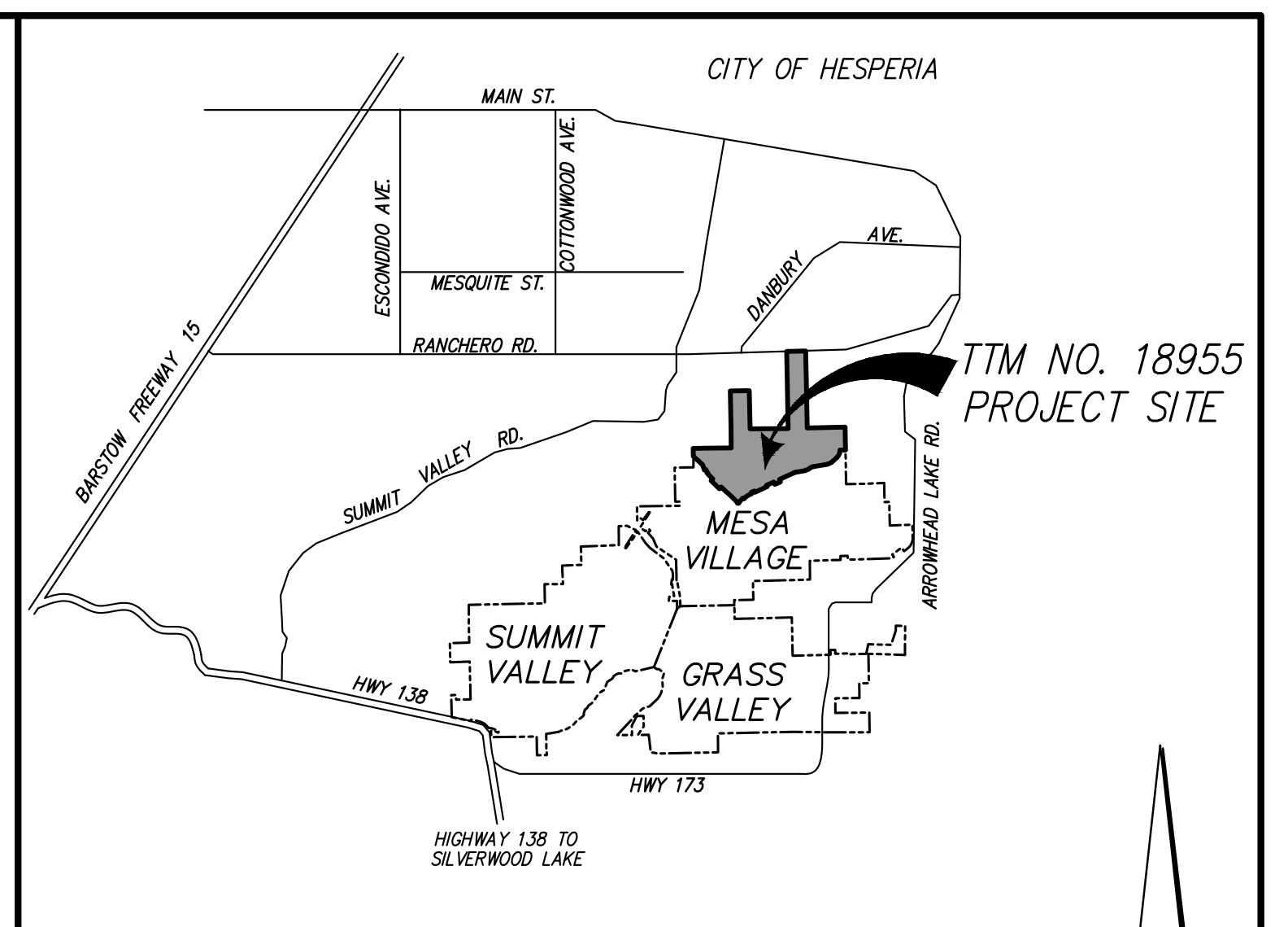
GRAPHIC SCALE
(IN FEET)
500' 0 500' 1000' 1500'
SCALE: 1"=500'


RANCHERO ROAD
EXISTING RESIDENTIAL
RANCHERO MIDDLE SCHOOL
Krystal School of Science Math & Technology
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
SEE SHEET 9
PROJECT BOUNDARY
TRACT BOUNDARY
VACANT
PARK
ELEMENTARY SCHOOL
CASCADE CREST
SILVERWOOD TRAIL
KENNEDY MEADOWS
WASTE WATER TREATMENT PLANT
CELL SITE
RV STORAGE
CONSTRUCT HALF STREET (EAST) IMPROVEMENTS: INCLUDING CURB, GUTTER AND SIDEWALK
LOCAL ROADS & WARNER SPRINGS
LOCAL ROAD MODIFIED (58' ROW)
TYPICAL

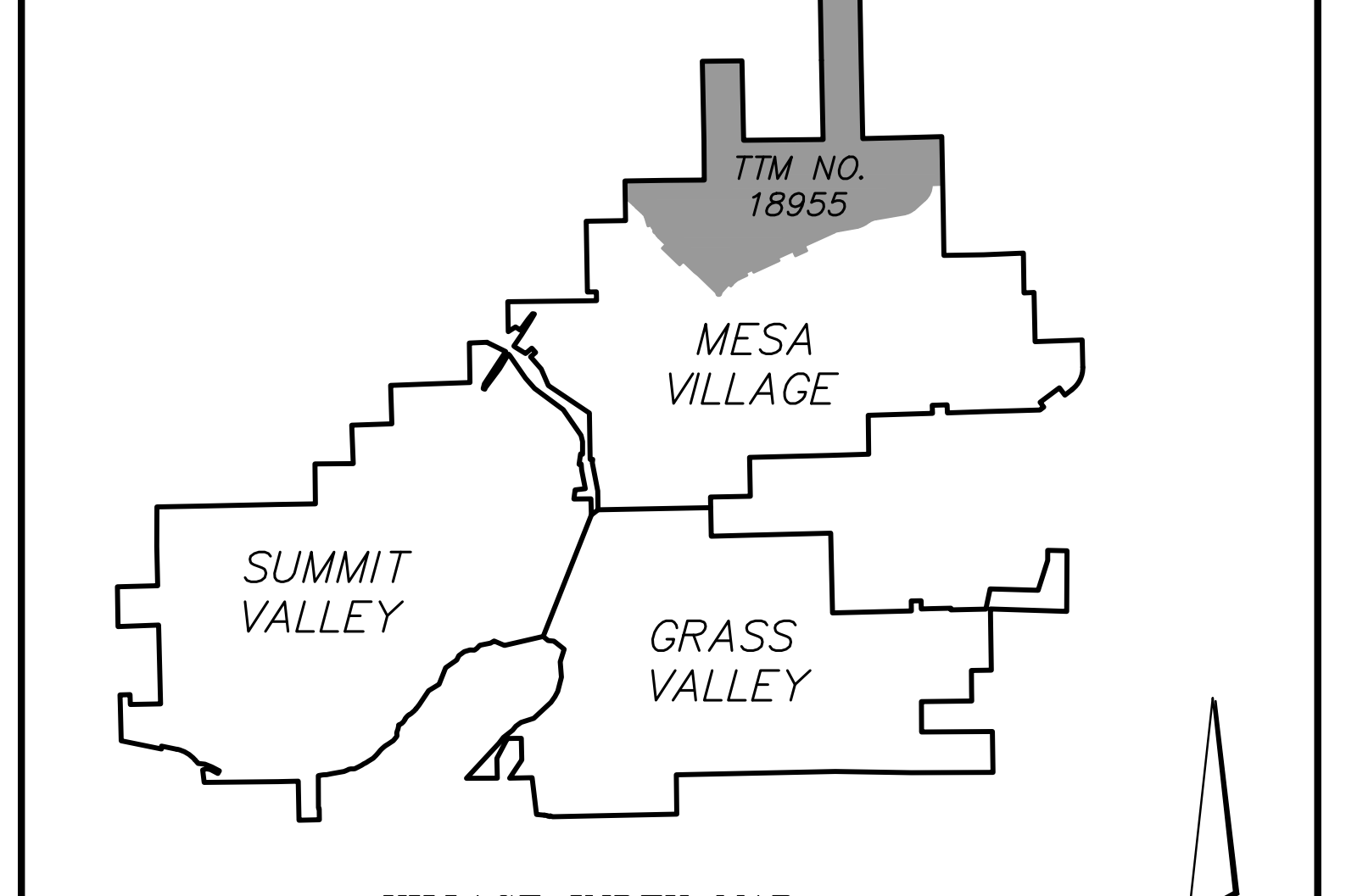
INDEX MAP

UTILITIES AND PUBLIC SERVICES:

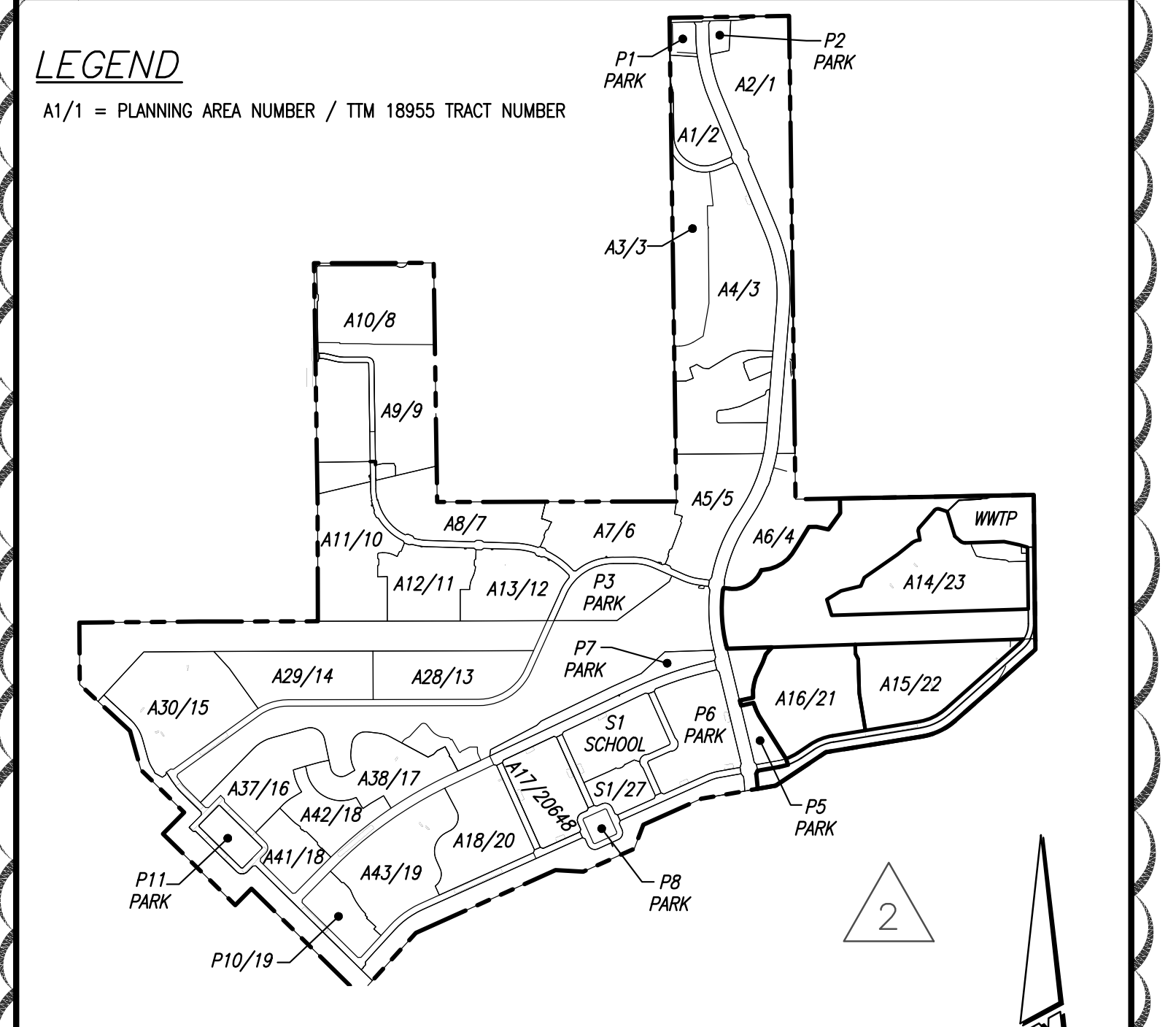
WATER/SEWER :	HESPERIA WATER DISTRICT 9700 SEVENTH AVENUE HESPERIA CA 92345 (760) 947-1000
ELECTRICAL :	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA ROAD VICTORVILLE, CA 92395 (800) 655-4555
GAS :	SOUTHWEST GAS CORPORATION 13471 MARIPOSA ROAD VICTORVILLE, CA 92395 (877) 860-6020
TELEPHONE :	VERIZON PO BOX 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.
BARSTOW FREEWAY 15
ESCONDIDO AVE.
COTTONWOOD AVE.
MESQUITE ST.
RANCHERO RD.
SUMMIT VALLEY RD.
TTM NO. 18955 PROJECT SITE
MESA VILLAGE
SUMMIT VALLEY
GRASS VALLEY
HWY 138
HWY 173
HIGHWAY 138 TO SILVERWOOD LAKE
ARROWHEAD LAKE RD.

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
A1/2
A2/1
A3/3
A4/3
A10/8
A9/9
A8/7
A7/6
A5/5
A6/4
WWTP
A11/10
A12/11
A13/12
P3 PARK
A14/23
A30/15
A29/14
A28/13
P7 PARK
A15/22
A18/20
P6 PARK
S1 SCHOOL
A16/21
A37/16
A38/17
P5 PARK
P11 PARK
A42/18
A43/19
P10/19
A17/26

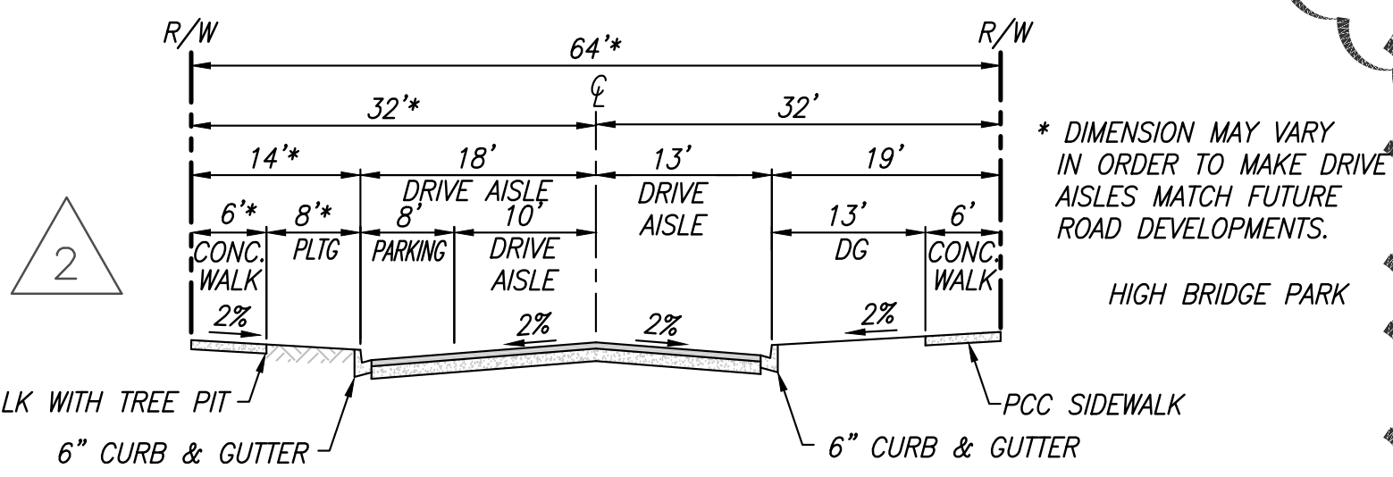
PLANNING AREA & TRACT NUMBER
INDEX MAP
NOT TO SCALE

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.)

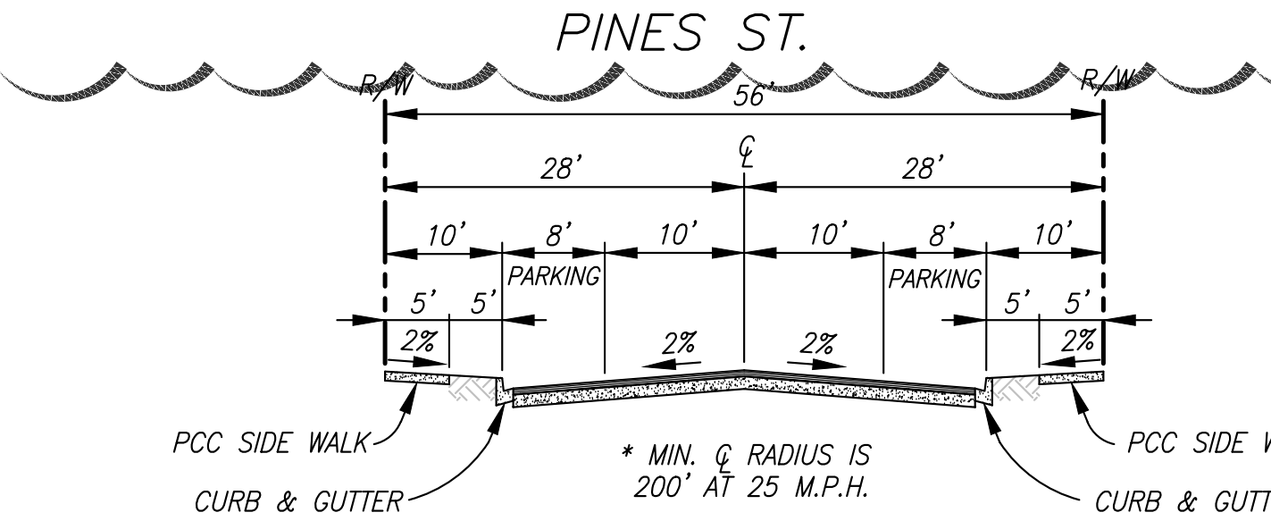
NOTE: Medium Density = 220 lots
(Total lots with MDR = 2,104)


R/W
64'*
32'*
CONC WALK
PLTG
PARKING
DRIVE AISLE
DG
WALK WITH TREE PIT
6" CURB & GUTTER
PCC SIDEWALK

* DIMENSION MAY VARY IN ORDER TO MAKE DRIVE AISLES MATCH FUTURE ROAD DEVELOPMENTS.

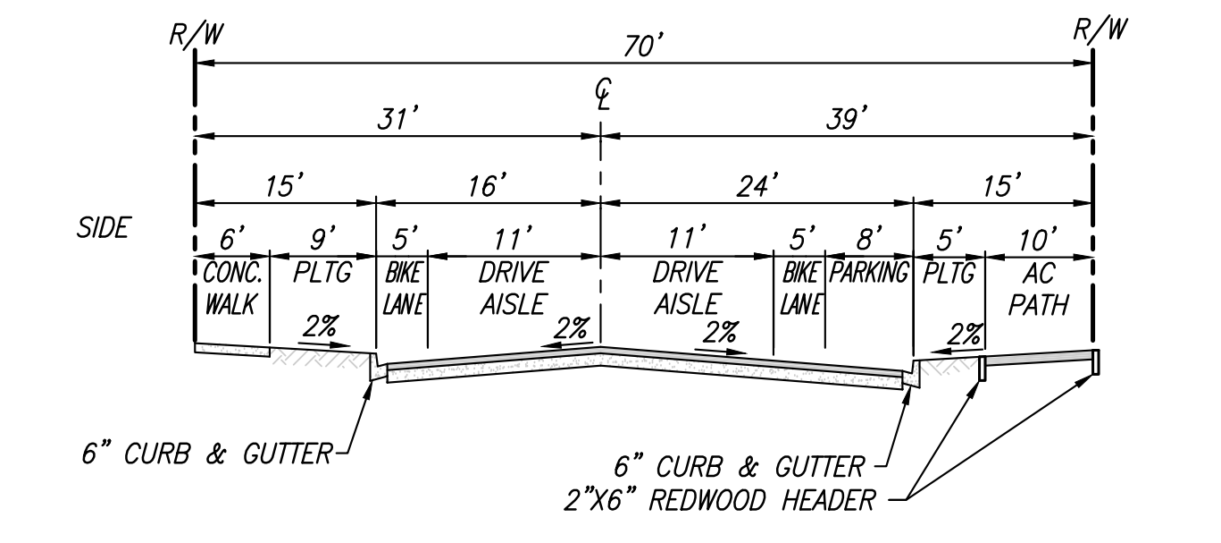
HIGH BRIDGE PARK

LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
HARTS PASS, CROWLEY ST., MIRROR ST., & NORTH PINES ST.

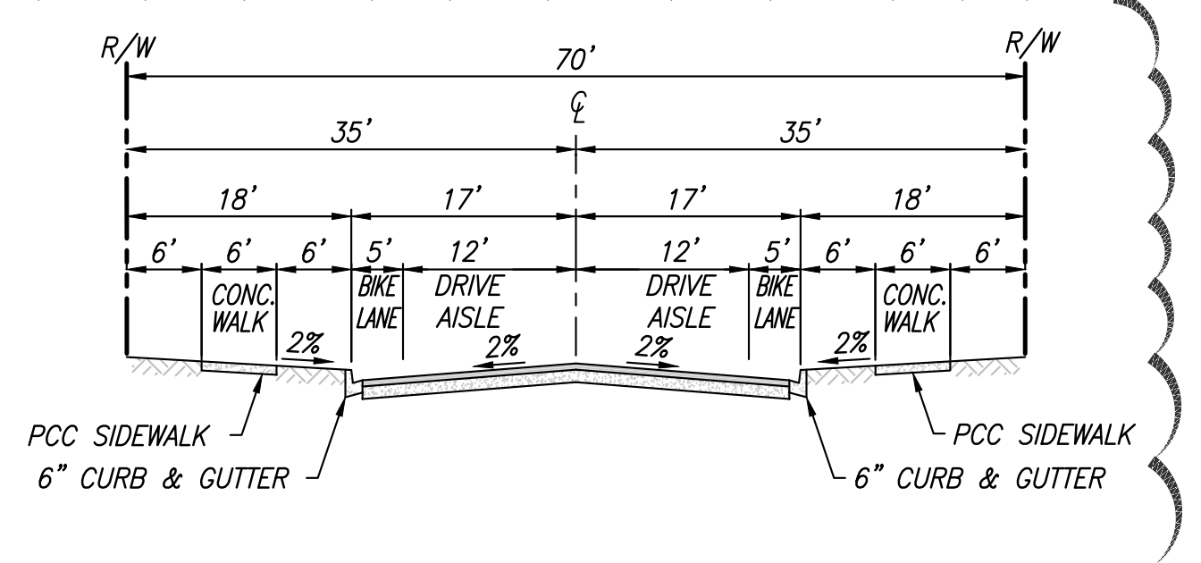

R/W
56'
28'
PARKING
PCC SIDE WALK
CURB & GUTTER
6"X6" REDWOOD HEADER

* MIN. ℄ RADIUS IS 200' AT 25 M.P.H.

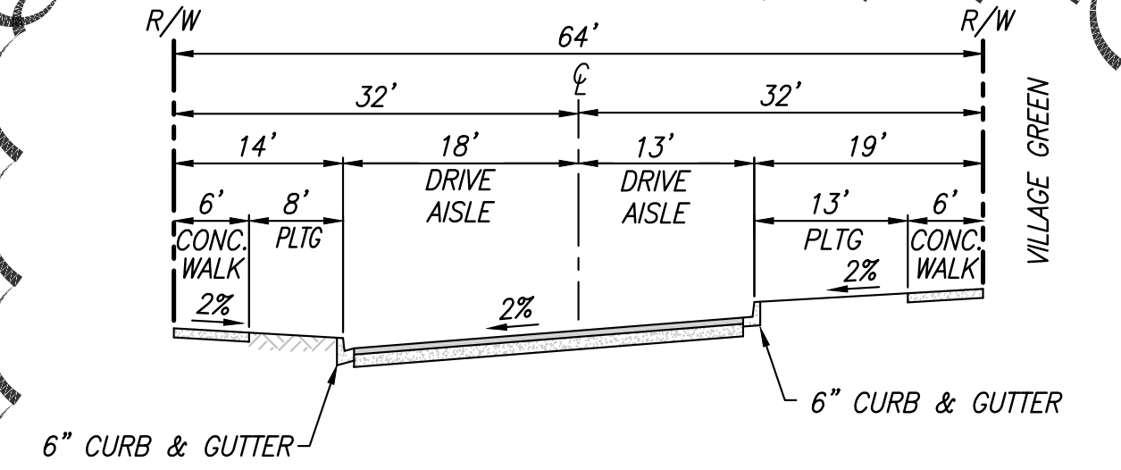
LOCAL ROADS
LOCAL ROAD MODIFIED (56' ROW)
CASTLE CRAGS, KATAHDIN AVE., SIERRA CITY AVE.,
WIND GAP ST., WOODS LANE


R/W
70'
SIDE
CONC. WALK
PLTG
DRIVE AISLE
BIKE LANE
AC PATH
6" CURB & GUTTER
2"X6" REDWOOD HEADER

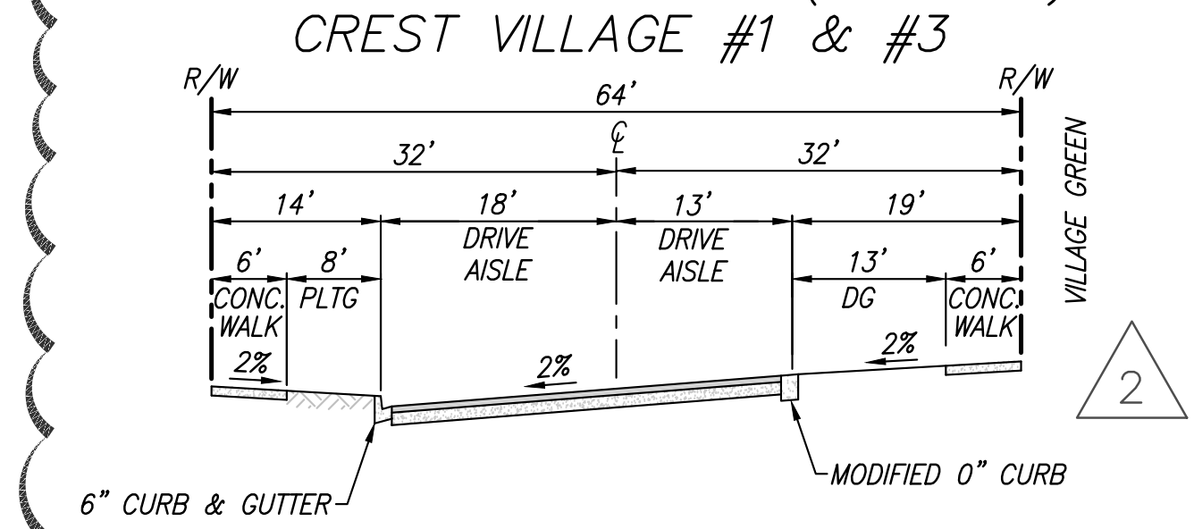
LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
W/PARKING ON ONE SIDE
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
OLD STATION


R/W
70'
35'
CONC. WALK
BIKE LANE
DRIVE AISLE
PCC SIDEWALK
6" CURB & GUTTER

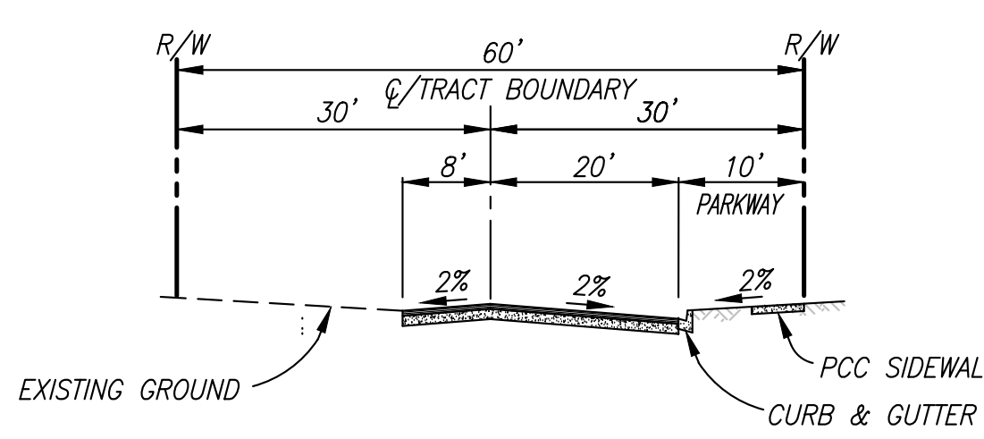
LOCAL ROAD
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
WARNER SPRINGS


R/W
64'
32'
CONC. WALK
PLTG
DRIVE AISLE
VILLAGE GREEN
6" CURB & GUTTER

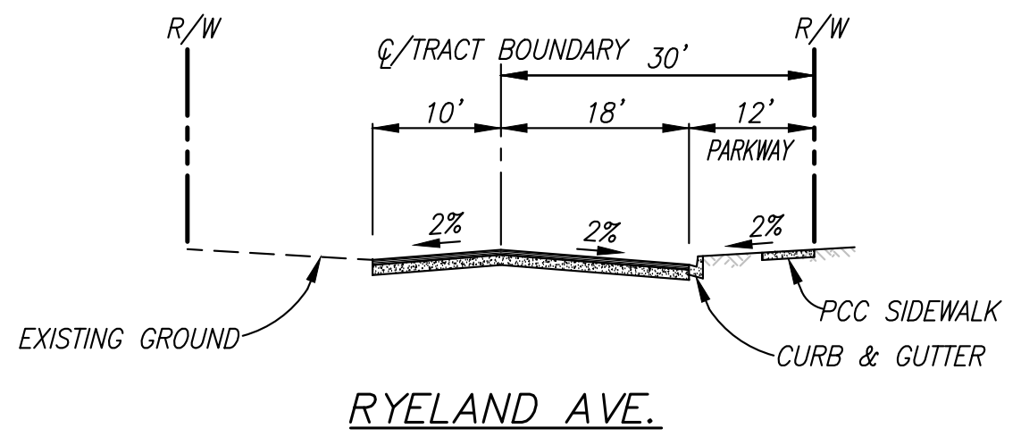
LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #1 & #3


R/W
64'
32'
CONC. WALK
PLTG
DRIVE AISLE
DG
VILLAGE GREEN
6" CURB & GUTTER
MODIFIED 0" CURB

LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #2 & #4


R/W
℄/TRACT BOUNDARY
PARKWAY
EXISTING GROUND
PCC SIDEWALK
CURB & GUTTER

FARMDALE AVE.
LOCAL ROAD MODIFIED (60' ROW)


R/W
℄/TRACT BOUNDARY 30'
PARKWAY
EXISTING GROUND
PCC SIDEWALK
CURB & GUTTER

RYELAND AVE.
LOCAL ROAD MODIFIED (60' ROW)

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 / 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

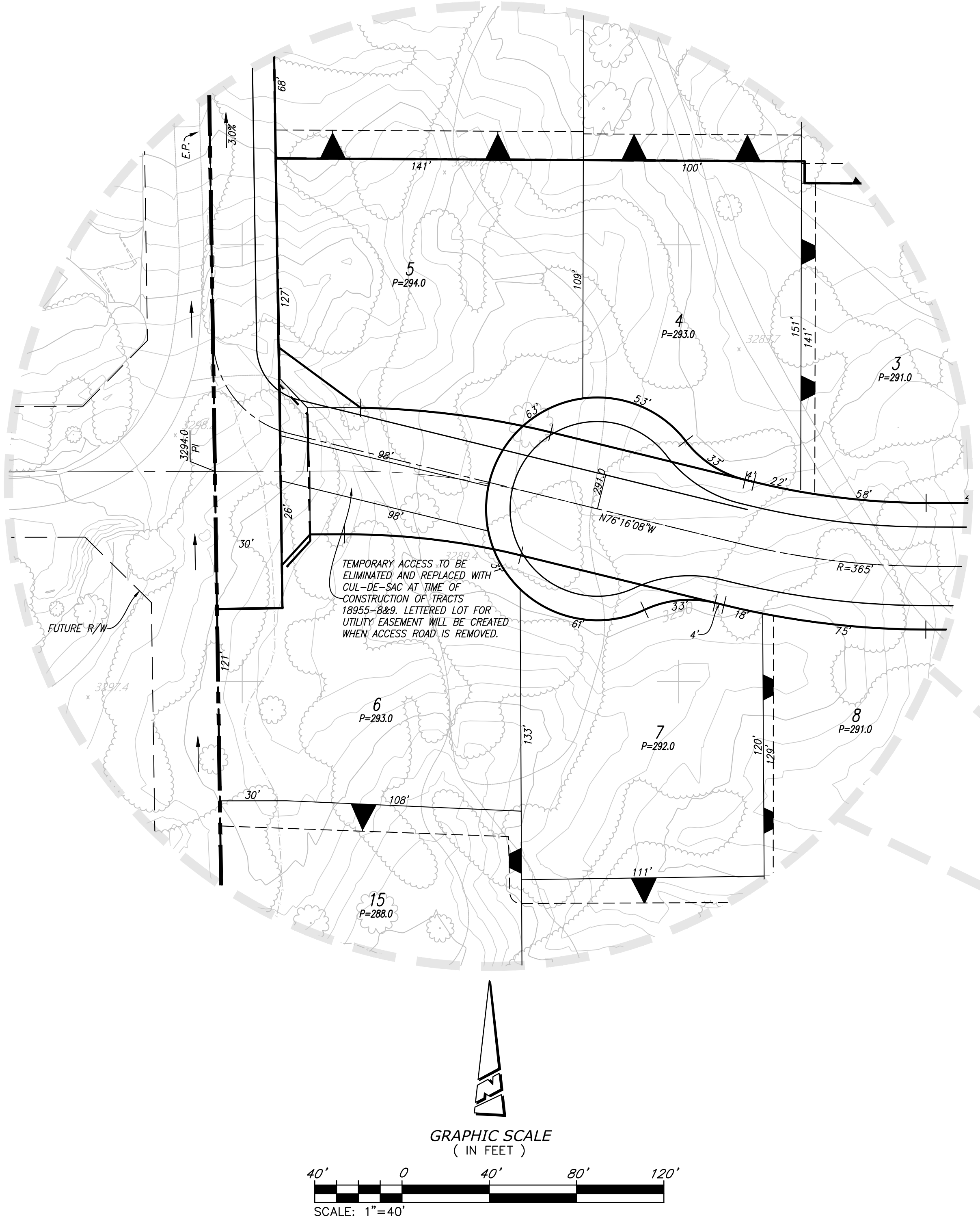
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

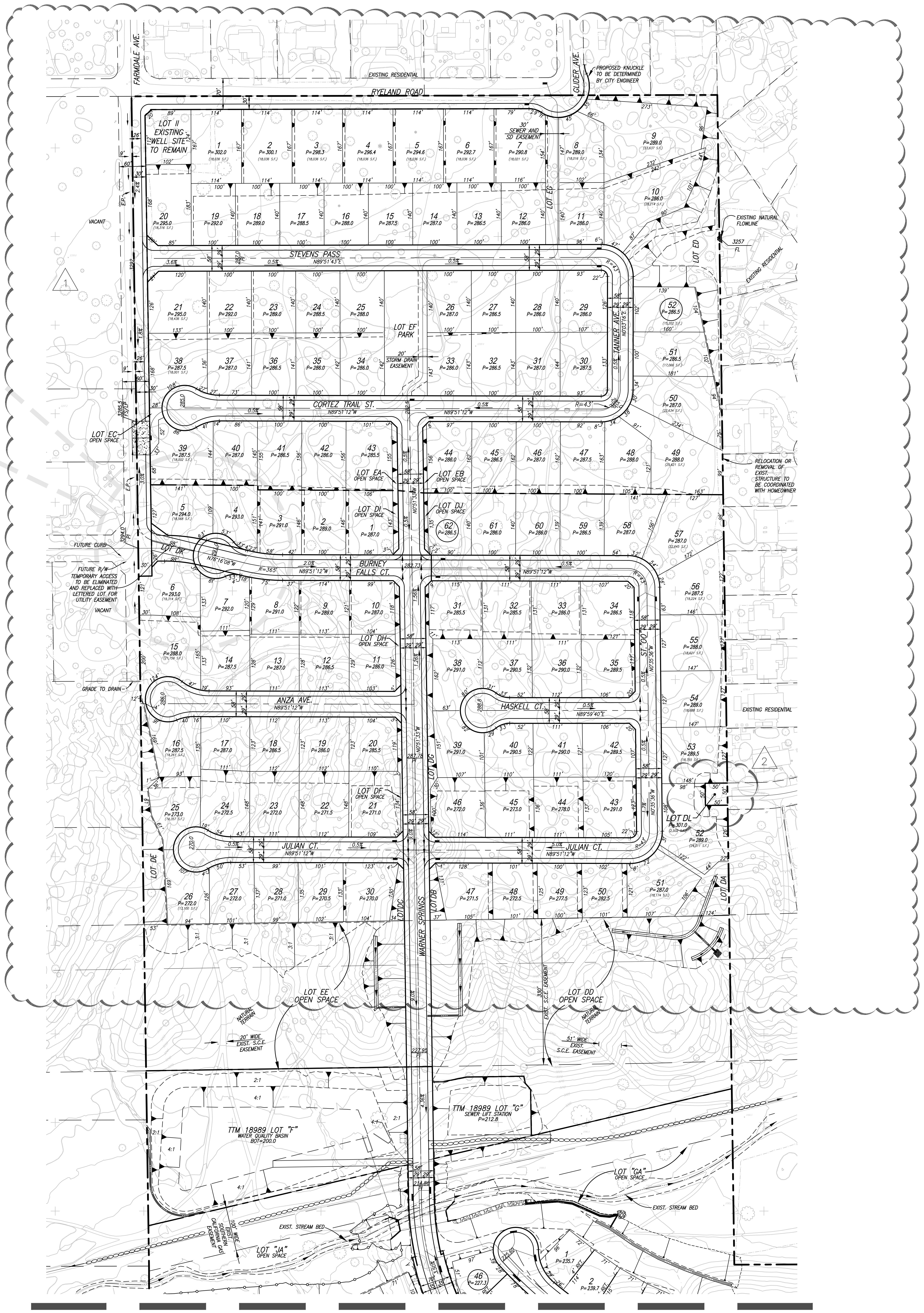
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
TITLE SHEET

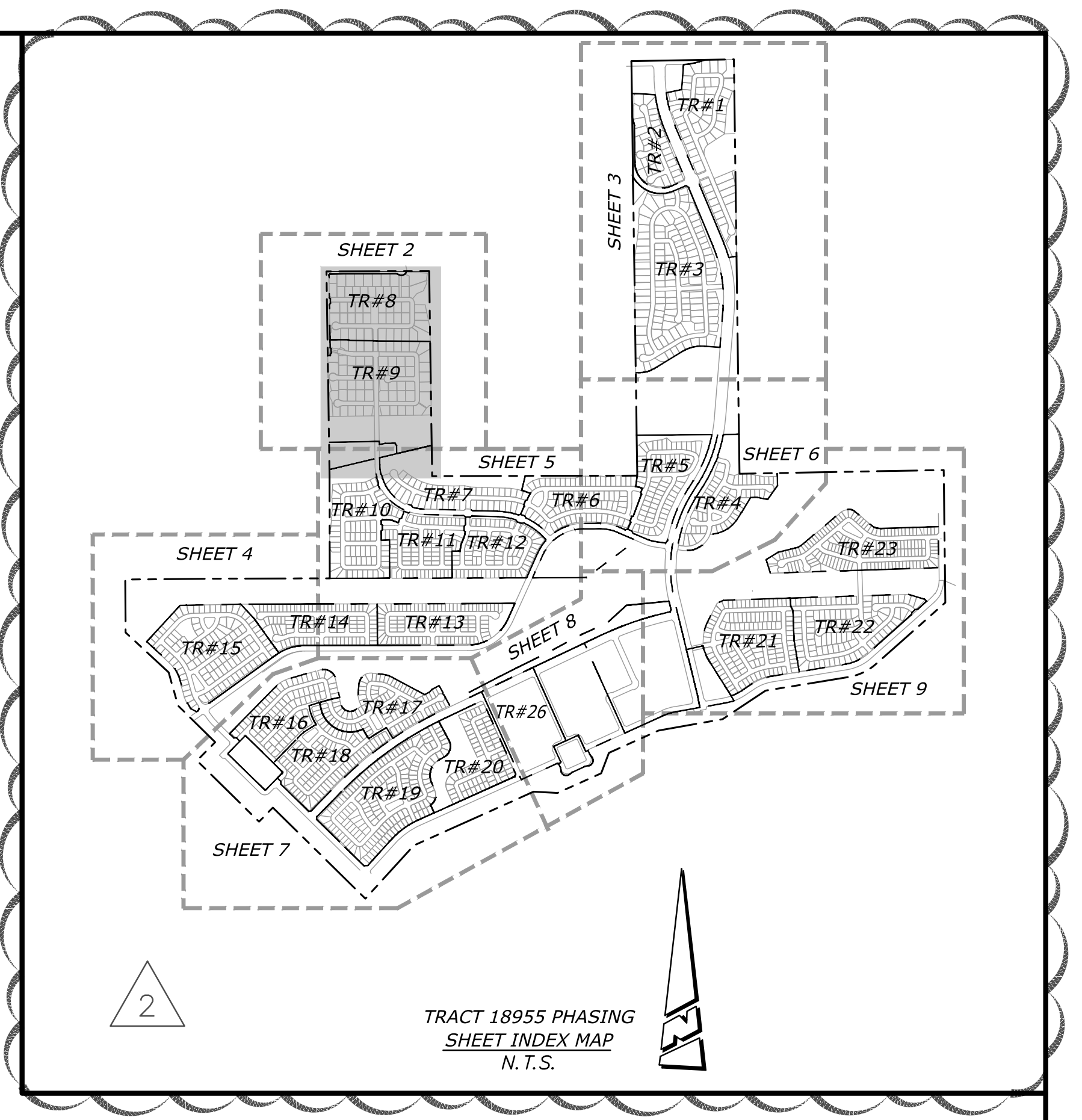
PROJECT NO.
SHEET 1 OF 12
DATE: Sep 04, 2025
W.O.

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

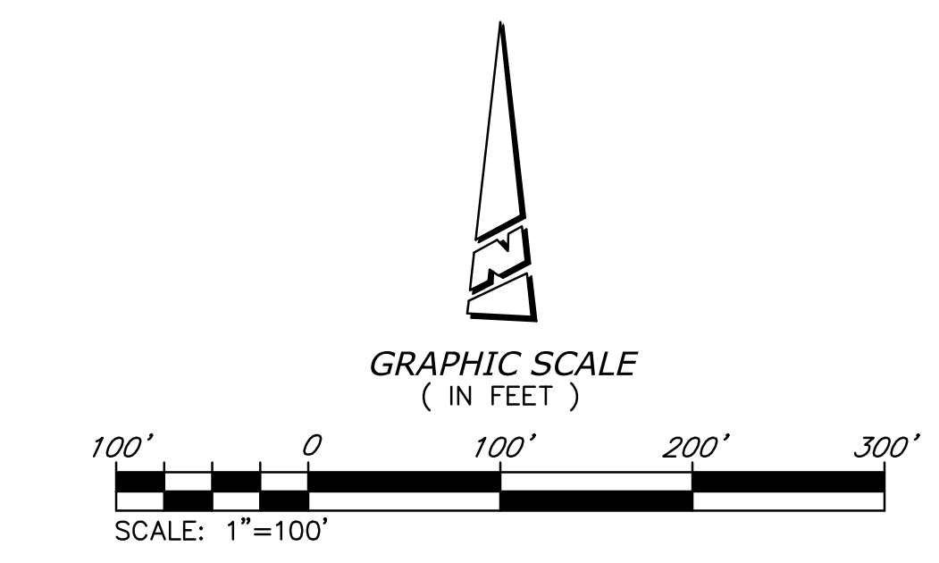

5
P=294.0
4
P=293.0
3
P=291.0
6
P=293.0
7
P=292.0
8
P=291.0
15
P=288.0
E.P.
3.0%
3294.0
PI
FUTURE R/W
N76°16'08"W
R=365'
TEMPORARY ACCESS TO BE ELIMINATED AND REPLACED WITH CUL-DE-SAC AT TIME OF CONSTRUCTION OF TRACTS 18955-8&9. LETTERED LOT FOR UTILITY EASEMENT WILL BE CREATED WHEN ACCESS ROAD IS REMOVED.
GRAPHIC SCALE
(IN FEET)
40' 0 40' 80' 120'
SCALE: 1"=40'


FARMDALE AVE.
GLIDER AVE.
EXISTING RESIDENTIAL
RYELAND ROAD
PROPOSED KNUCKLE TO BE DETERMINED BY CITY ENGINEER
30' SEWER AND SD EASEMENT
LOT II EXISTING WELL SITE TO REMAIN
STEVENS PASS
LOT EF PARK
20' STORM DRAIN EASEMENT
TANNER AVE.
CORTEZ TRAIL ST.
LOT EC OPEN SPACE
LOT EA OPEN SPACE
LOT EB
LOT DJ OPEN SPACE
LOT DI OPEN SPACE
LOT DK
BURNEY FALLS CT.
RELOCATION OR REMOVAL OF EXIST. STRUCTURE TO BE COORDINATED WITH HOMEOWNER
EXISTING NATURAL FLOWLINE
FUTURE CURB
FUTURE R/W TEMPORARY ACCESS TO BE ELIMINATED AND REPLACED WITH LETTERED LOT FOR UTILITY EASEMENT
VACANT
GRADE TO DRAIN
LOT DH OPEN SPACE
ANZA AVE.
HASKELL CT.
EXISTING RESIDENTIAL
LOT DF OPEN SPACE
JULIAN CT.
LOT DL
LOT DE
LOT DC
LOT DB
LOT DA
WAGNER SPRINGS
LOT EE OPEN SPACE
LOT DD OPEN SPACE
20' WIDE EXIST. S.C.E. EASEMENT
51' WIDE EXIST. S.C.E. EASEMENT
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
LOT "JA" OPEN SPACE

SEE SHEET 5


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
TR#2
TR#3
TR#4
TR#5
TR#6
TR#7
TR#8
TR#9
TR#10
TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
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	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:
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PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
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TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

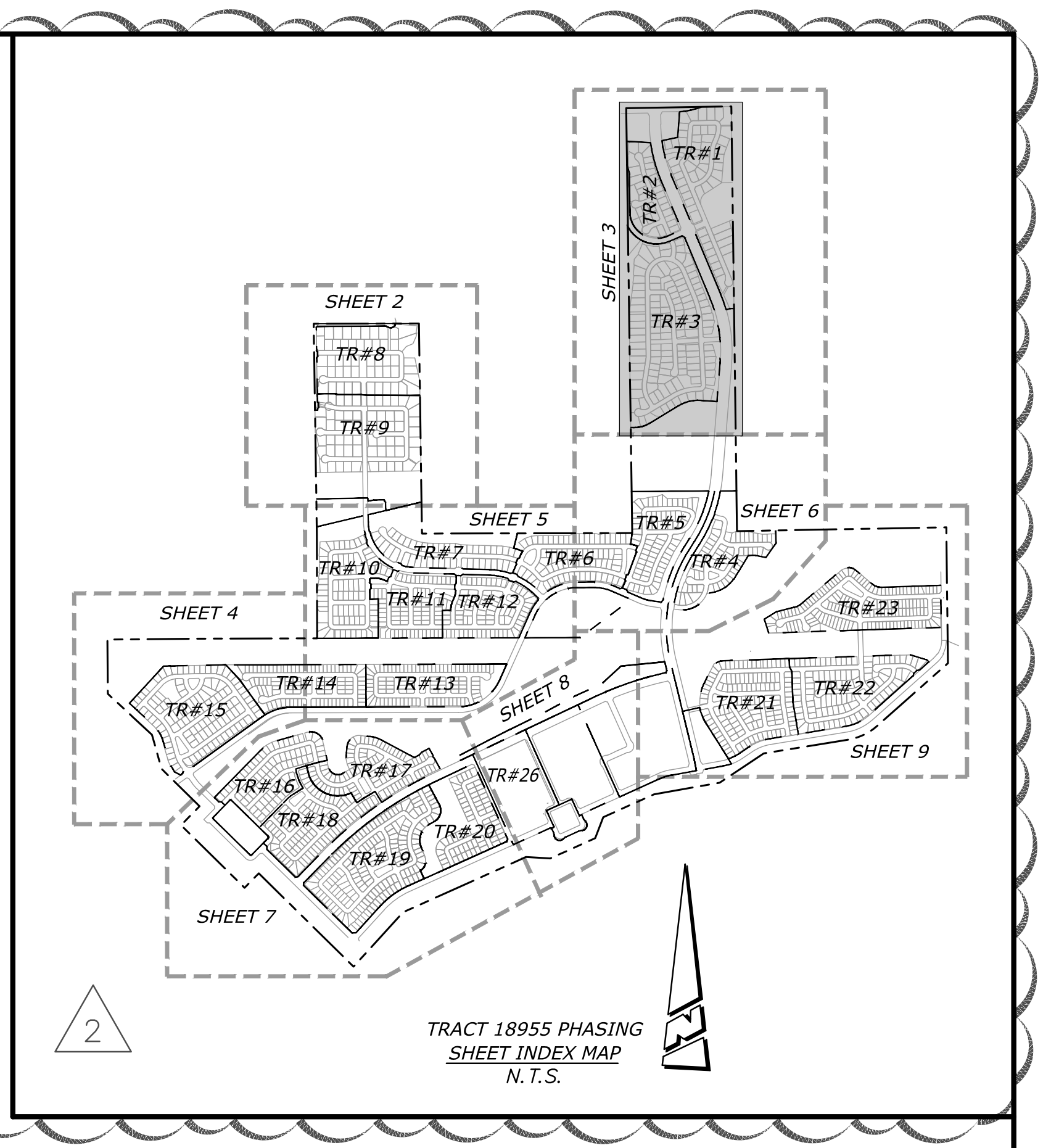
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

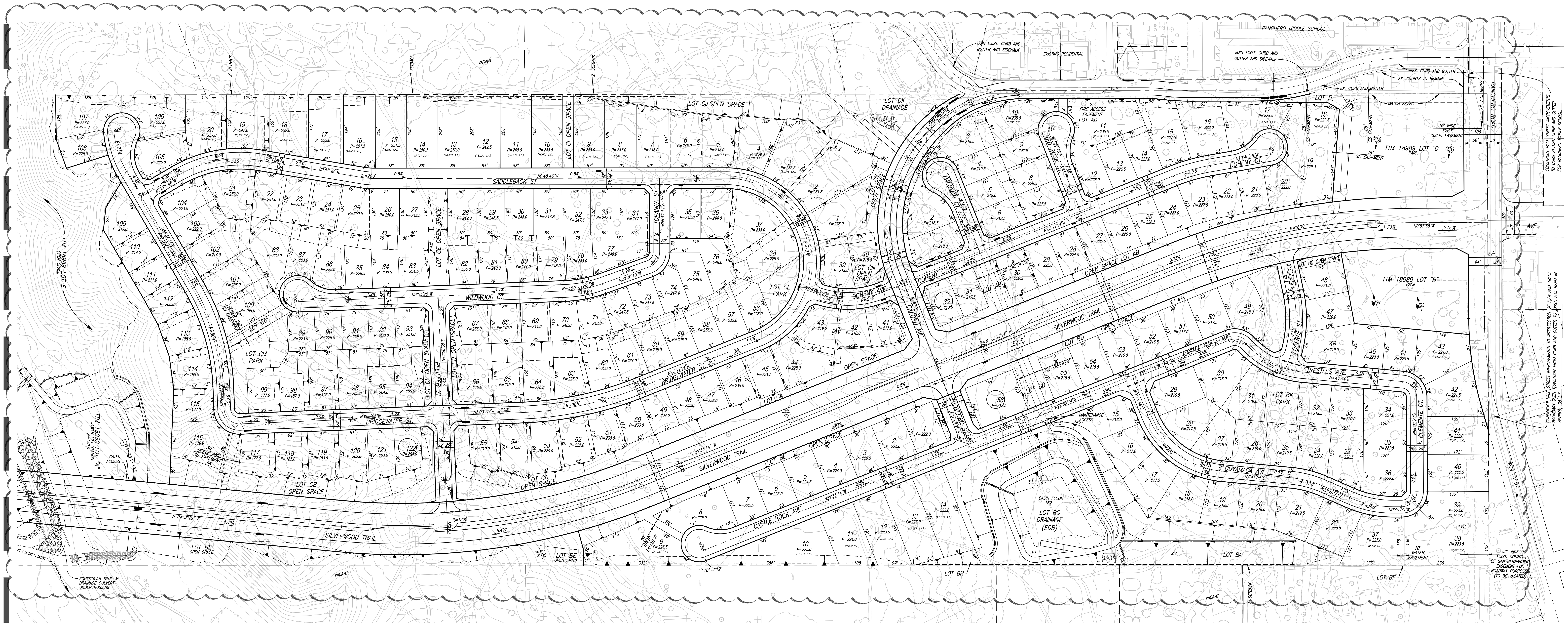
DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 2 OF 12

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
TR#8
TR#9
SHEET 3
TR#1
TR#2
TR#3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#4
TR#5
TR#6
TR#7
TR#10
TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
TR#22
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
JOIN EXIST. CURB AND GUTTER AND SIDEWALK
EX. CURB AND GUTTER
EX. COURTS TO REMAIN
EX. CURB AND GUTTER
MATCH FS/FG
EX. A.C. BERM
RANCHERO ROAD
10' WIDE EXIST. S.C.E. EASEMENT
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)
TTM 18989 LOT "C" PARK
TTM 18989 LOT "B" PARK
TTM 18989 LOT "A"
TTM 18989 LOT E
25' SD EASEMENT
36' SD EASEMENT
25' FIRE ACCESS EASEMENT
LOT AD
LOT P
LOT AB
OPEN SPACE LOT AB
LOT BC OPEN SPACE
LOT BD OPEN SPACE
LOT BD
LOT BK PARK
LOT BA
LOT BF
LOT BH
LOT BG DRAINAGE (EDB)
BASIN FLOOR 162
MAINTENANCE ACCESS
LOT BE OPEN SPACE
LOT BE OPEN SPACE
LOT CA
LOT CA OPEN SPACE
LOT CB OPEN SPACE
LOT CC OPEN SPACE
LOT CE OPEN SPACE
LOT CG
LOT CI OPEN SPACE
LOT CJ OPEN SPACE
LOT CK DRAINAGE
LOT CL PARK
LOT CM PARK
LOT CN OPEN SPACE
OPEN SPACE
SADDLEBACK ST.
WILDWOOD CT.
BRIDGEWATER ST.
TOPANGA ST.
DOHENY AVE.
DOHENY CT.
PALOMAR CT.
RED ROCK CT.
OXFORD AVE.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
TRESTLES AVE.
CUYAMACA AVE.
CLEMENTE CT.
LUCERNE ST.
AVE.
EQUESTRIAN TRAIL & DRAINAGE CULVERT UNDERCROSSING
GATED ACCESS
SEWER AND SD EASEMENT
VACANT
VACANT
VACANT
2' SETBACK
2:1 MAX
R=1800'
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:
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951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

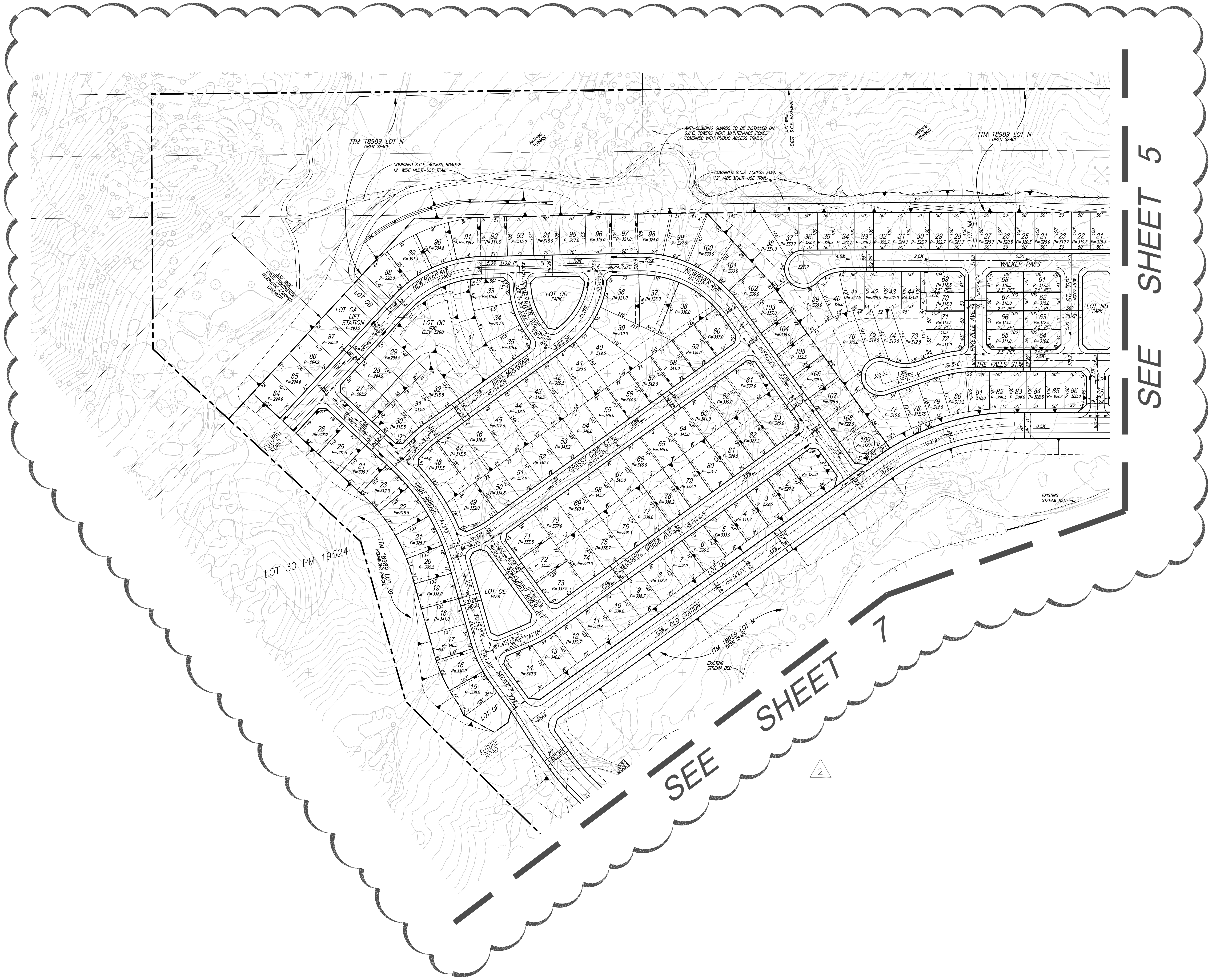
TENTATIVE TRACT MAP NO. 18955

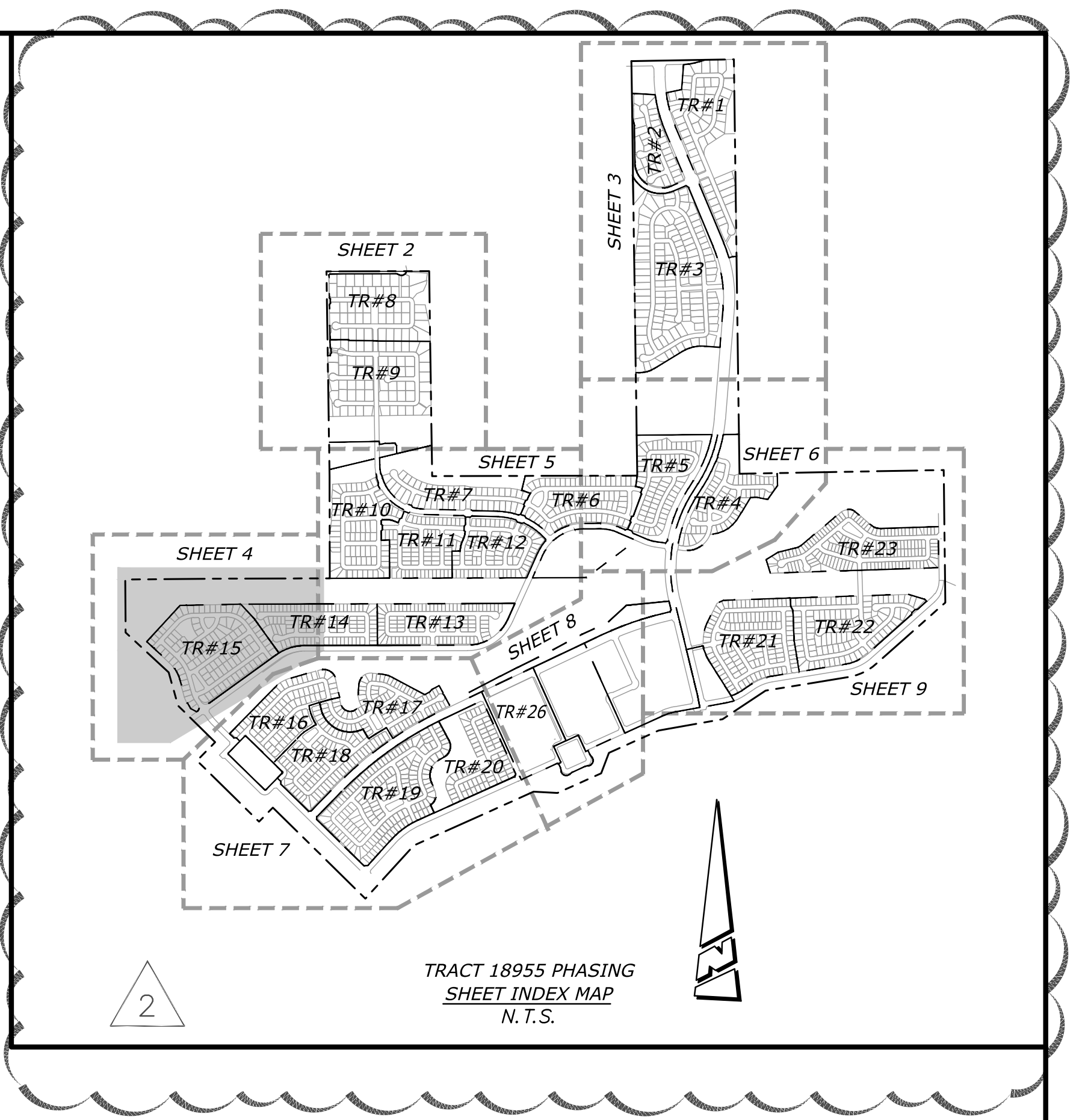
GRADING PLAN & DRAINAGE

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


SEE SHEET 5
SEE SHEET 7
TTM 18989 LOT N
OPEN SPACE
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
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
NATURAL TERRAIN
NEW RIVER AVE
WALKER PASS
PIKEVILLE AVE
THE FALLS ST
BIRD MOUNTAIN
GRASSY COVE ST
QUARTZ CREEK AVE
OLD STATION
HIGH BRIDGE
LOT OA LIFT STATION
LOT OB
LOT OC
LOT OD PARK
LOT OE PARK
LOT OF
LOT NA
LOT NB PARK
LOT NC
3:1
FUTURE ROAD
LOT 30 PM 19524
TTM 18989 LOT 39
TTM 18989 LOT M
OPEN SPACE
EXISTING STREAM BED
2


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
TR#2
TR#3
TR#4
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TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
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:
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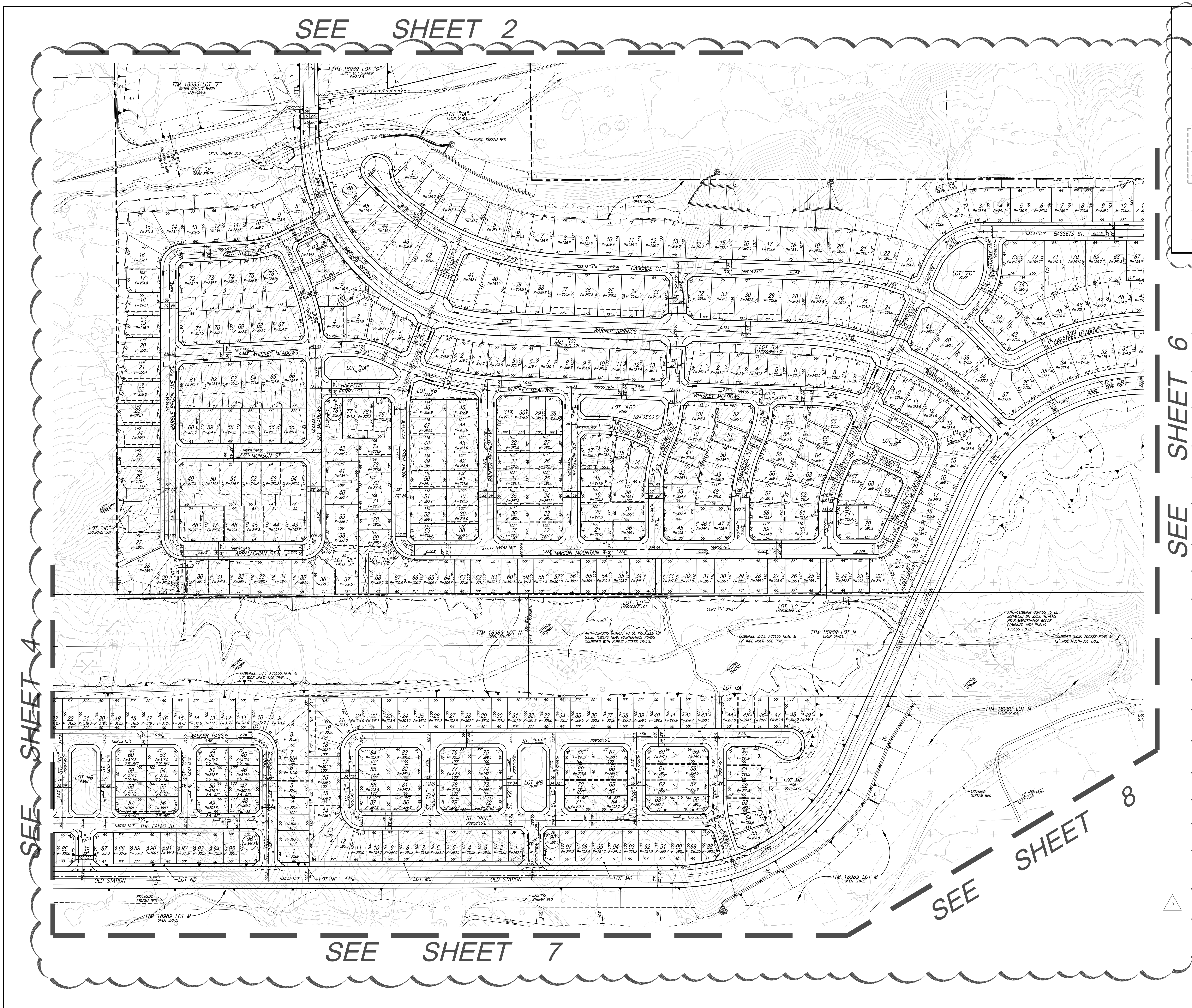
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

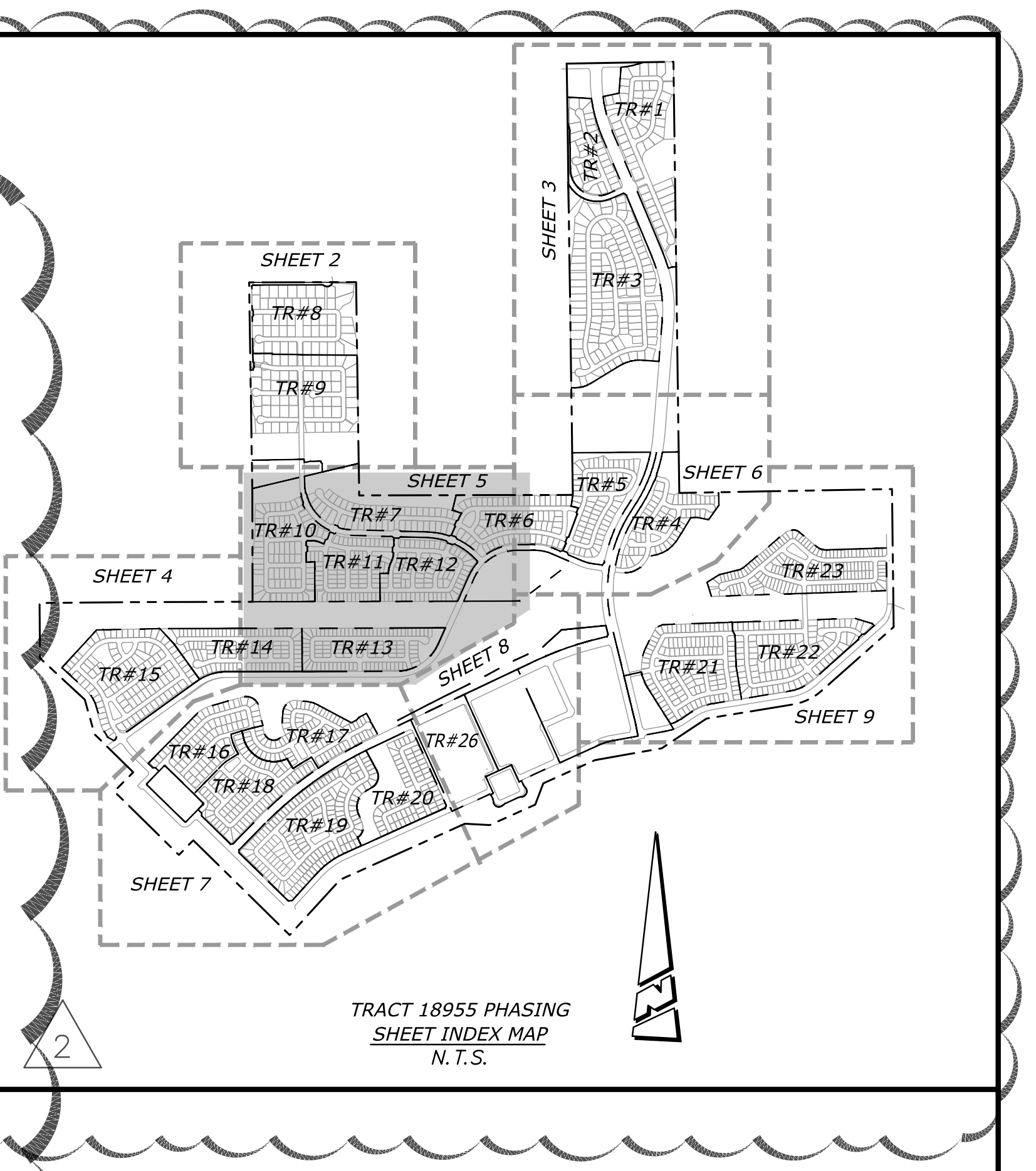
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

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
LOT "JA" OPEN SPACE
EXIST. STREAM BED
LOT "GA" OPEN SPACE
LOT "FA" OPEN SPACE
LOT "FC" PARK
LOT "KA" PARK
LOT "KB"
LOT "KC" LANDSCAPE LOT
LOT "KD" PARK
LOT "LA" LANDSCAPE LOT
LOT "LE" PARK
LOT "FB" OPEN SPACE
LOT "JC" DRAINAGE LOT
LOT "JE" PASEO LOT
LOT "KE" PASEO LOT
LOT "LD" LANDSCAPE LOT
LOT "LC" LANDSCAPE LOT
KENT ST.
CASCADE CT.
WARNER SPRINGS
WHISKEY MEADOWS
HARPERS FERRY ST.
MARBLE BROOK AVE.
MONSON ST.
APPALACHIAN ST.
MARION MOUNTAIN
FAINT PASS
PAINTER BROOK AVE.
KATAHDIN AVE.
BASSETS ST.
CRABTREE MEADOWS
OLD STATION
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
THE FALLS ST.
ST. "EEE"
ST. "RRR"
LOT NB PARK
LOT MB PARK
LOT ME WQB
LOT ND
LOT NE
LOT MC
LOT MD
EXISTING STREAM BED
REALIGNED STREAM BED
12' WIDE MULTI-USE TRAIL

GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
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TR#3
TR#4
TR#5
TR#6
TR#7
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TR#10
TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
TR#22
TR#23
TR#26
2

TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.

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
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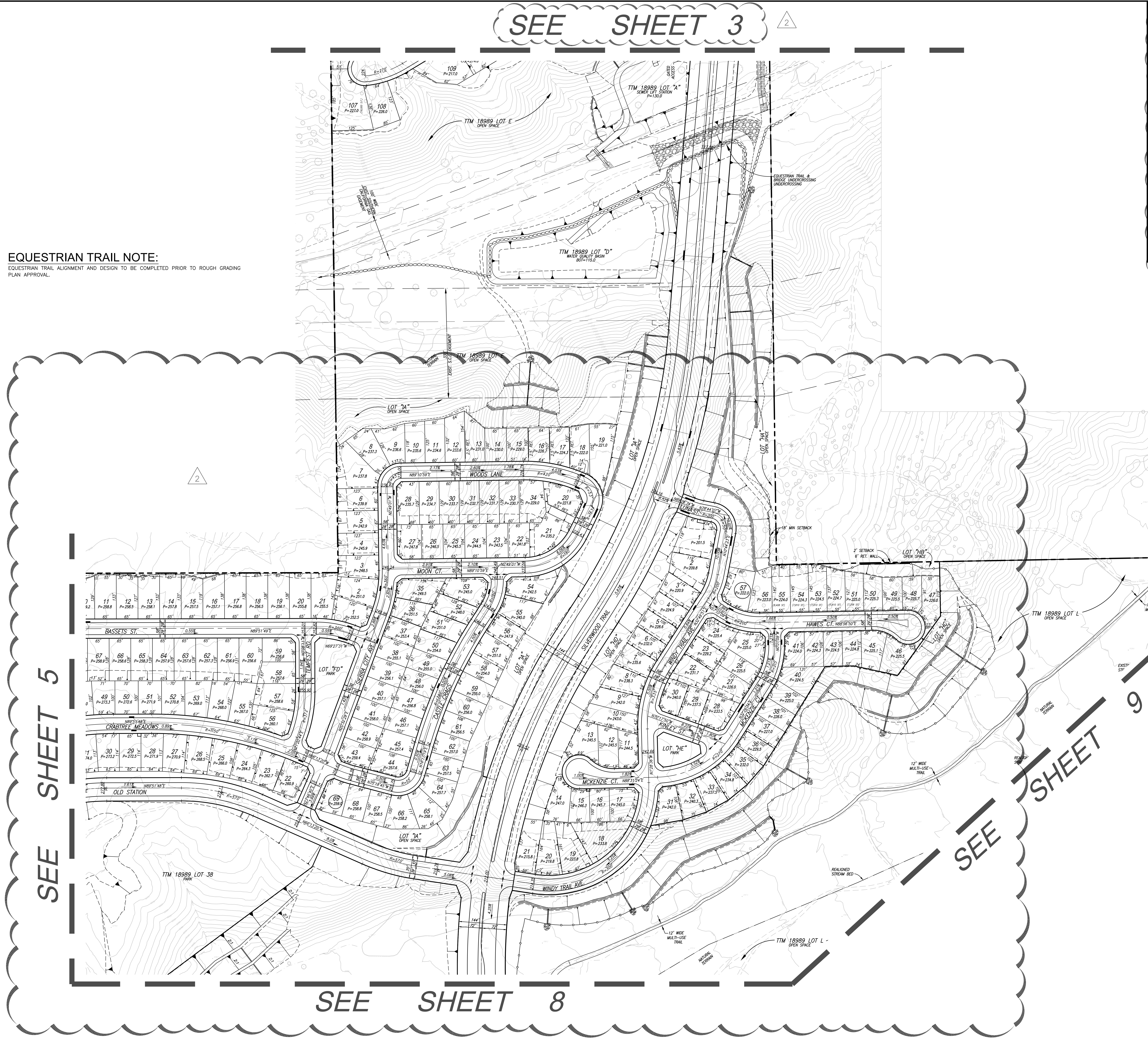
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

DATE: Sep 04, 2025
W.O.

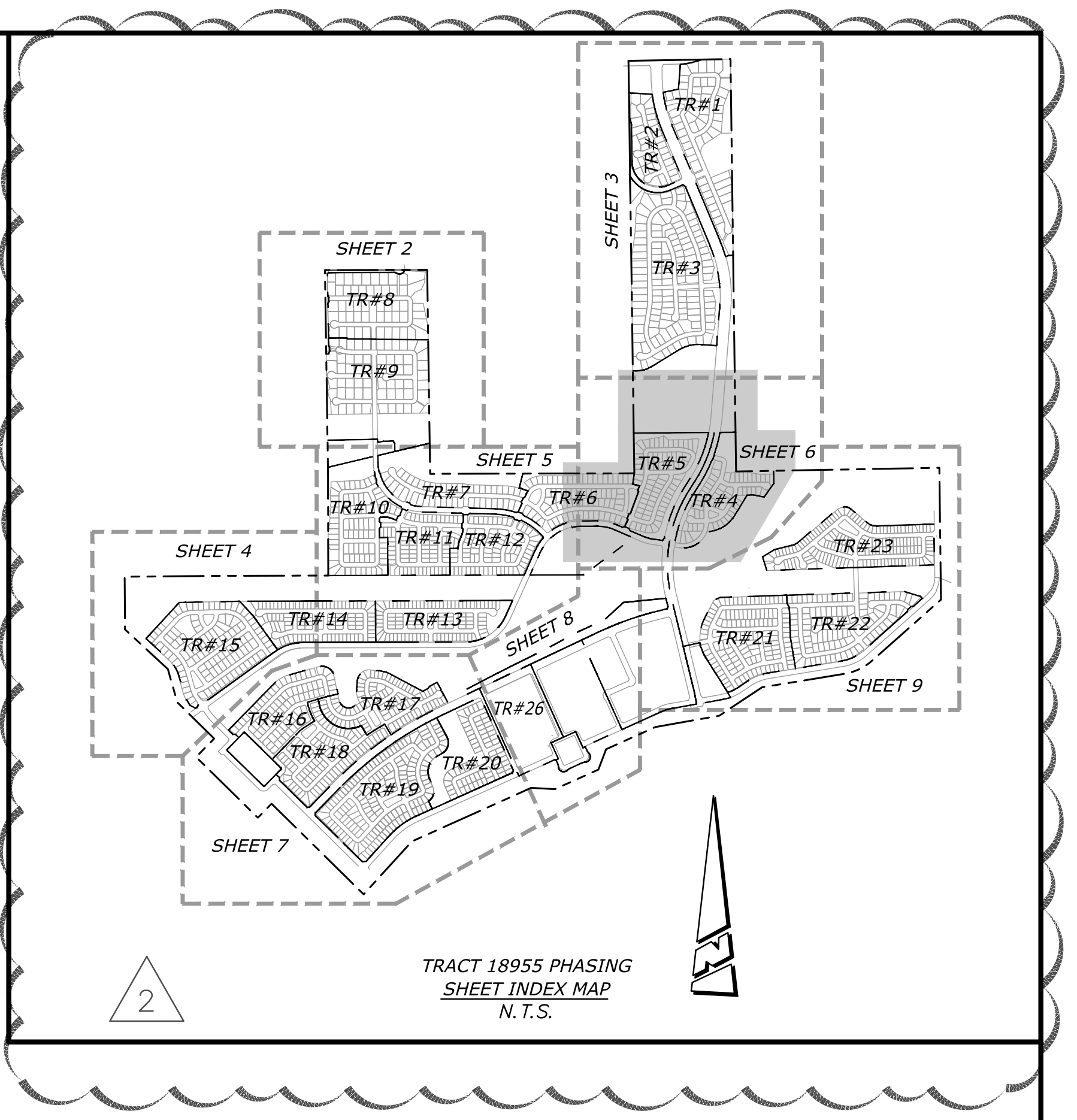
PROJECT NO.
SHEET 5 OF 12

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


SEE SHEET 3
2
TTM 18989 LOT "A" SEWER LIFT STATION
TTM 18989 LOT E OPEN SPACE
EQUESTRIAN TRAIL & BRIDGE UNDERCROSSING UNDERCROSSING
TTM 18989 LOT "D" WATER QUALITY BASIN
TTM 18989 LOT E OPEN SPACE
LOT "A" OPEN SPACE
WOODS LANE
MOON CT.
BASSETS ST.
CRABTREE MEADOWS
OLD STATION
LOT "FD" PARK
SILVERWOOD TRAIL
WINDY TRAIL AVE
HAWES CT.
MCKENZIE CT.
LOT "HB" OPEN SPACE
LOT "HE" PARK
2' SETBACK 6' RET. WALL
18' MIN SETBACK
TTM 18989 LOT L OPEN SPACE
12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
REALIGNED STREAM BED
TTM 18989 LOT 38 PARK
TTM 18989 LOT L OPEN SPACE
SEE SHEET 5
SEE SHEET 8
SEE SHEET 9

EQUESTRIAN TRAIL NOTE:

EQUESTRIAN TRAIL ALIGNMENT AND DESIGN TO BE COMPLETED PRIOR TO ROUGH GRADING PLAN APPROVAL.


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
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TR#3
TR#4
TR#5
TR#6
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TR#8
TR#9
TR#10
TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
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	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
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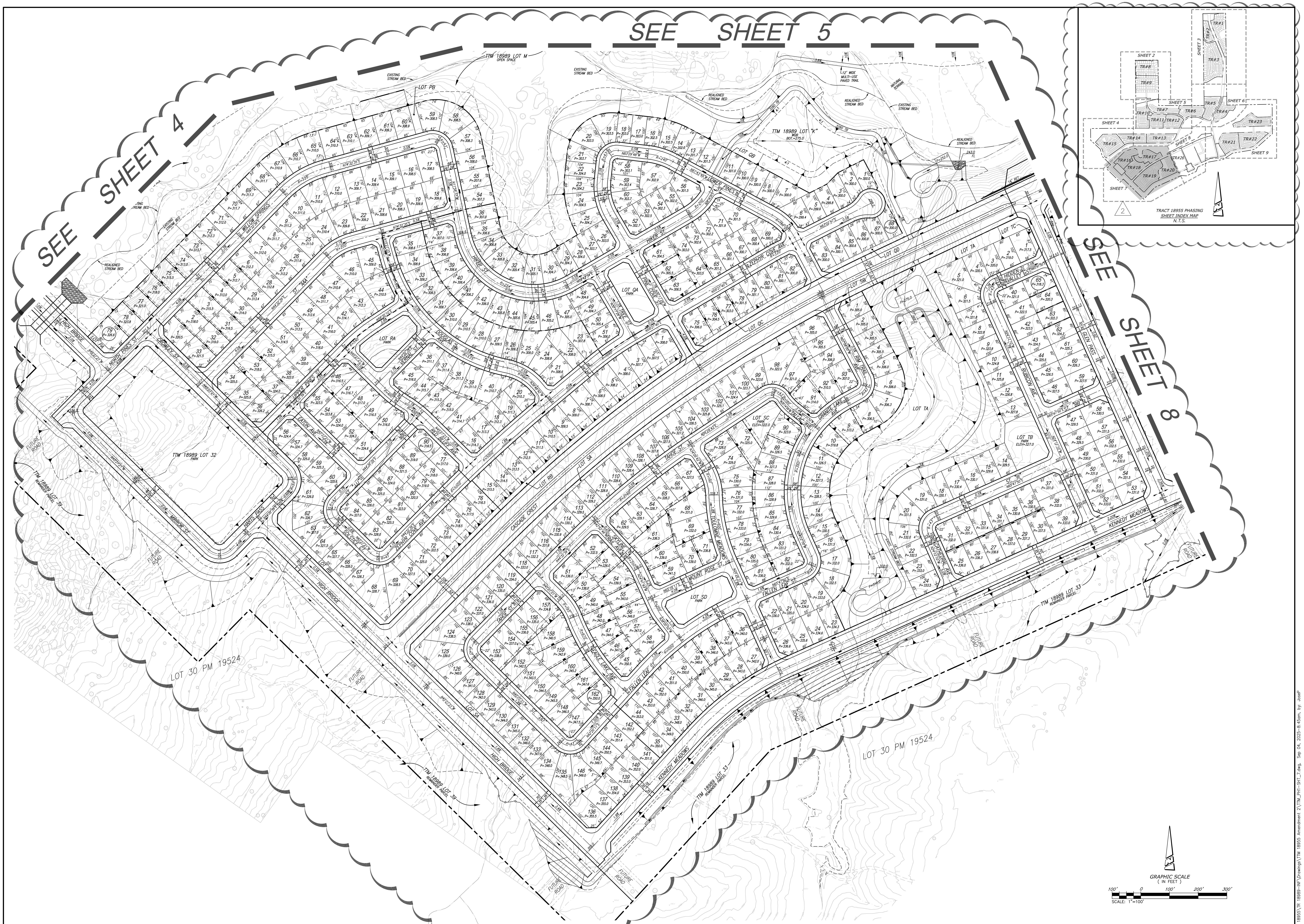
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 6 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_6.dwg, Sep 04, 2025-8:46am, by: JoseP


SEE SHEET 5
SEE SHEET 4
SEE SHEET 8
TTM 18989 LOT M OPEN SPACE
TTM 18989 LOT "K"
TTM 18989 LOT 32 PARK
TTM 18989 LOT 33 REMAINDER PARCEL
TTM 18989 LOT 39 REMAINDER PARCEL
LOT 30 PM 19524
EXISTING STREAM BED
REALIGNED STREAM BED
12' WIDE MULTI-USE PAVED TRAIL
NATURAL TERRAIN
FUTURE ROAD
LOT PB
LOT QB
LOT QA PARK
LOT QC
LOT QD
LOT RA PARK
LOT RB
LOT SA
LOT SB
LOT SC PARK
LOT SD PARK
LOT TA
LOT TB PARK
LOT TC
HIGH BRIDGE
NORTH PINES ST
WILLOW SPRINGS
HARTS PASS
MARMOR ST
EATON AVE
ZEPHYR COVE AVE
DOUGLAS AVE
CASCADE CREST
HIKER ST
LOWER PINES
TAHOE ST
MOUNT ROSE ST
TUOLUMNE MEADOWS
FALLEN LEAF ST
GRANITE LAKE
KENNEDY MEADOWS
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
TR#2
TR#3
TR#4
TR#5
TR#6
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TR#8
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TR#10
TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
TR#22
TR#23
TR#26
2
GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.

2

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
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

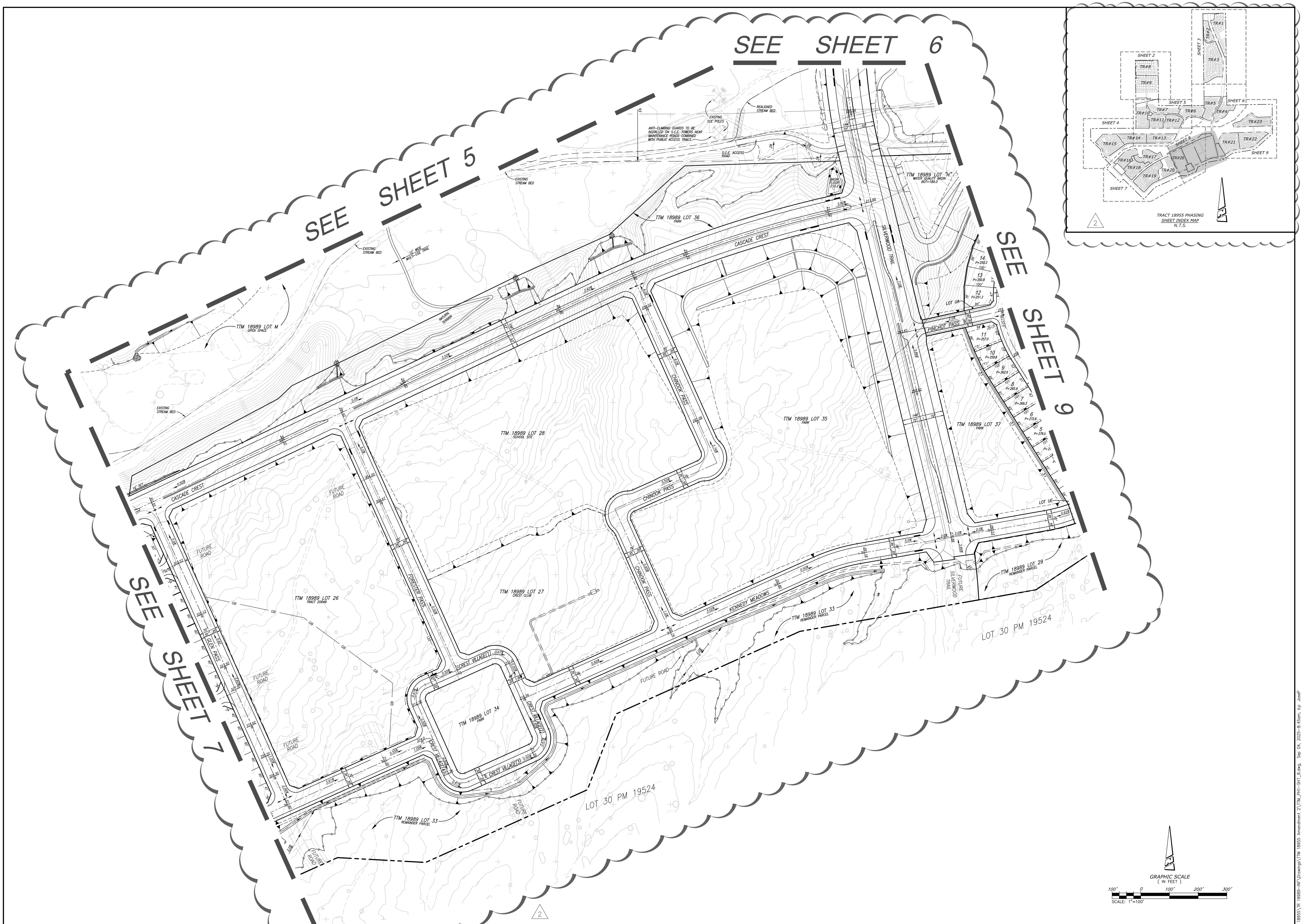
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 7
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_7.dwg, Sep 04, 2025-8:45am, by: JoseP


SEE SHEET 6
SEE SHEET 5
SEE SHEET 9
SEE SHEET 7
EXISTING SCE POLES
REALIGNED STREAM BED
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
S.C.E. ACCESS ROAD
EXISTING STREAM BED
12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
BASIN FLOOR 210.2
TTM 18989 LOT "H" WATER QUALITY BASIN BOT=189.0
TTM 18989 LOT 36 PARK
TTM 18989 LOT M OPEN SPACE
CASCADE CREST
SILVERWOOD TRAIL
CHINOOK PASS
PINCHOT PASS
FORESTER PASS
GLEN PASS
KENNEDY MEADOWS
CREST VILLAGE(1)
CREST VILLAGE(2)
LOT UA
LOT UE
14 P=250.3
13 P=250.8
12 P=251.3
11 P=257.0
10 P=259.8
9 P=262.6
8 P=265.9
7 P=269.3
6 P=272.6
5 P=276.0
TTM 18989 LOT 37 PARK
TTM 18989 LOT 35 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 33 REMAINDER PARCEL
TTM 18989 LOT 29 REMAINDER PARCEL
FUTURE ROAD
FUTURE SILVERWOOD TRAIL
LOT 30 PM 19524
144'
72'
70'
35'
2.0%
3.89%
7.0%
2.62%
0.62%
3:1
2
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
TR#2
TR#3
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TR#6
TR#7
TR#8
TR#9
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TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
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 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.
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TEMECULA, CA 92590
951-200-6840

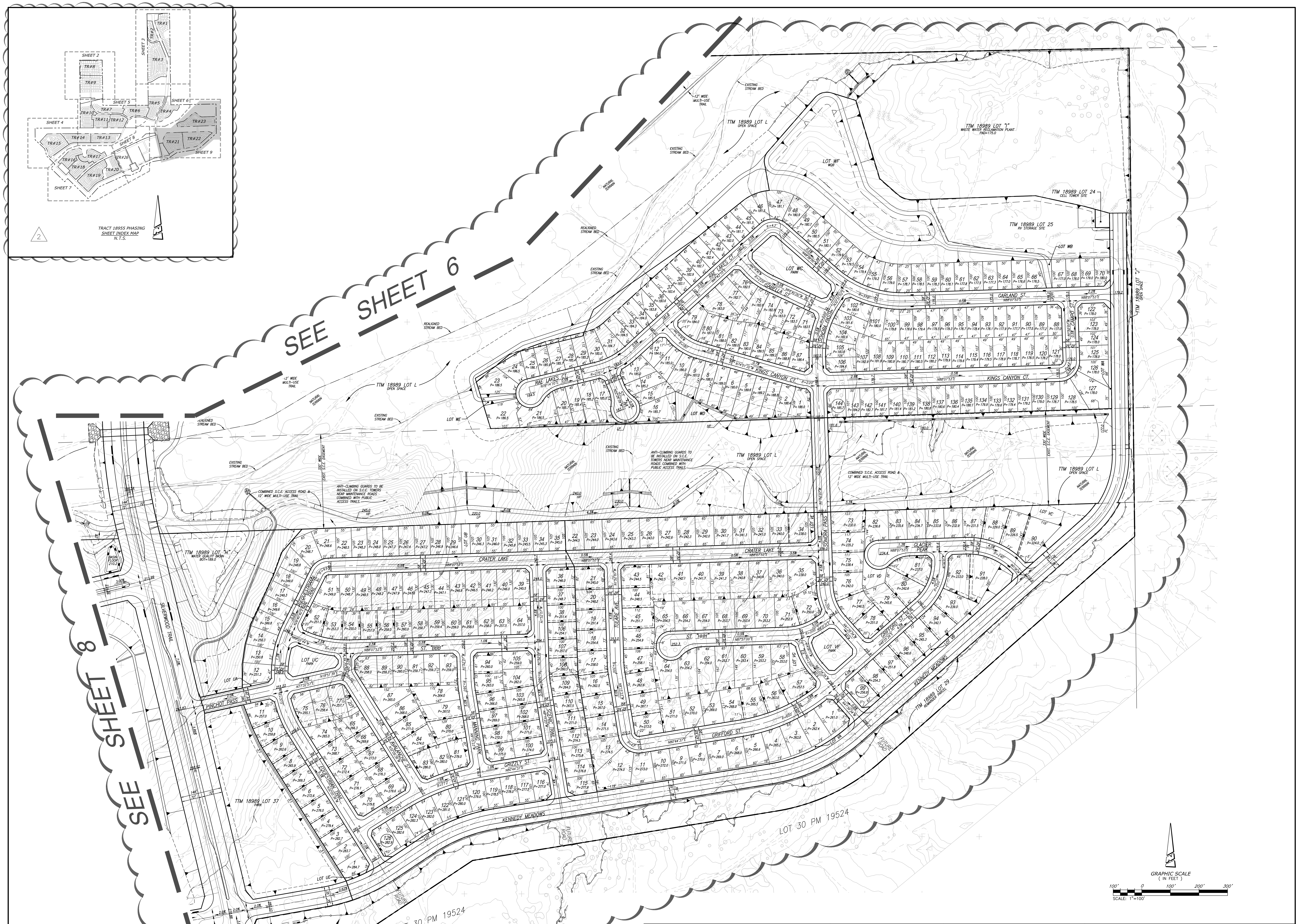
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 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#18
TR#19
TR#20
TR#21
TR#22
TR#23
TR#26
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
2
TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.
SEE SHEET 6
SEE SHEET 8
EXISTING STREAM BED
REALIGNED STREAM BED
NATURAL TERRAIN
12' WIDE MULTI-USE TRAIL
TTM 18989 LOT L OPEN SPACE
TTM 18989 LOT "I" WASTE WATER RECLAMATION PLANT
TTM 18989 LOT 24 CELL TOWER SITE
TTM 18989 LOT 25 RV STORAGE SITE
TTM 18989 LOT J OPEN SPACE
LOT WF
LOT WB
LOT WC PARK
LOT WD
LOT WE
GARLAND ST.
KINGS CANYON CT.
RAE LAKES CT.
ISABELLA 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
TTM 18989 LOT 37 PARK
TTM 18989 LOT 29 REMAINDER PARCEL
LOT 30 PM 19524
CRATER LAKE
GLACIER PEAK
ST. HHH
ST. BBB
GRIZZLY ST.
GRIFFORD ST.
PINCHOT PASS
KENNEDY MEADOWS
SILVERWOOD TRAIL
FUTURE ROAD
LOT UA
LOT UB
LOT UC PARK
LOT UE
LOT VC
LOT VD
LOT VF PARK
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 14, 15, 16, & 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

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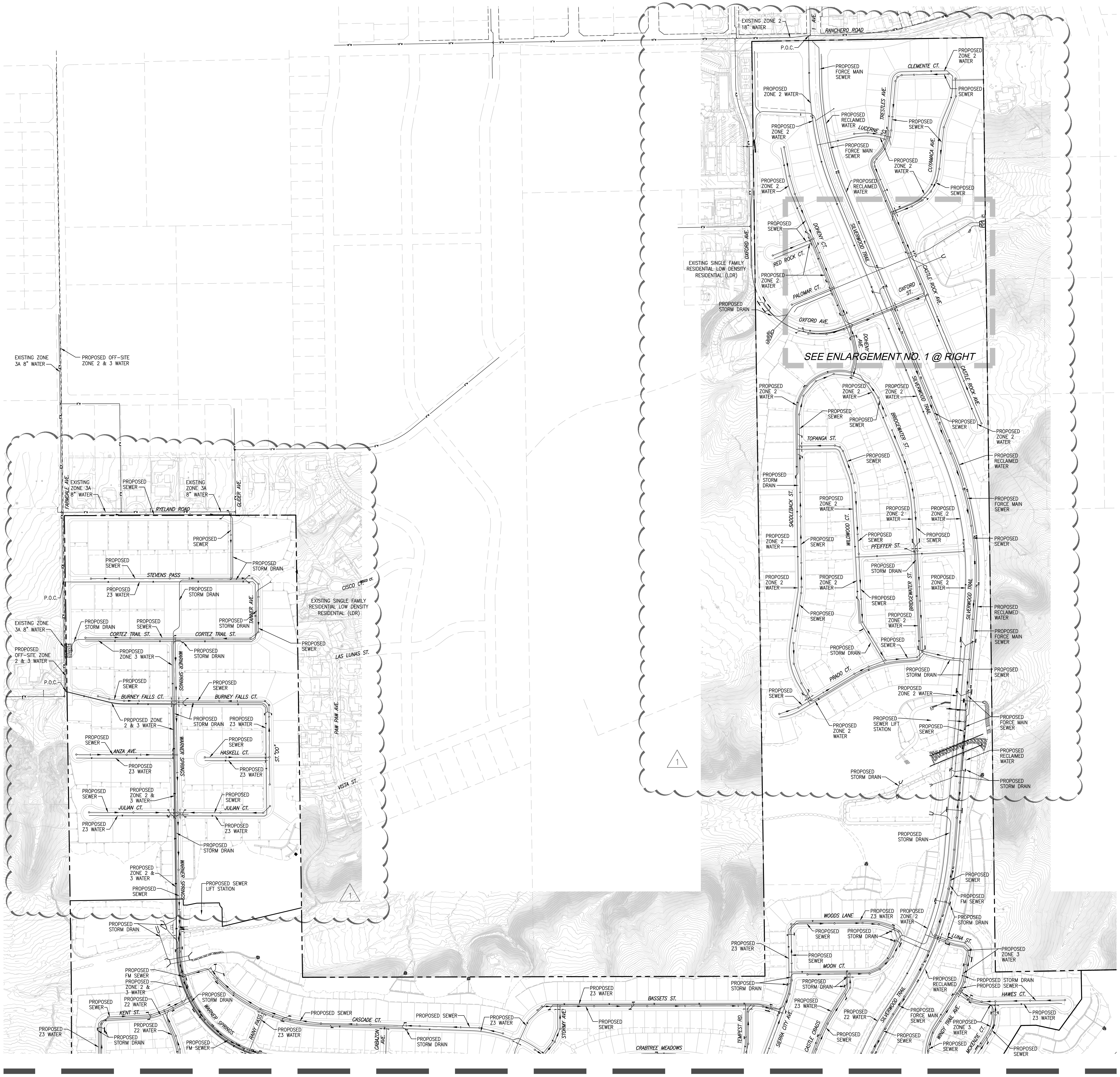
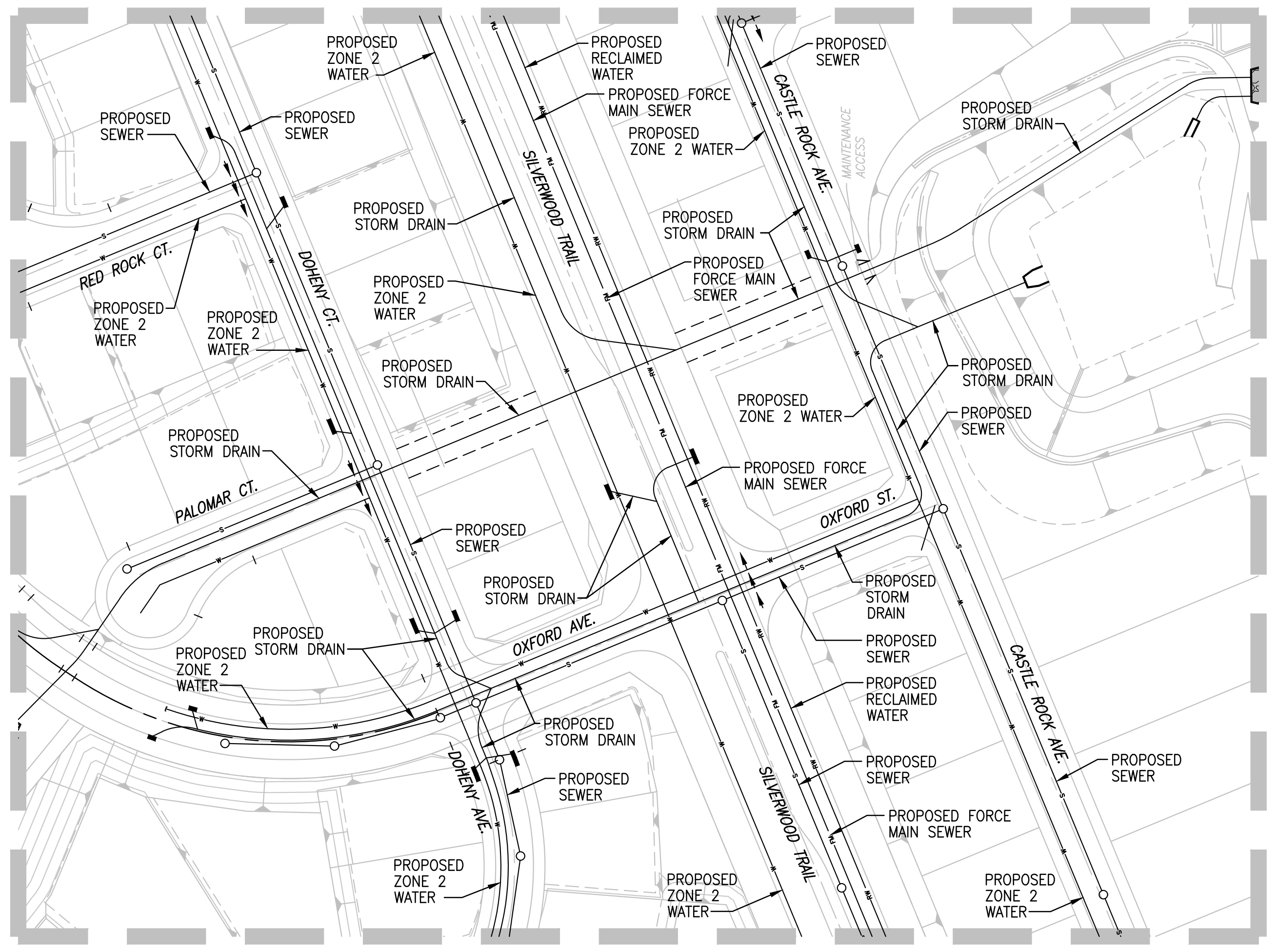
ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

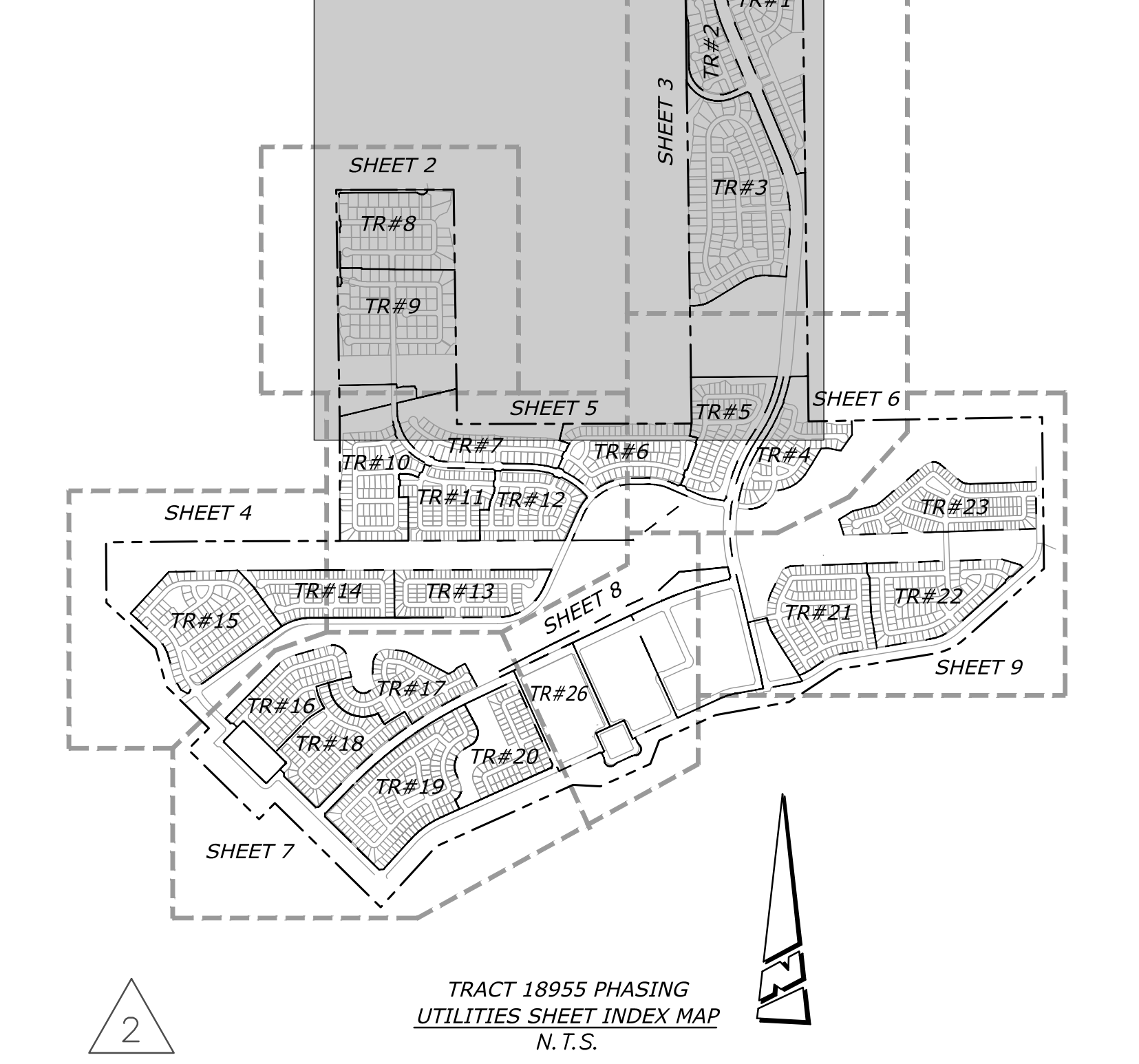
DATE: Sep 04, 2025
W.O.
PROJECT NO.
SHEET 9 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_9.dwg, Sep 04, 2025-8:45am, by: mcain


EXISTING ZONE 2 18" WATER
RANCHERO ROAD
P.O.C.
CLEMENTE CT.
PROPOSED ZONE 2 WATER
PROPOSED FORCE MAIN SEWER
PROPOSED SEWER
PROPOSED RECLAIMED WATER
PROPOSED STORM DRAIN
TRESTLES AVE.
LUCERNE ST.
CUYAMACA AVE.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
DOHENY CT.
RED ROCK CT.
PALOMAR CT.
OXFORD ST.
OXFORD AVE.
DOHENY 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.
GLIDER AVE.
RYELAND ROAD
STEVENS PASS
CORTEZ TRAIL ST.
TANNER AVE.
CISCO CREEK CT.
LAS LUNAS ST.
BURNEY FALLS CT.
WARNER SPRINGS
PROPOSED Z3 WATER
PROPOSED ZONE 2 & 3 WATER
PROPOSED ZONE 3 WATER
ANZA AVE.
HASKELL CT.
ST. "OO"
PAW PAW AVE.
VISTA ST.
JULIAN CT.
PROPOSED Z2 WATER
PROPOSED FM SEWER
KENT ST.
BANY PASS
CASCADE CT.
CABAZON AVE.
STORMY AVE.
BASSETS ST.
TEMPEST RD.
SIERRA CITY AVE.
CASTLE CRAGS
CRABTREE MEADOWS
WOODS LANE
MOON CT.
LUNA ST.
HAWES CT.
WINDY TRAIL AVE.
MCKENZIE CT.
1


RED ROCK CT.
DOHENY CT.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
PALOMAR CT.
OXFORD AVE.
OXFORD ST.
DOHENY AVE.
PROPOSED SEWER
PROPOSED ZONE 2 WATER
PROPOSED RECLAIMED WATER
PROPOSED FORCE MAIN SEWER
PROPOSED STORM DRAIN

ENLARGEMENT NO. 1
1"=100'


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
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TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
TR#22
TR#23
TR#26
2

TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
200' 0 200' 400' 600'
SCALE: 1"=200'

SEE SHEET 11

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

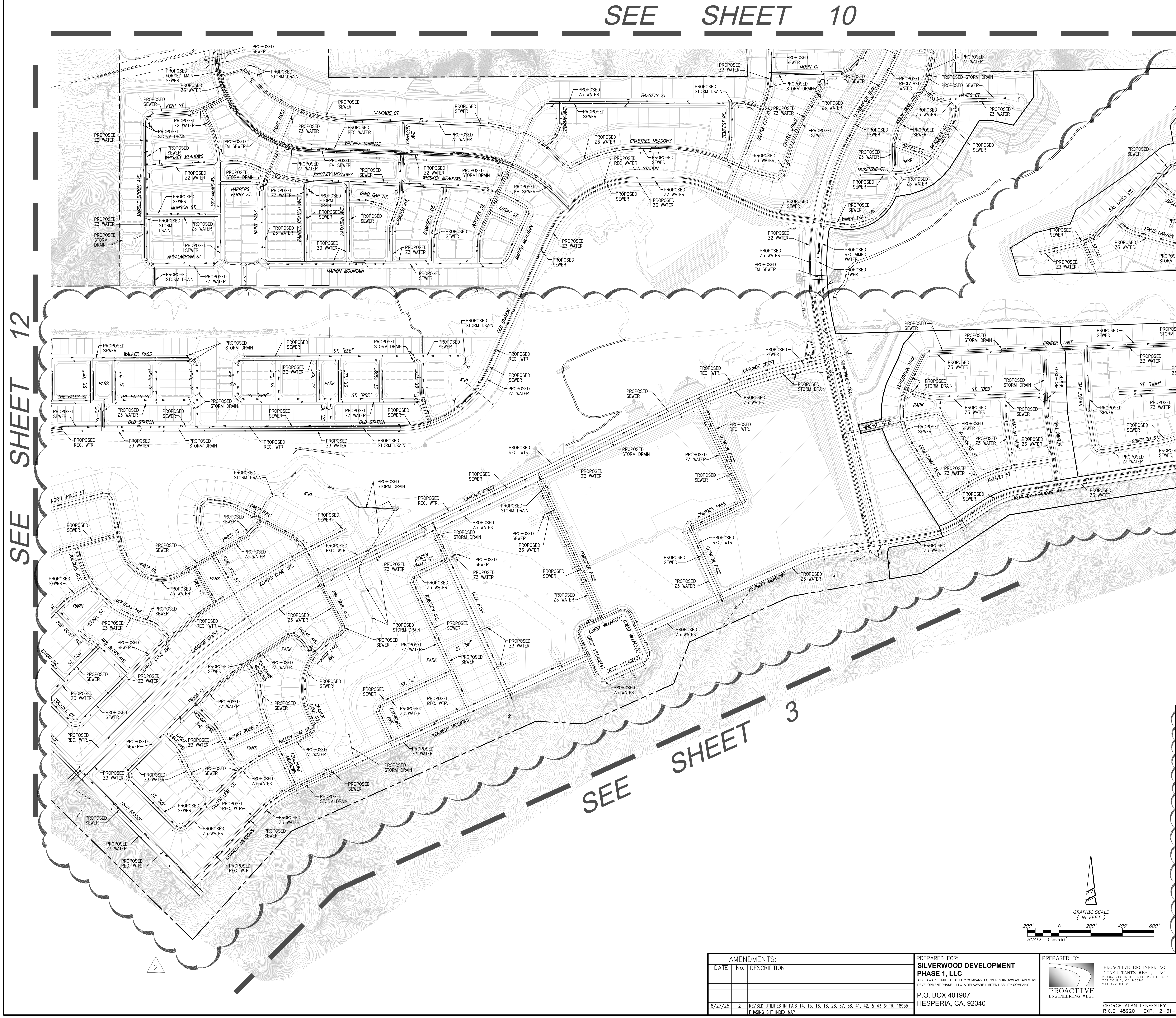
PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

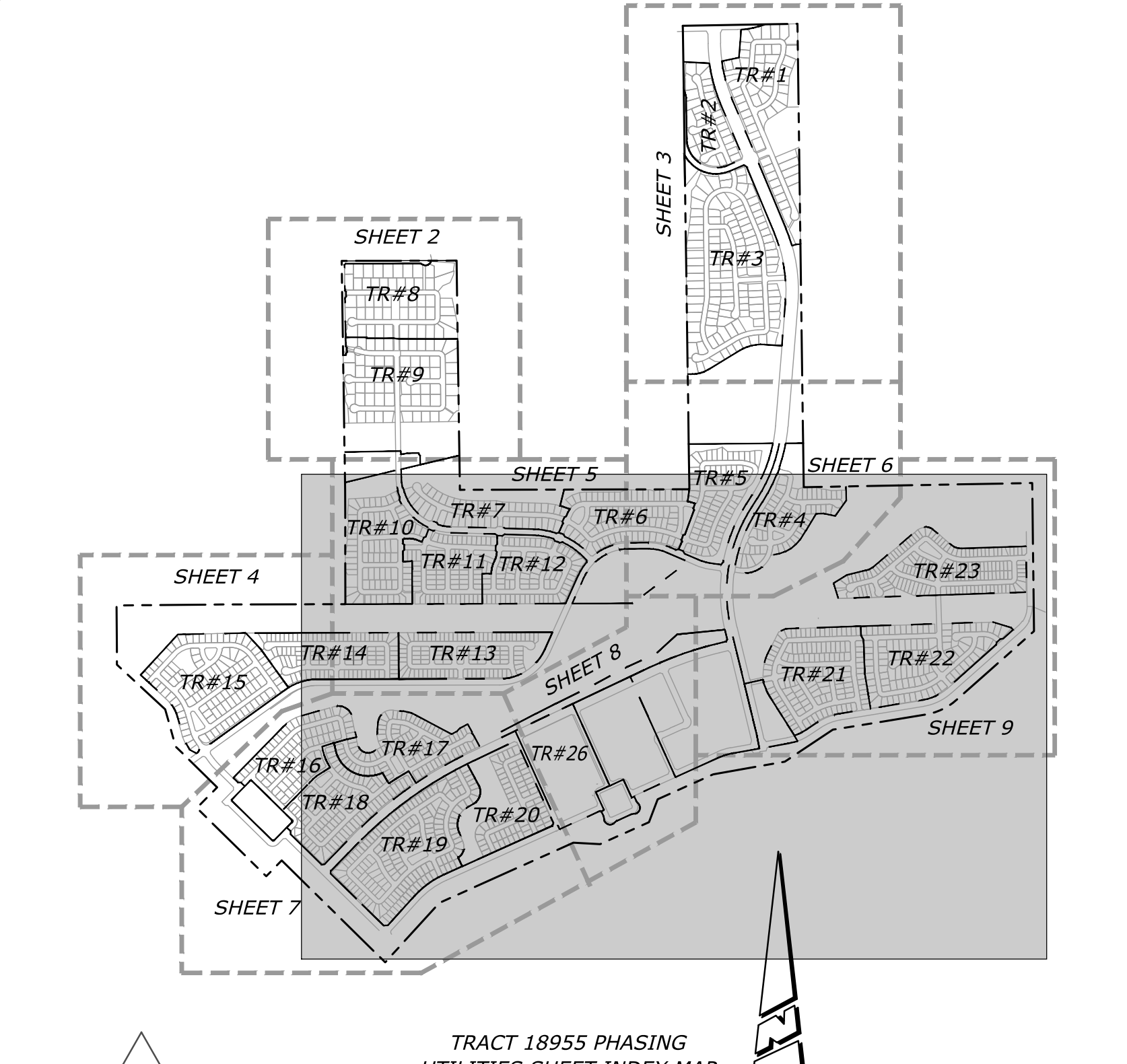
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

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
SEE SHEET 12
SEE SHEET 3
PROPOSED SEWER
PROPOSED FORCED MAIN SEWER
PROPOSED Z3 WATER
PROPOSED Z2 WATER
PROPOSED STORM DRAIN
PROPOSED REC WATER
PROPOSED FM SEWER
PROPOSED RECLAIMED WATER
PROPOSED REC. WTR.
KENT ST.
CASCADE CT.
WARNER SPRINGS
WHISKEY MEADOWS
MARBLE BROOK AVE.
MONSON ST.
SKY MEADOWS
APPALACHIAN ST.
HARPERS FERRY ST.
RAINY PASS
PAINTER BRANCH AVE.
KATAHDIN AVE.
WIND GAP ST.
CABAZON AVE.
DAMASCUS AVE.
BASSETS ST.
LURAY ST.
MARION MOUNTAIN
OLD STATION
STORMY AVE.
CRABTREE MEADOWS
TEMPEST RD.
SIERRA CITY AVE.
CASTLE CRAGS
MOON CT.
SILVERWOOD TRAIL
WINDY TRAIL AVE.
HAWES CT.
KINLEY ST.
MCKENZIE CT.
MCKENZIE CT.
PARK
RAE LAKES CT.
ISABELLA ST.
KINGS CANYON CT.
ST. "AA"
GARLAND ST.
CAMPO ST.
SONORA PASS
CRATER LAKE
GLACIER PEAK
EQUESTRIAN TRAIL
PINCHOT PASS
ST. "BBB"
AVALANCHE ST.
MANNING PARK
SCENIC TRAIL
TULARE AVE.
ST. "HHH"
ST. "EE"
GRIFFORD ST.
GRIZZLY ST.
KENNEDY MEADOWS
WALKER PASS
ST. "EEE"
THE FALLS ST.
WQB
CASCADE CREST
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.
TREE ST.
ZEPHYR COVE AVE.
DOUGLAS AVE.
VERNAL ST.
RED BLUFF AVE.
EATON AVE.
ST. "JJJ"
SOLSTICE CT.
RIM TRAIL AVE.
TALLAC AVE.
GRANITE LAKE AVE.
HIDDEN VALLEY ST.
RUBICON AVE.
GLEN PASS
ST. "BB"
ST. "III"
CATHEDRAL AVE.
TOULOMNE MEADOWS
TAHOE ST.
SKYLINE TRAIL AVE.
EAGLE LAKE AVE.
MOUNT ROSE ST.
FALLEN LEAF ST.
ST. "DD"
HIGH BRIDGE
GRAPHIC SCALE
(IN FEET)
200'
0
200'
400'
600'
SCALE: 1"=200'
2


SHEET 2
SHEET 3
SHEET 4
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SHEET 9
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TR#14
TR#15
TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
TR#22
TR#23
TR#26

TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.

2

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

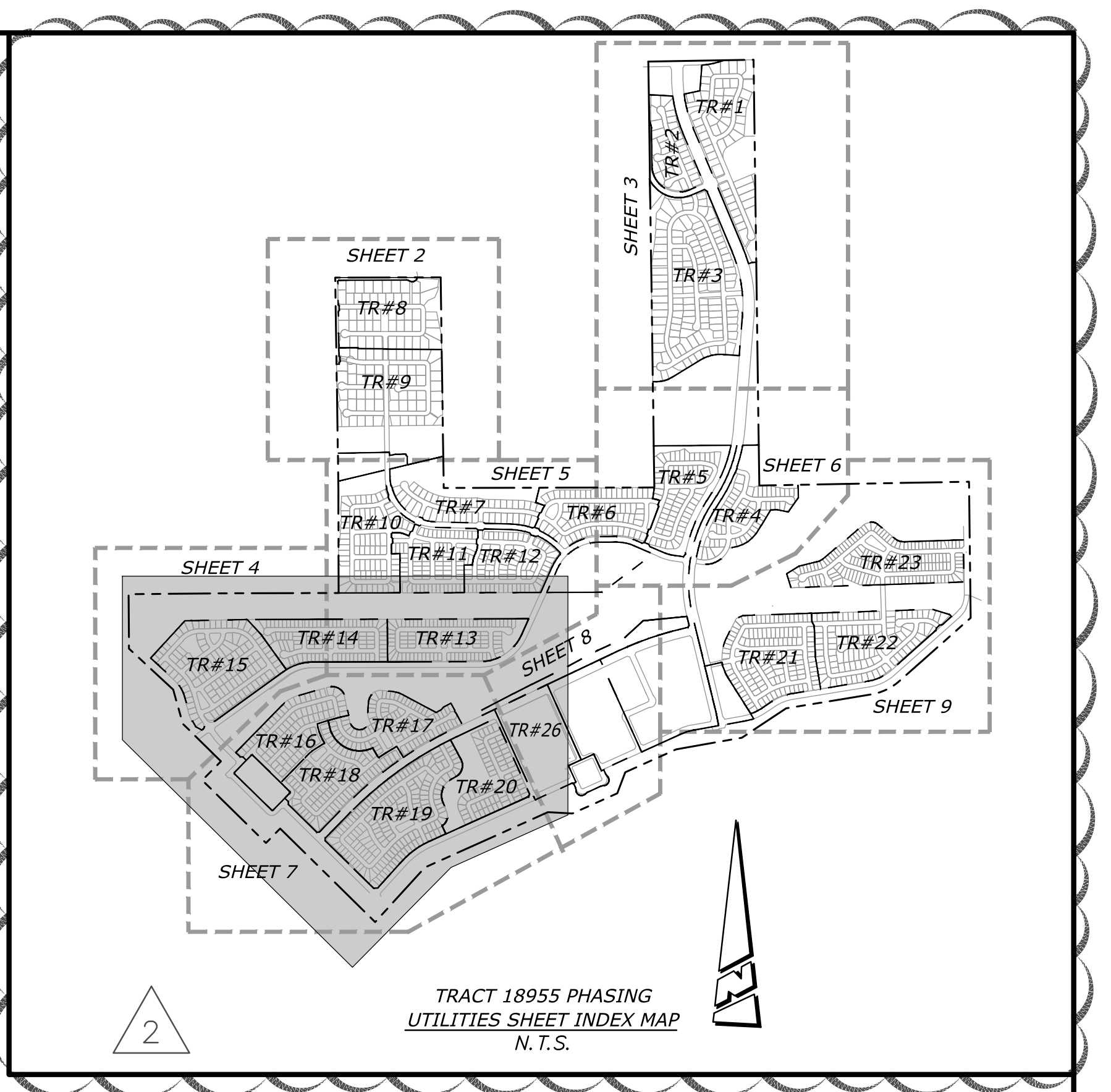
CITY OF HESPERIA

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


SHEET 2
SHEET 3
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SHEET 7
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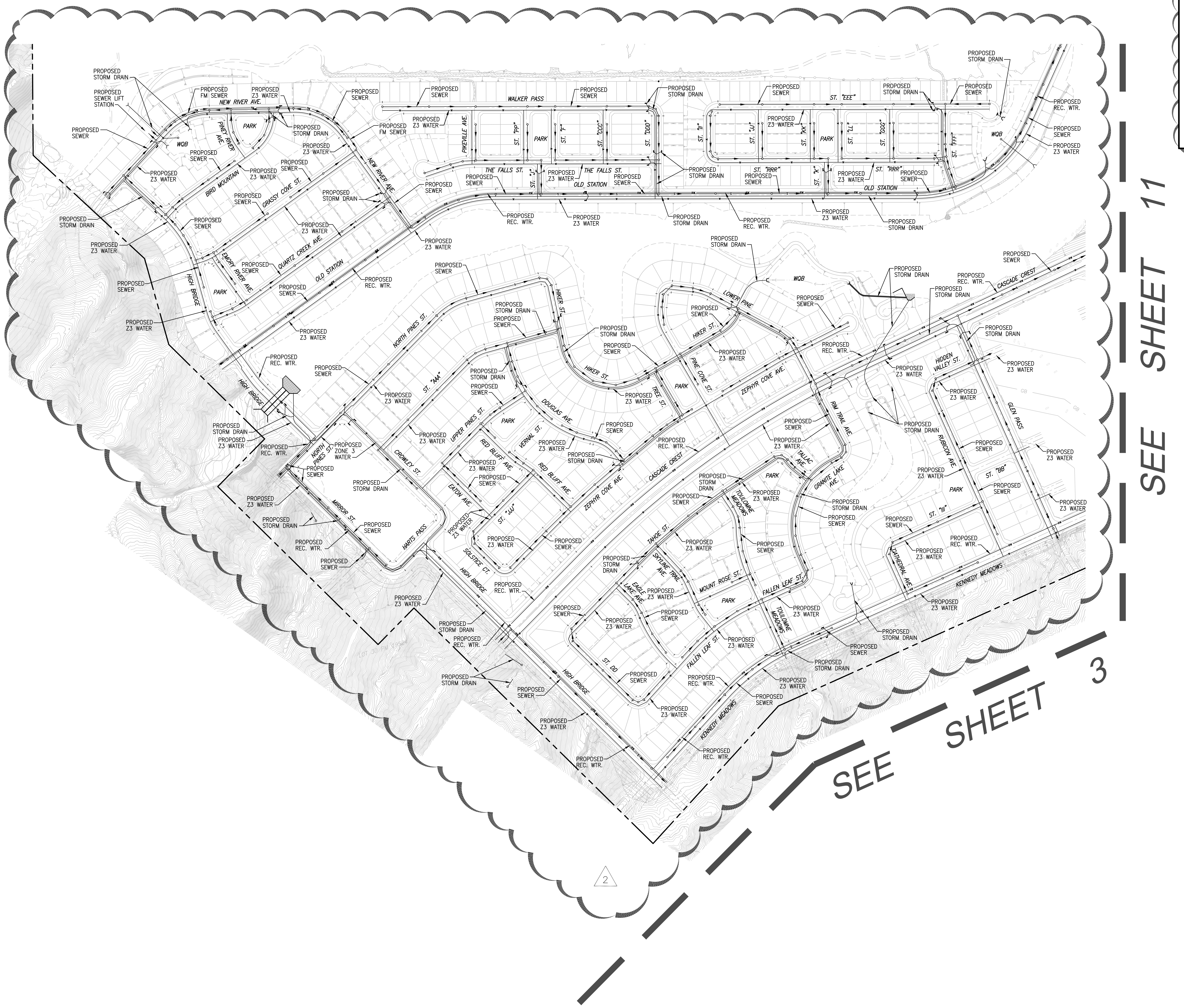
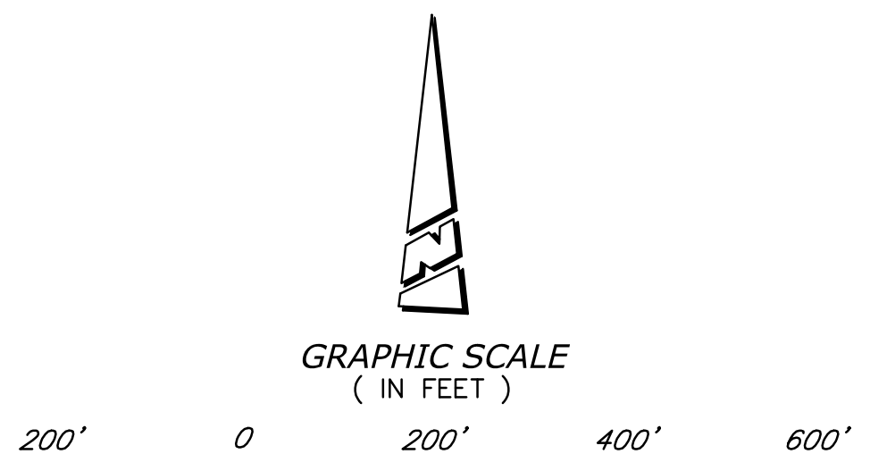
TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.


PROPOSED SEWER
PROPOSED Z3 WATER
PROPOSED REC. WTR.
PROPOSED STORM DRAIN
PROPOSED FM SEWER
PROPOSED SEWER LIFT STATION
PROPOSED ZONE 3 WATER
NEW RIVER AVE.
WALKER PASS
ST. "EEE"
PINEVILLE AVE.
ST. "PP"
ST. "F"
ST. "CCC"
ST. "DDD"
ST. "B"
ST. "JJ"
ST. "KK"
ST. "LL"
ST. "GGG"
ST. "FFF"
THE FALLS ST.
OLD STATION
ST. "RRR"
PARK
WQB
PAINT RIVER AVE.
BIRD MOUNTAIN
GRASSY COVE ST.
QUARTZ CREEK AVE.
EMORY RIVER AVE.
HIGH BRIDGE
NORTH PINES ST.
ST. "AAA"
HIKER ST.
LOWER PINE
CASCADE CREST
PINE COVE ST.
ZEPHYR COVE AVE.
TREE ST.
DOUGLAS AVE.
UPPER PINES ST.
RED BLUFF AVE.
VERNAL ST.
CROWLEY ST.
EATON AVE.
ST. "JJJ"
MIRROR ST.
HARTS PASS
SOLSTICE CT.
HIDDEN VALLEY ST.
RIM TRAIL AVE.
FALLAC AVE.
GRANITE LAKE AVE.
RIBBON AVE.
GLEN PASS
ST. "BB"
ST. "B"
CATHEDRAL AVE.
TAHOE ST.
TOULUMNE MEADOWS
SKYLINE TRAIL AVE.
EAGLE LAKE AVE.
MOUNT ROSE ST.
FALLEN LEAF ST.
ST. DD
KENNEDY MEADOWS
SEE SHEET 11
SEE SHEET 3
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:
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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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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 12 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_12.dwg, Sep 04, 2025-8:46am, by: JoseP

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING A SPECIFIC PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF MULTIPLE PLANNING AREAS WITHIN THE TAPESTRY SPECIFIC PLAN, REFERRED TO AS SILVERWOOD (SPLA25-00001)

WHEREAS, on January 26, 2016, the City Council of the City of Hesperia adopted Ordinance No. 2015-10, thereby adopting the Tapestry Specific Plan; and

WHEREAS, Silverwood Development has filed an application requesting approval of Specific Plan Amendment SPLA25-00001 described herein (hereinafter referred to as the "Application"); and

WHEREAS, the Application applies to a request to amend the land use designations of 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 include the replacement of Planning Area A41 with Planning Area A42, and changing the zoning designation 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, and changing the zoning designation from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) within Phase 1B. In Phase 1C, the zoning designation of Planning Area A14 would be changed 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, the Applicant has also filed an application to revise 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; 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 amendment and concluded said hearing on that date; and

WHEREAS, on November 18, 2025, the City Council 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 Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HESPERIA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby specifically finds that all the facts and recitals set forth above in this Ordinance are true and correct and incorporated herein by this reference.

Section 2. Based upon substantial evidence presented to the City Council, including written and oral staff reports, the City Council specifically finds that the proposed Ordinance is consistent with the goals and objectives of the 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 Ordinance, the City Council hereby adopts Specific Plan Amendment SPLA25-00001, amending the land use designation for multiple planning areas within the Tapestry Specific Plan.

Section 7. This Ordinance shall take effect thirty (30) days from the date of adoption.

Section 8. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in three (3) public places within the City of Hesperia pursuant to the provisions of Resolution No. 2007-101.

ADOPTED AND APPROVED on this 2nd day of December 2025.

____
Allison Lee, Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

RESOLUTION NO. 2025-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING REVISED TENTATIVE TRACT MAP NO. 18955 TO MAKE MODIFICATIONS TO THE LOT LAYOUT FOR MULTIPLE PLANNING AREAS WITHIN THE TAPESTRY SPECIFIC PLAN, REFERRED TO AS SILVERWOOD (TTR25-00002)

WHEREAS, on January 26, 2016, the City Council of the City of Hesperia adopted Ordinance No. 2015-10, thereby adopting the Tapestry Specific Plan; and

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, the Applicant has also filed an application requesting approval of Specific Plan Amendment SPLA25-00001, to amend the land use designations of multiple Planning Areas within the Tapestry Specific Plan. The proposed amendments include the replacement of Planning Area A41 with Planning Area A42, and changing the zoning designation 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, and changing the zoning designation from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) within Phase 1B. In Phase 1C, the zoning designation of Planning Area A14 would be changed 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, 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 within Phase 1 would remain below the originally approved 2,104 lots, with 2,097 lots designated for future construction; and

WHEREAS, approval of the proposed revised Tentative Tract Map No. 18955 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 revised Tentative Tract Map No. 18955 and concluded said hearing on that date; and

WHEREAS, on November 18, 2025, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the revised Tentative Tract Map No. 18955 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 CITY COUNCIL AS FOLLOWS:

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

Section 2. Based upon substantial evidence presented to this City Council during the above-referenced November 18, 2025, hearing, including public testimony and written and oral staff reports, this City Council 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 are consistent with development standards of the Tapestry Specific Plan and 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 City Council 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. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED on this 18th day of November 2025.

____
Allison Lee, Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

Silverwood - TTM 18955 Conditions of Approval

List of Conditions for TTR25-00002

Approval Date: November 18, 2025

Expiration Date: March 04, 2041

Effective Date: January 01, 2026

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/W S	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					

DATE: November 18, 2025

TO: Mayor and City Council Members
Chair and Board Members, Hesperia Housing Authority
Chair and Board Members, Hesperia Fire Protection District
Chair and Board Members, Hesperia Water District

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager

SUBJECT: Fiscal Year 2025-26 First Quarter Budget Review

RECOMMENDED ACTION

It is recommended that the City Council and Board of Directors of the Hesperia Water District receive and file the Fiscal Year (FY) 2025-26 First Quarter Budget Review, and the following resolutions, amending the FY 2025-26 Budgets for the City of Hesperia, and the Hesperia Water District, be approved:

1) City of Hesperia Resolution No. 2025-47
2) Hesperia Water District HWD No. 2025-15

In addition, it is recommended that the City Council and Board of Directors of the Hesperia Housing Authority (HHA) and Hesperia Water District (HWD) adopt Joint Resolution No. 2025-39, HHA 2025-05, HWD 2025-10 approving the Corrected and Revised Combined Compensation Schedule and Joint Resolution No. 2025-45, HHA 2025-06, and HWD 2025-14 approving the City's Non-Represented Compensation Benefit Plan Section 9.

BACKGROUND

In compliance with the City Council's policy direction, staff has prepared the FY 2025-26 First Quarter Budget Review for the City Council, Hesperia Housing Authority, Hesperia Fire Protection District, and the Hesperia Water District Board's consideration and action.

Additionally, for all personnel changes, the California Public Employees' Retirement System (CalPERS) requires that the City Council, Commissions, and Board of Directors (City Council) approve and adopt a Combined Compensation Schedule whenever there are changes to salaries. This requirement is needed for CalPERS to recognize the position and ensure that the employee receives service credit. The most recently approved and adopted Combined Compensation Schedule occurred on July 15, 2025, with the adoption of Joint Resolution No. 2025-24, HHA 2025-04 and HWD 2025-06.

City Council adopted Joint Resolution No 2024-25, Resolution HHA 2024-04, and Resolution HWD 2024-08, which established the Non-Represented Employees' Compensation and Benefits Plan which sections can be modified individually or in whole by subsequent Council action.

ISSUES/ANALYSIS

The attached document entitled "Fiscal Year 2025-26 First Quarter Budget Review" includes a report on the status of the City's FY 2025-26 Budget and a financial review of the first three months experience of the current fiscal year. The report format is used to facilitate the review of complex financial information for an efficient and effective financial review process.

Following adoption of the Fiscal Year 2025–26 Operating Budget, staff conducted a review of the Combined Compensation Schedule to ensure that all positions and salary ranges align with approved budget actions, applicable resolutions, memoranda of understanding, and employment agreements. As part of this review, minor administrative updates were made to certain part-time classifications and to the salaries of employees with employment agreements to ensure consistency with the compensation data reported to CalPERS and to maintain overall compliance. As well, the Non-Represented insurance premiums were included in the adoption of the Fiscal Year 2025-26 Operating Budget, but were not adopted for the Non-Represented Employees' Compensation and Benefits Plan. The following amendment will be included in Non-Represented Employees' Compensation and Benefits Plan.

Section 9:

Effective December 1, 2025, for the January 2026 insurance premiums, the City shall pay up to $1,750 per month; the employee shall be responsible for paying the difference, or the amount greater than $1,750, through payroll deduction.

Due to pending changes in the 1st-quarter budget review, a revised compensation schedule will also need to be approved.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health - Maintain a balanced budget and adequate reserves

FISCAL IMPACT

See attached Fiscal Year 2025-26 First Quarter Budget Review Report document.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Fiscal Year 2025-26 First Quarter Budget Review Report
2. Resolution No. 2025-47
3. Resolution HWD No. 2025-15
4. Joint Resolution 2025-39, HWD 2025-10, and HHA 2025-05
5. Joint Resolution 2025-45, HWD 2025-14, and HHA 2025-06
6. Combined Compensation Schedule Revised November 18, 2025 and Effective July 14, 2025
7. Combined Compensation Schedule Revised November 18, 2025 and Effective November 19, 2025
8. Combined Compensation Schedule Revised November 18, 2025 and Effective January 1, 2024
9. Combined Compensation Schedule Revised November 18, 2025, and Effective September 25, 2023
10. Combined Compensation Schedule Revised November 18, 2025 and Effective August 21, 2023
11. Combined Compensation Schedule Revised November 18, 2025 and Effective July 1, 2023

FISCAL YEAR 2025-26

FIRST QUARTER BUDGET REVIEW

November 18, 2025

HESPERIA
1988

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EXECUTIVE SUMMARY

The following chart compares the FY 2025-26 Budget and September 2025 year-to-date (YTD) revenue and expenditure totals. The percentage comparisons for revenues and expenditures are based on comparing the September 2025 YTD to the FY 2025-26 Amended Budget. The Amended Budget is used to accurately reflect any changes to the adopted budget that occur from the City Council approving budget amendments during the first three months of the fiscal year.

	2025-26 Amended Budget	September 2025 YTD	Percent Expended
Revenue			
General Fund	$ 54,973,516	$ 5,771,835	10%
Streets Related Funds	32,784,043	2,853,508	9%
Water District Funds	40,567,539	10,776,775	9%
All Other Funds	14,254,172	425,932	3%
Total Revenue	**$ 142,579,270**	**$ 19,828,050**	**14%**
Expenditures			
General Fund	$ 51,550,188	$ 14,595,348	28%
Streets Related Funds	36,458,381	1,272,208	3%
Water District Funds	43,778,073	9,461,351	22%
All Other Funds	7,548,056	1,938,002	26%
Total Expenditures	**$ 139,334,698**	**$ 27,266,909**	**20%**

Status of Overall City Fiscal Year 2025-26 Budget

- **Revenue**: Based on the analysis of first quarter performance to date, total General Fund revenue collected is $19.8 million, or 14% of the budgeted revenue. This aligns with the historical first-quarter average of 13% to 15%, and notably, the first quarter of FY 2024-25 also reflected a 14% collection rate. While one might expect collections to be closer to 25% at this point in the fiscal year, there is a timing delay in receiving several tax-based revenues, including Sales Tax, Measure I, Franchise Tax, and Vehicle License Fees. Additional detail on these revenue sources is provided later in this report.

- **Expenditures**: As of September 2025, year-to-date expenditures total $27,266,909 or 20% expended. The General Fund is slightly above 25% due to the lump-sum payment of the CalPERS unfunded liability, which totaled $3.0 million for the General Fund portion, and the City's liability insurance payment of $3.2 million. Street-related funds, on the other hand, are below the 25% threshold, as these funds are primarily tied to Capital Improvement Program (CIP) projects, which typically experience the most activity during the latter part of the fiscal year.

- **Reserves**: The cash reserve levels for the General Fund, Water Operating Fund, and Sewer Operating Fund all exceed the City Council's minimum policy requirement of maintaining at least two months of annual expenditures in cash, even after factoring in the proposed budget amendments. The following estimated reserve calculations are based on the cash balances as of June 30, 2024, as reported in the audited Annual Comprehensive Financial Report (ACFR) for that year. Using the audited ACFR data ensures that the reserve estimates are based on verified financial information. The ending cash balances will be updated in the Mid-Year Report once the June 30, 2025, ACFR is finalized.

	General Fund		Water Operating		Sewer Operating	
10% Cash Reserves (Council/Board Policy)	$ 5,656,647	10%	$ 3,505,455	10%	$ 990,948	10%
Cash Reserves Above 10% Reserve	19,313,468	35%	4,892,786	14%	4,495,354	45%
Total Estimated Cash Reserves	**$ 24,970,115**	**45%**	**$ 8,398,241**	**24%**	**$ 5,486,302**	**55%**
Months of Cash	**5.5**		**2.9**		**6.6**	

EXECUTIVE SUMMARY (Continued)

Proposed Budget Amendments – Seven (7) Budget Amendments are proposed for $5,971,263

The FY 2025-26 First Quarter Budget Review includes seven (7) items as proposed budget amendments totaling $5,971,263. A complete discussion of the budget amendments is included on page 28. The proposed budget amendments are included in the fund balance analyses where appropriate:

FY 2025-26 1st Quarter Budget Requests	General Fund	Other Funds	Totals
1. SB 1383 CalRecycle (City Manager)	$ 0	$ 114,766	$ 114,766
2. DocAccess ADA Compliance (IT)	20,160	0	20,160
3. Network Firewalls/Licensing Support (IT)	144,376	0	144,376
4. Interview Room Recording System (Police)	52,351	0	52,351
5. Increase to Monthly Law Enforcement Costs (Police)	1,384,549	0	1,384,549
6. ARPA Projects (Water/Sewer)	0	4,142,021	4,142,021
7. Water, Sewer, Recycled Water Rate Study (Water/Sewer)	0	113,040	113,040
Total 1st Quarter Budget Amendments Requests	**$ 1,601,436**	**$ 4,369,827**	**$ 5,971,263**

STATUS OF CITY GENERAL FUND 2025-26 BUDGET, BUDGET AMENDMENTS, AND RESERVES

	2025-26 Budget	2025-26 Revised	Change Dollars	Change Percent
RESOURCES				
General Fund Operating Revenue	$ 54,119,714	$ 54,119,714	$ 0	0%
ARPA Loss Revenue	308,402	308,402		
Transfers In				
Fund 255 - AB 3229 COPS Grant	200,000	200,000		
Total Transfers In	200,000	200,000		
Budgeted Reserves	350,000	350,000		
First Quarter Budget Amendment Reserves	0	1,588,352		
Total Budgeted Reserves	$ 350,000	$ 1,938,352		
Total General Fund Resources	**$ 54,978,116**	**$ 56,566,468**	**$ 1,588,352**	**3%**
EXPENDITURES				
Total General Fund Operating Expenses	**$ 51,550,188**	**$ 51,550,188**		
Transfers Out				
1. Fund 210 - HFPD CalPERS	1,959,733	1,959,733		
2. Fund 241 - CFD 2021-1 Residential Maint. & Service	2,610	2,610		
3. Fund 242 - CFD 2022-1 Non-Residential Maint. & Service	2,610	2,610		
4. Fund 243 - CFD 2023-1 Silverwood Maintenance	3,360	3,360		
5. Fund 402 - 2012 Water Rights Acquisition Debt Service	1,446,531	1,446,531		
Total Transfers Out	3,414,844	3,414,844		
Total General Fund Expenditures & Transfers Out	**$ 54,965,032**	**$ 54,965,032**	**$ 0**	**0%**
First Quarter Budget Amendments Requested				
1. DocAccess ADA Compliance	$ 0	$ 20,160		
2. Network Firewalls/Licensing Support	0	144,376		
3. Interview Room Recording System	0	52,351		
4. Schedule A Increase - Law Enforcement	0	1,384,549		
Total First Quarter Budget Amendments	**0**	**1,601,436**		
Total Expenditures and Amendments	**$ 54,965,032**	**$ 56,566,468**	**$ 1,601,436**	**3%**
DIFFERENCE TOTAL RESOURCES/TOTAL EXPENDITURES	**$ 13,084**	**$ 0**	**$ (13,084)**	**-100%**
Fund Balance				
July 1 Beginning Balance	$ 48,597,516	$ 48,597,516		
Total Budgeted Reserves	(350,000)	(1,938,352)		
Difference Total Resources/Total Expenditures	13,084	0		
Estimated June 30 Ending Fund Balance	**$ 48,260,600**	**$ 46,659,164**	**$ (1,601,436)**	**-3%**
Months of Cash to Pay Expenditures and Transfers Out				
Beginning Cash July 01,	$ 28,509,903	$ 28,509,903		
Estimated Resources Less Budgeted Reserves	54,628,116	53,026,680		
Estimated Expenditures	(54,965,032)	(56,566,468)		
Estimated Ending Cash June 30,	**$ 28,172,987**	**$ 24,970,115**		
Months of Cash to Pay Expenditures and Transfers Out	**6.2**	**5.5**		
Estimated Cash Reserves Percentage	**51%**	**45%**		

STATUS OF WATER OPERATING 2025-26 BUDGET, BUDGET AMENDMENTS, AND RESERVES

	2025-26	2025-26	Change	
Resources	**Budget**	**Budget**	**Dollars**	**Percent**
Revenue				
Water Operations Revenue	$ 29,182,786	$ 29,182,786		
ARPA	1,833,374	1,833,374		
ARPA Carryover Into First Quarter	0	3,760,771		
Total Water Operations Revenue	$ 31,016,160	$ 34,776,931	$ 3,760,771	12%
Reserves				
FY 2025-26 Budget	350,000	350,000		
First Quarter Budget Amendment Reserves	0	113,040		
Total Budgeted Reserves	350,000	463,040		
Total Water Operations & Reserves Resources	**$ 31,366,160**	**$ 35,239,971**	$ 3,873,811	12%
Expenditures by Program				
700 4010 Source of Supply	$ 5,068,641	$ 5,068,641		
700 4020 Production	5,778,128	5,778,128		
700 4030 Water Distribution	1,757,302	1,788,302		
700 4035 Water Line Replacement	1,302,323	1,302,323		
700 4040 Engineering	1,860,489	1,858,289		
700 4050 Customer Service	2,457,742	2,432,742		
700 4060 Utility Billing	1,521,567	1,521,567		
700 4070 Administration	8,831,812	8,831,812		
700 4080 Property Management	510,056	506,256		
700 4160 Streets Repair	1,237,564	1,237,564		
Capital Maintenance	855,114	855,114		
Total Water Operations Expenditures	**$ 31,180,738**	**$ 31,180,738**		
First Quarter Budget Amendments Requested				
1. ARPA Project Carryover	$ 0	$ 3,760,771		
2. Water, Sewer, Recycled Water Rate Study (Water/Sewer)	0	113,040		
Total First Quarter Budget Amendments	**0**	**3,873,811**		
Total Expenditures and Amendments	**$ 31,180,738**	**$ 35,054,549**	**$ 3,873,811**	**12%**
Difference Total Resources / Total Expenditures	**$ 185,422**	**$ 185,422**		
Fund Balance				
July 1 Beginning Balance	$ 85,604,770	$ 85,604,770		
Budgeted Reserves	(350,000)	(463,040)		
Difference Resources/Expenditures	185,422	185,422		
Estimated June 30 Ending Fund Balance	**$ 85,440,192**	**$ 85,327,152**	**$ (113,040)**	**0%**
Months of Cash to Pay Expenditures and Transfers Out				
Beginning Cash July 01,	$ 8,675,859	$ 8,675,859		
Estimated Resources Less Budgeted Reserves	31,016,160	34,776,931		
Estimated Expenditures	(31,180,738)	(35,054,549)		
Estimated Ending Cash June 30,	**$ 8,511,281**	**$ 8,398,241**	**$ (113,040)**	**-1%**
Months of Cash to Pay Expenditures and Reserve Balances	**3.3**	**2.9**		
Total Estimated Cash Reserves Percentage	**27%**	**24%**		

STATUS OF SEWER OPERATING 2025-26 BUDGET, BUDGET AMENDMENTS, AND RESERVES

Resources	2025-26 Budget	2025-26 Budget	Change Dollars	Change Percent
Revenue				
Sewer Operations Revenue	$ 6,729,977	$ 6,729,977		
ARPA	114,953	114,953		
ARPA Carryover Into First Quarter	0	381,250		
Total Sewer Operations Revenue	$ 6,844,930	$ 7,226,180	$ 381,250	6%
Reserves				
FY 2025-26 Budget	2,683,300	2,683,300		
First Quarter Budget Amendment Reserves	0	0		
Total Budgeted Reserves	2,683,300	2,683,300		
Total Sewer Operations & Reserves Resources	**$ 9,528,230**	**$ 9,909,480**	**$ 381,250**	**4%**
Expenditures and Transfers				
710 4200 Sewer Distribution	$ 6,564,502	$ 6,564,502		
710 4240 Sewer Engineering	277,360	277,360		
710 4260 Sewer Utility Billing	312,753	312,753		
710 4270 Sewer Administration	1,763,615	1,763,615		
Fund 711 - Sewer Capital Fund	610,000	610,000		
Total Sewer Operations Expenditures	**$ 9,528,230**	**$ 9,528,230**	**$ 0**	**0%**
First Quarter Budget Amendments Requested				
1. ARPA Project Carryover	$ 0	$ 381,250		
Total First Quarter Budget Amendments	**0**	**381,250**		
Total Expenditures and Amendments	**$ 9,528,230**	**$ 9,909,480**	**$ 381,250**	**4%**
Difference Total Resources / Total Expenditures	**$ 0**	**$ 0**		
Fund Balance				
July 1 Beginning Balance	$ 14,587,755	$ 14,587,755		
Budgeted Reserves	(2,683,300)	(2,683,300)		
Difference Resources/Expenditures	0	0		
Estimated June 30 Ending Fund Balance	**$ 11,904,455**	**$ 11,904,455**	**$ 0**	**0%**
Months of Cash to Pay Expenditures and Transfers Out				
Beginning Cash July 01,	$ 12,528,184	$ 12,528,184		
Estimated Resources Less Budgeted Reserves	6,844,930	7,226,180		
Estimated Expenditures	(9,528,230)	(9,909,480)		
VVWRA Cash Retention - Zone V	(3,400,000)	(4,358,582)		
Estimated Ending Cash June 30,	**$ 6,444,884**	**$ 5,486,302**	**$ (958,582)**	**-15%**
Months of Cash to Pay Expenditures and Reserve Balances	**8.1**	**6.6**		
Total Estimated Cash Reserves Percentage	**68%**	**55%**		

STATUS OF STREET MAINTENANCE FUND 2025-26 BUDGET, FUND BALANCE, AND RESERVES

RESOURCES	2025-26 Budget	2025-26 Revised	Change Dollars	Change Percent
Street Maintenance Operating Revenue	$ 27,500	$ 27,500	$ 0	0%
Transfers In				
Fund 100 - General Fund	$ 0	$ 0		
Fund 204 - Measure I - Renewal	1,750,000	1,750,000		
Fund 205 - Gas Tax Fund	1,400,000	1,400,000		
Fund 206 - Gas Tax Swap	669,000	669,000		
Fund 207 - Local Transportation Fund	226,883	226,883		
Fund 207 - LTF (Vision Zero Study)	394,000	394,000		
Total Transfers In	**4,439,883**	**4,439,883**		
Total Revenues	**4,467,383**	**4,467,383**		
Budgeted Reserves	104,420	104,420		
Total Street Maintenance Resources	**$ 4,571,803**	**$ 4,571,803**		
EXPENDITURES	**$ 4,382,518**	**$ 4,382,518**	**$ 0**	**0%**
DIFFERENCE RESOURCES/EXPENDITURES	**$ 189,285**	**$ 189,285**	**$ 0**	**0%**
Fund Balance				
July 1 Beginning Balance	$ 670,162	$ 670,162		
Total Budgeted Reserves	(104,420)	(104,420)		
Difference Resources/Expenditures	189,285	189,285		
Estimated June 30 Ending Balance	**$ 755,027**	**$ 755,027**		

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW

MAJOR FUNDS REVENUE SUMMARY

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
General Fund	$ 54,973,516	$ 5,771,835	11%	$ 54,973,516	$ 0
Community Development Block Grant	3,853,437	1,950	0%	3,853,437	0
Community Development Commission	150,000	0	0%	150,000	0
Hesperia Housing Authority	383,201	0	0%	383,201	0
Street Related Funds	32,784,043	2,853,508	9%	32,784,043	0
Other City Related Funds	9,867,534	423,982	4%	9,867,534	0
Water Operating	31,016,160	5,159,146	17%	31,016,160	0
Water Capital	1,396,860	4,149,953	297%	1,396,860	0
Water Reserves	735,589	132,064	18%	735,589	0
Total Water Operating, Capital, & Reserves	33,148,609	9,441,163	29%	33,148,609	0
Sewer Operating	6,844,930	1,159,416	17%	6,844,930	0
Sewer Capital	564,000	176,195	31%	564,000	0
Sewer Reserves	10,000	0	0%	10,000	0
Total Sewer Operating, Capital, & Reserves	7,418,930	1,335,612	18%	7,418,930	0
Water District	40,567,539	10,776,775	27%	40,567,539	0
Total All Funds	**$ 142,579,270**	**$ 19,828,050**	**14%**	**$ 142,579,270**	**$ 0**

Overall – The first-quarter analysis reveals that $19.8 million, or 14% of the total budgeted revenue, has been collected. The amount of revenue collected thus far falls within the range of reasonable expectations. While individual accounts may have deviations from their forecasted amounts due to unforeseen circumstances, the overall revenue collected through first quarter is progressing as anticipated.

General Fund revenues received through the first quarter of FY 2025-26 totaled $5,771,835 or 11% of the total annual projected revenues of $54,973,516. The revenue through first quarter is progressing as anticipated. This is due to the delayed nature of certain revenue sources such as Sales Taxes, Property Taxes and Development-related revenue.

The Water District revenues received through the first quarter totaled $10.8 million or 27% of the total annual projected revenues of $40.6 million. Water District revenue is trending as anticipated and will continue to be monitored to ensure revenue is collected and recorded adequately and no deviations are encountered.

Staff will continue to monitor the FY 2025-26 revenue and make any necessary recommendations for revisions during the Mid-Year Budget Review in February 2026. The following pages will detail the current revenue collections for each fund.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

GENERAL FUND REVENUES

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
Sales and Use Tax	$ 13,901,174	$ 908,872	7%	$ 13,901,174	$ 0
Vehicle License Fees	13,829,850	0	0%	13,829,850	0
Franchise Fees	4,607,921	73,778	2%	4,607,921	0
Total Top Three Revenues	**32,338,945**	**982,650**	**3%**	**32,338,945**	**0**
General & Administrative Recovery	5,302,870	1,325,718	25%	5,302,870	0
Transient Occupancy Tax	1,517,200	166,103	11%	1,517,200	0
Secured Property Tax	1,308,124	0	0%	1,308,124	0
Business License	1,094,000	282,692	26%	1,094,000	0
Leased Water Rights	1,946,255	0	0%	1,946,255	0
Development Related Revenues					
Planning	603,595	198,567	33%	603,595	0
Building & Safety	3,014,164	1,362,988	45%	3,014,164	0
Engineering	1,760,460	419,848	24%	1,760,460	0
Sub-Total Development Related Revenues	5,378,219	1,981,402	37%	5,378,219	0
Sub-Total Top 12 Revenue Sources	48,885,613	4,738,565	10%	48,885,613	0
All Other General Fund Revenues	6,087,903	1,033,270	17%	6,087,903	0
Total General Fund Revenues	**$ 54,973,516**	**$ 5,771,835**	**11%**	**$ 54,973,516**	**$ 0**

General Fund Revenue Comments:

In total, General Fund is trending as expected for First Quarter. As demonstrated in the discussions to follow, there is a delayed nature in revenue collection for several of the revenue sources. This is anticipated, and a substantial portion of the First Quarter revenue, especially tax-based, typically is received during October and November due to the structure of payments received from the State.

Sales and Use Tax – For the first quarter of FY 2025-26, the City received $908,872 for (1) month (July 2025) of activity. There is typically a two-month delay from the month the Sales Tax was earned to when the City receives the Sales Tax revenue from the State. Due to this, 7% of the FY 2025-26 Budget of $13,901,174 being collected through the First Quarter is slightly below expectations; however, with the August installment received in October, the City is modestly exceeding projections by $12,000.

Vehicle License Fee (VLF) – This revenue is based on the City's assessed valuation of the properties within the City. As the assessed valuation changes from the prior year, this revenue changes by the same percentage. There is no revenue reported through September 2025, as the first installment of the VLF is expected to be received during January 2026.

Franchise Fees – The City receives franchise fees from several different service providers within the City as a fee for the use of streets and public right-of-way within our municipality. Revenue through September 2025 YTD total is $73,778, which is 2% of the FY 2025-2026 budget of $4,607,921. This is within expectations as the City has historically received the bulk of this revenue source in the later parts of the Fiscal Year.

Transient Occupancy Tax (TOT) – TOT is a tax of 10% applied to the cost of hotel and other lodging stays of less than 30 days. Through September 2025, the City collected $166,103, which is an increase of $20,549 or 14% more than the September 2024 YTD of $145,554. This increase is primarily due to two hotels, who were delinquent with their payments last year, being timely with their payments in the current year.

Secured Property Tax – The first remittance from the County will be received in November 2025; therefore, there is no revenue to report through September 2025.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

General Fund Revenue Comments (Continued):

Business License – This revenue source consists of the City taxing businesses for operating and conducting business within the City's jurisdiction. The FY 2025-26 First Quarter revenue collections is performing as anticipated with total revenue collection of $282,692 or 26% of the FY 2025-26 Budget of $1,094,000.

Leased Water Rights – The permanent water rights owned by the General Fund can be leased annually and the lease revenue is used to pay for the 2012 Bonds, which financed the purchase of the water rights. No revenue has been received in FY 2025-26 as the leasing of water rights has historically occurred later in the Fiscal Year.

Development Related Revenue – This revenue source accounts primarily for development-related fees such as Planning, Building and Safety, and Engineering. As of September 30, 2025, total revenue collected is $1,981,402 or 37% of the total budgeted revenue of $5,378,219. Through First Quarter, the City has received 21 single-family residential building permits and 38,805 square feet of commercial permits.

All Other General Fund Revenue – Other General Fund Revenue accounts are $1,033,270 or 17% collected through September 30, 2025 of the budget of $6,087,903 for FY 2025-26. While Other General Revenue appears to be slightly below expectations, this is primarily due to the recognition of interest earnings, which is recorded after the close of the First Quarter.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) REVENUE

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
CDBG Administration Reimbursement	$ 3,749,606	$ 0	0%	$ 3,749,606	$ 0
All Other CDBG Revenues	103,831	1,950	2%	103,831	0
Total CDBG Revenues	**$ 3,853,437**	**$ 1,950**	**0%**	**$ 3,853,437**	**$ 0**

Community Development Block Grant Revenue Comments:

These revenues are grant reimbursements for grants that include, urban renewal grants, historic preservation, neighborhood development programs, and public facilities loans. The expenses related to these grants must be spent appropriately and prior to applying for reimbursement. The FY 2025-26 Budget for this revenue source is $3,749,606. It is anticipated that most of the reimbursements will be received later in the Fiscal Year, so the City not yet receiving any revenue from this revenue source is within expectations.

All Other CDBG Revenues – This revenue includes CDBG Program income and interest revenue for the HOME Grant fund and the CDBG Revolving Loan fund. These revenue sources are not consistent in nature and are usually substantial payments. First Quarter revenue of $1,950 or 2% of the $103,831 budgeted for FY 2025-26 has been received, which is for loan repayments related to Housing Rehabilitation Loan Program. This is within expectations.

COMMUNITY DEVELOPMENT COMMISSION (CDC) REVENUE

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
Interest Income	$ 150,000	$ 0	0%	$ 150,000	$ 0
All Other CDC Revenues	0	0	n/a	0	0
Total CDC Revenues	**$ 150,000**	**$ 0**	**-100%**	**$ 150,000**	**$ 0**

Community Development Commission Comments:

The revenue received from this program is primarily from interest income from loans. No revenue has been received through First Quarter of the $150,000 budgeted for FY 2025-26.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

HESPERIA HOUSING AUTHORITY (HHA) REVENUE

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
Interest Income	$ 200,000	$ 0	0%	$ 200,000	$ 0
Loan Repayments	93,701	0	0%	93,701	0
Miscellaneous Income	1,500	0	0%	1,500	0
Sub-Total HHA Revenue	**295,201**	**0**	**0%**	**295,201**	**0**
VVEDA Housing Authority Revenue	88,000	0	0%	88,000	0
Total HHA Revenue	**$ 383,201**	**$ 0**	**0%**	**$ 383,201**	**$ 0**

Hesperia Housing Authority (HHA) Revenue Comments:

This program was developed to promote projects that provide affordable housing opportunities. The revenue received from this program is primarily from interest income from investments.

STREET RELATED FUNDS REVENUE

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
204 Measure I - Renewal	$ 4,095,000	$ 363,601	9%	$ 4,095,000	$ 0
205 Gas Tax Fund	1,964,229	148,470	8%	1,964,229	0
206 Gas Tax Swap Fund	960,824	98,072	10%	960,824	0
207 Local Transportation Fund	72,951	0	0%	72,951	0
209 Gas Tax - RMRA	2,745,961	225,113	8%	2,745,961	0
254 AQMD Fund	900	0	0%	900	0
263 Public Works Street Maintenance Fund	27,500	83,955	305%	27,500	0
300 Development Impact Fee-Streets	17,000	0	0%	17,000	0
301 Development Impact Fee-Storm Drain	76,590	0	0%	76,590	0
306 Development Impact Fee 2018 - Streets	14,513,817	1,640,297	11%	14,513,817	0
307 Development Impact Fee 2018 - Drainage	3,511,023	286,587	8%	3,511,023	0
313 Development Impact Fee 2018 - A-04 Drainage	50,000	0	0%	50,000	0
Sub-Total DIF Streets & Storm Drain	18,168,430	1,926,885	11%	18,168,430	0
504 City Streets CIP	4,748,248	7,412	0%	4,748,248	0
Total Street Related Funds	**$ 32,784,043**	**$ 2,853,508**	**9%**	**$ 32,784,043**	**$ 0**

Street Related Funds Revenue Comments:

Measure I - Renewal – This fund is used to account for the renewed Measure I sales tax based on revenue generated from the ½ cent added tax on sales tax in San Bernardino County. For Hesperia, there are no distinctions for Arterial, Local, or Transit, and the revenue is remitted by San Bernardino County Transportation Authority (SBCTA) to the City. Since there is a two-month delay receiving the revenue, there was only one remittance to report as of September 30, 2025 YTD totaling $363,601 or 9% of the budget for Fiscal Year 2025-26, which is within expectations.

Gas Tax –The Gas Tax is a state funded revenue source that is a tax on all fuel sold within the City's jurisdiction. There is typically a two-month delay from the month close to when the revenue is received. The $148,470 received is 8% of the $1,964,229 budgeted for FY 2025-26. The amount collected is well within what was anticipated to be collected through the First Quarter.

Gas Tax Swap – As with Gas Tax, there is typically a two-month delay from the month close to when the revenue is received. The $98,072 received is 10% of the $960,824 budgeted for FY 2025-26. The amount collected is well within what was anticipated to be collected through the First Quarter.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

Street Related Funds Revenue Comments (Continued):

Local Transportation – This revenue source is mainly funded by the county ¼ cent sales tax and the primary use of this revenue is transportation related, including supporting the operations of Victor Valley Transit Authority (VVTA). This revenue source is no longer expected to be received due to the allocation being fully utilized by VVTA for transit purposes from a decision made by VVTA in April 2022. The FY 2025-26 revenue estimated to be received of $72,951 consists of solely interest income.

Gas Tax RMRA – This revenue source is State-funded and took effect November 2017 during FY 2017-18. This revenue source is utilized for eligible cities and counties for basic road maintenance, rehabilitation, and critical safety projects on the local streets and road systems. SB 1, the Road Repair and Accountability Act of 2017, increased the gas tax by 12 cents and 20 cents for diesel, which is adjusted for inflation each July starting in July 2020. A one-time payment of $225,113 or 8% of the $2,745,961 budgeted for FY 2025-26 was received.

Public Works-Street Maintenance – The estimated revenues are primarily interest earnings. In addition, this fund will occasionally receive miscellaneous reimbursements on an inconsistent basis. The revenue received through September 2025 of $83,955 or 305% of the $27,500 budgeted for FY 2025-26 entirely consists of miscellaneous revenue, which was a one-time reimbursement for a California Emergency Services Grant.

Development Impact Fees for Streets and Storm Drain/Drainage – Through September 2025 YTD, the combined revenue received is $1,926,885, which is 11% of the $18,168,430 budgeted for FY 2025-26. This revenue source varies each fiscal year depending on the completion of individual projects and the fees associated with each respective project, and is trending as expected.

City Streets CIP – This revenue source tracks grant/reimbursement-funded projects that will improve the quality of the roads in the city, traffic signals throughout the city, and new construction projects that will help improve the day-to-day lives of the City's residents.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

OTHER CITY FUNDS REVENUE

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
105 Pension Obligation Trust	$ 50,000	$ 230,358	461%	$ 50,000	$ 0
106 OPEB Trust	0	42,488	n/a	0	0
110 Silverwood	495,400	47,046	9%	495,400	0
210 HFPD (PERS) Interest Income	90,000	74,219	82%	90,000	0
230 Public Art	9,056	0	0%	9,056	0
255 AB3229 Supplemental Law Fund	315,500	0	0%	315,500	0
256 Environmental Programs Grant	95,710	0	0%	95,710	0
260 Disaster Preparedness Grant	1,500	0	0%	1,500	0
261 American Rescue Plan Act Grant	2,256,728	0	0%	2,256,728	0
262 SB 1383 Local Assistance Grant	117,734	0	0%	117,734	0
302 Development Impact Fee-Fire	50,000	0	0%	50,000	0
303 Development Impact Fee-Police	250	0	0%	250	0
308 Development Impact Fee 2018 - Fire	3,413,891	150,874	4%	3,413,891	0
309 Development Impact Fee 2018 - City Hall	3,090,332	127,520	4%	3,090,332	0
310 Development Impact Fee 2018 - Animal Control	84,278	52,233	62%	84,278	0
311 Development Impact Fee 2018 - Records Storage	153,408	6,069	4%	153,408	0
312 Development Impact Fee 2018 - Police Facilities	59,147	2,341	4%	59,147	0
Sub-Total 302, 303, 304, 308, 309, 310, 311, and 312	6,851,306	339,037	5%	6,851,306	0
402 2012 Water Rights Acquisition	80,000	10,724	13%	80,000	0
404 2023 Refunding Lease Revenue Bon	50,000	2	0%	50,000	0
Sub-Total 402, 403, and 404	130,000	10,727	8%	130,000	0
Total Other City Funds	**$ 9,867,534**	**$ 423,982**	**4%**	**$ 9,867,534**	**$ 0**

Other City Funds Revenue Comments: Revenue for Other City funds are comprised of various grants, investment income, development impact fees, housing projects, and several other sources.

Pension Obligation Trust and OPEB Trust: This fund was established to manage and mitigate the unfunded pension liability and the post-employment benefits liabilities. The revenue from these funds consists of investment interest income and gain/losses from the market. The $272,846 received through First Quarter or 546% of the $50,000 budgeted for FY 2025-26 vastly exceeded expectations. This significant increase is primarily due to the gains obtained from the stock market due to the overall positive environment for the financial markets. To note, the City has approximately $5.0 million in the Pension Stabilization Trust and $0.9 million in the OPEB Stabilization Trust.

Public Art – This fund is funded through donations to be utilized towards public art displays throughout the City. The FY 2025-26 Budget of $9,056 consists of interest income received during the year.

AB3229 Supplemental Law Fund – The passage of Senate Bill (SB) 89 allowed for the continued funding of the Supplemental Law Enforcement Funding (SLESF). The City expects to receive $315,500 of SLESF funding, which is typically received later in the fiscal year. The first installment received in October is $12,956 and is trending as expected.

Environmental Programs Grant – This fund tracks various grant reimbursements for various environmental events. For FY 2025-26, $95,710 in revenue was budgeted.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

Other City Funds Revenue Comments (Continued):

American Rescue Plan Act (ARPA) Grant – Coronavirus State and Local Fiscal Recovery Funds – This revenue is the Coronavirus State and Local Fiscal Recovery Funds in which the City received a total amount of $23.4 million in two installments of $11.7 million. The first allocation was received in September 2021, and the second allocation in September 2022. This ARPA funding must be obligated on eligible costs incurred during the period that began on March 3, 2021, and ended on December 31, 2024. The City has obligated all funds by the December 31, 2024 deadline and is now working to spend all funds by December 31, 2026. The revenue anticipated to be received in FY 2025-26 of $2,256,728 primarily consists of interest income. Revenue collections of $0 for this revenue source through First Quarter is reasonable as the interest income from the ARPA funds are usually received later in the Fiscal Year.

SB 1383 Local Assistance Grant – This state-funded revenue source assists local jurisdictions with implementing SB 1383, which aims to reduce organic waste disposal and increase food waste diversion. The City expects to receive $112,734 for FY 2025-26.

Development Impact Fees-Fire, Police, Public Services, City Hall, Animal Control, and Records Storage – The combined total of $339,037 collected for the First Quarter of FY 2025-26 is 5% of the budgeted amount of $6,851,306. This revenue source varies each fiscal year depending on the completion of individual projects.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

WATER DISTRICT REVENUE

	2025-26 Budget	September 2025-26 Actual	Percent Received	2025-26 Revised	Change From Budget To Revised
Water Operating Revenue					
Water Sales	$ 25,550,247	$ 4,684,936	18%	$ 25,550,247	$ 0
Interest Income	600,000	0	0%	600,000	0
Property Taxes	793,820	0	0%	793,820	0
Sub-Total	26,944,067	4,684,936	17%	26,944,067	0
All Other Water Operating Revenues	4,072,093	474,211	12%	4,072,093	0
Total Water Operating Revenues	**31,016,160**	**5,159,146**	**17%**	**31,016,160**	**0**
Capital Facilities Charges	1,396,860	4,149,953	297%	1,396,860	0
Grant Reimbursement	0	0	n/a	0	0
Total Water Capital Revenue	**1,396,860**	**4,149,953**	**297%**	**1,396,860**	**0**
Reclaimed Water	465,589	56,029	12%	465,589	0
All Other Water Related Revenues	270,000	76,035	28%	270,000	0
Total Water Operating, Capital, & Related Revenues	**$ 33,148,609**	**$ 9,441,163**	**28%**	**$ 33,148,609**	**$ 0**
Sewer Operating Revenue					
Sewer Billing	$ 5,868,527	$ 1,065,210	18%	$ 5,868,527	$ 0
All Other Sewer Operating Revenues	976,403	94,206	10%	976,403	0
Total Sewer Operating Revenue	**6,844,930**	**1,159,416**	**17%**	**6,844,930**	**0**
Sewer Connections	500,000	176,195	35%	500,000	0
All Other Sewer Capital Revenues	64,000	0	0%	64,000	0
Total Sewer Capital Revenue	**564,000**	**176,195**	**31%**	**564,000**	**0**
All Other Sewer Related Revenues	10,000	0	0%	10,000	0
Total Sewer Operating, Capital, & Related Revenues	**$ 7,418,930**	**$ 1,335,612**	**18%**	**$ 7,418,930**	**$ 0**
Total Hesperia Water District Revenue	**$ 40,567,539**	**$ 10,776,775**	**27%**	**$ 40,567,539**	**$ 0**

Water District Revenue Comments:

The Hesperia Water District began applying liens to properties with outstanding water bills. Failure to pay within 60 days from the original bill due date, results in the Water District mailing the tenant and property owner a notice of lien. If the bill remains outstanding after an additional 10 days, the Water District will apply a lien on the property. During May of each year, all outstanding property liens will be converted to property tax liens. By doing so, the County will collect outstanding balances as part of property tax collections during the following year. The Water District is utilizing such liens in lieu of water disconnections and traditional collection services as the primary mechanism for collections.

Water Sales – For the first quarter of FY 2025-26, the Hesperia Water District collected $4,684,936 of sales revenue or 18% of the budgeted amount, which is comparable to the percentage collected through the first quarter in the prior year (FY 2024-25). Overall water sales revenue through September 2025 of $4,684,936 is less than the FY 2024-25 revenue for the same period ($4,813,046) by $128,110 or 3%. This is mainly due to a decrease in Water Sales Residential as consumption decreased from the same period in FY 2024-25. Through September 2025, Water Sales Residential of $1,927,443 is $94,415 less than the $2,023,858 collected through September 2024.

Property Taxes – Property tax revenue has historically been received from November 2025 through July 2026.

Other Water Operating Revenue – Through September 2025, $474,211 has been received, which is 12% of the $4,072,093 budgeted for FY 2025-2026. This revenue source consists of Water Meter Service and Water Inspection fees.

FISCAL YEAR 2025-26 SEPTEMBER 30, 2025 YEAR-TO-DATE REVENUE REVIEW (Continued)

Water District Revenue Comments (Continued):

Capital Facilities Surcharge – This revenue source consists of fees for new water meter installations based on new development projects. Revenue through September 2025 YTD is $4,149,953, which is 297% of the FY 2025-26 budget of $1,396,860. This can largely be attributed to the purchase of approximately 300 water meters by the Silverwood Development. Excluding the meters purchased by the Silverwood Development, $690,728 has been collected through September 2025 and are related to other single-family residential projects from Lennar Homes and Richmond American.

Reclaimed Water – Current Reclaimed Water customers are the Golf Course, Hesperia Township (NW corner of 5th & Smoke Tree), and Hesperia Community Park. As of September 30, 2025, the Water District has collected $56,029, which is 12% of the budgeted amount.

Sewer Billing – Revenue through September 2025 is $1,065,210, which is currently 18% of the budgeted amount of $5,868,527 for FY 2025-26. This revenue source is trending as expected.

Sewer Connections - Revenue through September 2025 YTD is $176,195, which is 35% of the $500,000 budgeted for FY 2025-26. This source of revenue depends on new customers connecting to the City's sewers, which can vary from quarter to quarter as projects are completed in the City. This revenue source will continue to be monitored by staff and will report any updates in the FY 2025-26 Mid-Year report.

DEPARTMENT FY 2025-26 BUDGET EXPENDITURE STATUS SUMMARY

Total City Expenditures – Except for the proposed budget amendments referenced on page 28, the overall assessment of the City's expenditures through the first quarter of the fiscal year is that expenditures are expected to stay within the FY 2025-26 Amended Budget.

Department Expenditure Summary	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
City Council	$ 1,113,658	$ 1,113,658	$ 135,743	12%
City Manager	1,834,107	1,848,405	519,564	28%
Management Services	13,017,822	13,056,931	5,488,045	42%
Economic Development	650,684	650,684	87,355	13%
Development Services - Community Development	3,169,097	3,171,597	805,626	25%
Development Services - Code Compliance	5,993,461	5,990,961	1,340,475	22%
Development Services - Public Works	7,483,674	7,430,267	1,446,159	19%
Streets Capital Improvement Project (CIP) Funds	31,981,863	32,075,863	387,494	1%
Other City Related Funds	5,369,136	5,369,136	31,812	1%
Development Services - Water	32,474,673	33,081,673	7,548,680	23%
Development Services - Sewer	10,696,400	10,696,400	1,912,671	18%
Police	22,889,390	22,889,390	5,666,968	25%
Fire District	1,959,733	1,959,733	1,896,318	97%
TOTAL CITY EXPENDITURES	**$ 138,633,698**	**$139,334,698**	**$ 27,266,909**	**20%**

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS

City Council	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
100 100 City Council	$ 413,658	$ 413,658	$ 94,089	23%
100 102 City Attorney	700,000	700,000	41,654	6%
Total City Council	**$ 1,113,658**	**$ 1,113,658**	**$ 135,743**	**12%**

The City Council's Departmental expenditures are at 12% as of September 2025. Focusing Divisions, the City Council Division is proceeding as planned, with 23% of the budget expended during the first three months of the fiscal year. The City Attorney Division reflects 6% expended through September 30, primarily due to the timing of receiving and processing invoices, as only July invoices were accounted for during the First Quarter. However, the City received additional invoices in October, bringing the City Attorney Division's total expenditures to 21% for the First Quarter of activity.

	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
City Manager	**$ 1,834,107**	**$ 1,848,405**	**$ 519,564**	**28%**

The City Manager Department is 28% expended through the First Quarter. This higher percentage reflects the City's practice of paying the CalPERS unfunded liability in a lump sum each July to take advantage of interest savings. A portion of that payment is distributed across departments, which can result in expenditures exceeding 25% of the total early in the fiscal year.

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

Management Services	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
100 220 Finance	$ 2,629,454	$ 2,629,454	$ 829,337	32%
100 225 Human Resources/ Risk Mgmt.	5,290,831	5,268,033	3,549,890	67%
100 228 Information Technology	3,842,045	3,903,952	900,527	23%
100 229 Non-Departmental	1,255,492	1,255,492	208,291	17%
Total Management Services	**$ 13,017,822**	**$ 13,056,931**	**$ 5,488,045**	**42%**

The Management Services Department has expended 42% of its budget through the First Quarter. Similar to the City Manager Department, the Finance Division is 32% expended, exceeding 25% due to the CalPERS unfunded liability payment made in July. The Human Resources Division also reflects higher expenditures for the quarter, as it includes both the CalPERS payment and the annual insurance payment to the Public Entity Risk Management Authority (PERMA). Information Technology expenditures are proceeding as planned.

Lastly, Non-Departmental expenditures reflect lower-than-budgeted loss payments for the Hesperia Golf Course. During the summer months, the Golf Course performed better than projected. The budget anticipated monthly losses of $33,000, or $99,000 for the First Quarter. Actual losses totaled $37,674 for the same period, with August recording a profit of $4,260. This results in a savings of $61,326 for the quarter. Staff will continue to monitor Golf Course financials as the colder months approach.

Economic Development	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
100 Economic Development	$ 431,497	$ 431,497	$ 77,483	18%
251 CDBG Administration	144,883	144,883	6,175	4%
370 Hesperia Housing Authority	74,304	74,304	3,698	5%
Total Economic Development	**$ 650,684**	**$ 650,684**	**$ 87,355**	**13%**

The Economic Development Department has expended 13% of its budget through the First Quarter. This department is made up of three (3) Divisions: Economic Development, Community Development Block Grant (CDBG), and Hesperia Housing Authority (HHA) funds.

The Economic Development Division carries out the City's economic development functions and has expended 18% through the First Quarter, which is lower than anticipated. This variance is primarily due to the timing of planned projects. Consistent with the City's Strategic Plan, $65,000 was budgeted for the development of an Economic Development Action Plan. The City is in the early stages of initiating this project, and no expenditures have been recorded to date.

The Community Development Block Grant (CDBG) Administration has expended 4% as of the First Quarter. This lower percentage is due to the timing of expenditures, as consultant invoices related to CDBG activities are typically received after the close of each quarter.

The Hesperia Housing Authority (HHA) oversees the affordable housing within the City. Through the end of September, the HHA funds are 5% expended, with the majority of the budgeted expenditures for affordable housing monitoring and annual financial audit reporting occurring later in the fiscal year.

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

D. S. - Community Development	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
100 3000 Planning	$ 1,330,418	$ 1,335,918	$ 282,460	21%
100 3020 Building & Safety	1,838,679	1,835,679	523,166	28%
Total D. S. - Community Development	**$ 3,169,097**	**$ 3,171,597**	**$ 805,626**	**25%**

The Community Development Division is currently 25% expended through the First Quarter and is proceeding as planned.

D. S. - Code Compliance	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
100 3010 Code Enforcement	$ 2,237,546	$ 2,235,046	$ 679,581	30%
100 5000 Animal Control	3,755,915	3,755,915	660,894	18%
Total D. S. - Code Compliance	**$ 5,993,461**	**$ 5,990,961**	**$ 1,340,475**	**22%**

The Code Compliance Division, which includes Code Enforcement and Animal Control, is 22% expended through the First Quarter. Similar to other departments, the annual CalPERS unfunded liability payment has contributed to higher expenditures within the Code Enforcement program. Conversely, Animal Control expenditures are lower than expected, at 18%, primarily due to two vacant positions: the Veterinarian and the Community Program Manager. The City is actively recruiting for the Veterinarian position, and the Community Program Manager role is expected to be filled before the end of the calendar year.

D. S. - Public Works	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
100 3100 Engineering	$ 900,419	$ 900,419	$ 234,102	26%
100 3110 Building Maintenance	1,850,737	1,797,330	327,343	18%
100 Capital Improvement Program	350,000	350,000	0	0%
263 3150 Street Maintenance	2,779,598	2,785,491	617,046	22%
263 3160 Street Repair	180,508	181,615	49,854	27%
263 3170 Traffic	1,422,412	1,415,412	217,814	15%
Total D. S. - Public Works	**$ 7,483,674**	**$ 7,430,267**	**$ 1,446,159**	**19%**

Through the end of September, the Public Works Division is 19% expended, which is as expected.

- Street Repair, Engineering, and Street Maintenance programs are trending as expected.
- The General Fund Capital Improvement Program (CIP) is expected to increase in expenditures as progress continues on the Golf Course Trails Project during the fiscal year.
- Building Maintenance, at 18% expended, reflects the timing of planned maintenance projects at City-owned facilities.
- Traffic, at 15% expended, is lower than expected due to vacancies that are anticipated to be filled by the end of the calendar year. A second contributing factor is lower-than-anticipated signal maintenance costs through September 30, 2025. This activity will continue to be monitored as the fiscal year progresses.

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
Streets Capital Improvement Project (CIP) Funds	**$ 31,981,863**	**$ 32,075,863**	**$ 387,494**	**1%**

The Streets Capital Improvement expenditures are expected to increase as progress continues on several key projects, including the Ranchero Aqueduct Crossing, Maple Avenue Street Improvement, FY 2025–26 Street Improvement Projects, and other street-related improvements. As these projects advance throughout the fiscal year, the percentage of actual expenditures to budget will rise accordingly.

	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
Other City Related Funds	**$ 5,369,136**	**$ 5,369,136**	**$ 31,812**	**1%**

The Other City-Related Funds category is primarily comprised of principal and interest payments for the 2012 Water Rights Acquisition and 2023 Refunding Lease Revenue Bonds, with payments scheduled during the second quarter.

The FY 2025–26 Budget includes $2.3 million to complete the American Rescue Plan Act (ARPA) related expenditures, which are anticipated to be spent by the end of the fiscal year. For historical context, the City of Hesperia was allocated approximately $23.4 million in ARPA funds. In accordance with federal requirements, all funds were to be obligated (assigned to specific projects) by December 31, 2024, and fully expended by December 31, 2026. The City has met the allocation deadline and is nearing completion of the spending deadline.

It should be noted that this $2.3 million is separate from the ARPA-related First Quarter budget amendment of $4.8 million. The amendment primarily reflects adjustments related to the ARPA-funded Water Line Replacement Project, which was initially anticipated to be completed by June 30, 2025. The project is now expected to be completed by the Mid-Year Report.

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

D.S. Water Operating & Capital	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Amended Percent Expended
4010 Source of Supply	$ 5,068,641	$ 5,068,641	$ 5,250	0%
4020 Production	5,778,128	5,778,128	1,214,047	21%
4030 Distribution	1,757,302	1,788,302	611,409	34%
4035 Pipeline Maintenance	1,302,323	1,302,323	335,182	26%
4040 Engineering	1,860,489	1,858,289	229,823	12%
4050 Customer Service	2,457,742	2,432,742	692,853	28%
4060 Utility Billing	1,521,567	1,521,567	847,347	56%
4070 Administration	8,831,812	8,831,812	2,644,430	30%
4080 Property Management	510,056	506,256	85,218	17%
4160 Street Repair	1,237,564	1,237,564	274,006	22%
720 Reclaimed Water Operations	293,935	293,935	10,930	4%
Total Water Operatiions	30,619,559	30,619,559	6,950,496	23%
701 Water Capital	1,855,114	1,855,114	391,351	21%
703 Water Capital Rehab and Replace	0	607,000	206,833	n/a
Total D.S. Water Operating & Capital	**$ 32,474,673**	**$ 33,081,673**	**$ 7,548,680**	**23%**

Overall, the Water Operating and Capital funds are 23% expended through September 30, 2025. The following narrative details the progression of each program.

- Source of Supply's primary responsibility is to secure make-up water lease rights to remedy overproduction. During the First Quarter, the District has not leased or purchased permanent water rights. This typically occurs during the period from April to June.
- At the end of the First Quarter, Production has expended 21% of the budget. The primary reason expenditures are lower than expected is due to the timing of electricity invoices. During the First Quarter, only two months of summer activity were recorded, with the average summer month bill being about $300,000. When factoring in the September billing that was received in October, Production would be 26% expended.
- Distribution has utilized 34% of its budget, which is primarily due to the annual payment of the CalPERS unfunded liability.
- Pipeline Maintenance is 26% expended and proceeding as expected.
- Engineering is currently 12% expended, primarily due to the inclusion of $900,000 budgeted for the Water and Sewer Master Plans. When factoring out this project, Engineering is 24% expended. Staff anticipates releasing a request for proposals (RFP) for the Water and Sewer Master Plans later in the fiscal year. As discussed during the FY 2025–26 Budget process, this will be a multi-year project, with funds expected to be carried over into subsequent fiscal years.
- Customer Service is 28% expended, which is expected for the first three months of the fiscal year.
- Utility Billing is 56% expended, which is due to the $0.4 million write-offs of water service and the document recording costs related to placing delinquent accounts onto the County Property Tax Roll for collection. When the $0.4 million in write-offs is not included to determine the operating costs, Utility Billing is 27% expended. It should be noted that the subsequent collection of the tax liens will be reflected as revenue.
- Administration is at 30% of the budget, which is primarily due to the Water District's lump-sum payment of the CalPERS unfunded liability.
- Property Management is 17% expended for the First Quarter and is anticipated to increase as facility maintenance projects are completed throughout the fiscal year.
- Street Repair at 22% expended and proceeding as planned.

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

Water Operating and Capital (Continued):

- Reclaimed Water Operations expenditures will increase later in the second half of the fiscal year when the Debt Service payment is due.
- Expenditures for Water Capital are 21% expended as progress is being made on the recoating of tanks at Plants 21, 22, and 23.

D. S. - Sewer Operating & Capital	**2025-26 Budget**	**2025-26 Amended**	**September 2025 YTD Expenditures**	**Amended Percent Expended**
4200 Operations	$ 6,564,502	$ 6,564,502	$ 1,288,791	20%
4240 Engineering	277,360	277,360	51,849	19%
4260 Utility Billing	312,753	312,753	85,093	27%
4270 Administration	1,763,615	1,763,615	320,775	18%
Total Sewer Operations	8,918,230	8,918,230	1,746,508	20%
711 Sewer Capital	1,778,170	1,778,170	166,163	9%
Total D. S. - Sewer Operating & Capital	**$ 10,696,400**	**$ 10,696,400**	**$ 1,912,671**	**18%**

Sewer Operating and Capital Funds overall are 18% expended. More detailed information on each program is provided below.

- Sewer Operations expenditures are 20% expended and proceeding as planned. Through the end of the First Quarter, only two months of treatment fees have been expended for Victor Valley Wastewater Reclamation Authority (VVWRA). By factoring in the September invoice that was received in October, Sewer Operations is 27% expended for First Quarter activity.
- Sewer Engineering is currently 19% expended and will increase as contract engineering invoices are received related to sewer projects.
- Sewer Utility Billing is 27% expended, which is expected for the first three months of the fiscal year.
- Sewer Administration is proceeding as planned, with 18% expended.
- Sewer Capital has $1.8 million allocated to two projects: the Maple Avenue sewer line replacement and the I-15 Corridor sewer. Capital expenditures will increase as progress is made on the projects.

	2025-26 Budget	**2025-26 Amended**	**September 2025 YTD Expenditures**	**Amended Percent Expended**
Police	**$ 22,889,390**	**$ 22,889,390**	**$ 5,666,968**	**25%**

The Police Department budget is 25% expended, which is expected for the first three months of the fiscal year based on monthly law enforcement service costs. The year-to-date total for the first quarter does not yet include the quarterly invoice, which covers overtime, grant expenses, and other related costs, as well as the vacancy savings credits associated with vacant positions.

	2025-26 Budget	**2025-26 Amended**	**September 2025 YTD Expenditures**	**Amended Percent Expended**
Fire District	**$ 1,959,733**	**$ 1,959,733**	**$ 1,896,318**	**97%**

During FY 2018–19, the City transferred all Hesperia Fire Protection District (Fire District) assets and liabilities to San Bernardino County Fire, except former personnel obligations. The Fire District continues to function with dedicated funding to meet these obligations. The Fire District is 97% expended, primarily due to annual contractual retirement obligations related to former Fire District employees, which are paid at the beginning of the fiscal year rather than on a monthly basis. The resulting $63,415 in savings will be retained in a trust for the payment of future obligations of former Fire District personnel.

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS

TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS

DEPARTMENT AND PROGRAM EXPENDITURES SUMMARY	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Percent Expended
City Council				
100 100 City Council	$ 413,658	$ 413,658	$ 94,089	23%
100 102 City Attorney	700,000	700,000	41,654	6%
Total City Council	**$ 1,113,658**	**$ 1,113,658**	**$ 135,743**	**12%**
City Manager	**$ 1,834,107**	**$ 1,848,405**	**$ 519,564**	**28%**
Management Services				
100 220 Finance	$ 2,629,454	$ 2,629,454	$ 829,337	32%
100 225 Human Resources/Risk Mgmt.	5,290,831	5,268,033	3,549,890	67%
100 228 Information Technology	3,842,045	3,903,952	900,527	23%
100 229 Non-Departmental	1,255,492	1,255,492	208,291	17%
Total Management Services	**$ 13,017,822**	**$ 13,056,931**	**$ 5,488,045**	**42%**
Economic Development				
100 Economic Development	$ 431,497	$ 431,497	$ 77,483	18%
251 CDBG Administration	144,883	144,883	6,175	4%
370 Hesperia Housing Authority	74,304	74,304	3,698	5%
Total Economic Development	**$ 650,684**	**$ 650,684**	**$ 87,355**	**13%**
Development Services - Community Development				
100 3000 Planning	$ 1,330,418	$ 1,335,918	$ 282,460	21%
100 3020 Building & Safety	1,838,679	1,835,679	523,166	28%
Total D. S. Community Development	**$ 3,169,097**	**$ 3,171,597**	**$ 805,626**	**25%**
Development Services - Code Compliance				
100 3010 Code Enforcement	$ 2,237,546	$ 2,235,046	$ 679,581	30%
100 5000 Animal Control	3,755,915	3,755,915	660,894	18%
Total D. S. Code Compliance	**$ 5,993,461**	**$ 5,990,961**	**$ 1,340,475**	**22%**
Development Services - Public Works				
100 3100 Engineering	$ 900,419	$ 900,419	$ 234,102	26%
100 3110 Building Maintenance	1,850,737	1,797,330	327,343	18%
100 Capital Improvement Program	350,000	350,000	0	0%
263 3150 Street Maintenance	2,779,598	2,785,491	617,046	22%
263 3160 Street Repair	180,508	181,615	49,854	27%
263 3170 Traffic	1,422,412	1,415,412	217,814	15%
Total D.S. - Public Works	**$ 7,483,674**	**$ 7,430,267**	**$ 1,446,159**	**19%**

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

DEPARTMENT AND PROGRAM EXPENDITURES SUMMARY	2025-26 Budget	2025-26 Amended	September 2025 YTD Expenditures	Percent Expended
Streets Capital Improvement Project (CIP)				
204 Measure I -2010 Renewal	$ 6,775,591	$ 6,869,591	$ 43,871	1%
207 Local Transportation Fund	679,875	679,875	0	0%
209 Gas Tax - RMRA	6,334,983	6,334,983	61	0%
251 CDBG Streets	3,675,554	3,675,554	84,009	2%
301 Storm Drain Development Impact Fee	1,375,149	1,375,149	0	0%
306 DIF 2018-Streets	5,512,028	5,512,028	10,104	0%
313 A-04 Drainage Development Impact Fee	50,000	50,000	0	0%
504 City Streets CIP	7,578,683	7,578,683	249,449	3%
Total Streets CIP Funds	**$ 31,981,863**	**$ 32,075,863**	**$ 387,494**	**1%**
Other City Related Funds				
110 Silverwood	$ 495,400	$ 495,400	$ 2,604	1%
241 CFD 2021-1 Residential Maint. & Service	5,200	5,200	640	12%
242 CFD 2022-1 Non-Residential Maint. & Service	5,200	5,200	640	12%
243 CFD 2023-1 Silverwood Maint.	6,500	6,500	640	10%
256 Beverage Recycling Grant	95,710	95,710	3,492	4%
261 American Rescue Plan Act	2,256,728	2,256,728	0	0%
262 SB 1383 Local Assistance Grant	112,734	112,734	23,796	21%
309 City Hall Facilities 2018 Development Impact Fee	198,233	198,233	0	0%
402 Water Rights Acquisition	1,446,531	1,446,531	0	0%
404 2023 Refunding Lease Revenue Bonds	746,900	746,900	0	0%
Total Other City Related Funds	**$ 5,369,136**	**$ 5,369,136**	**$ 31,812**	**1%**
Development Services - Water				
Water Operating				
4010 Source of Supply	$ 5,068,641	$ 5,068,641	$ 5,250	0%
4020 Production	5,778,128	5,778,128	1,214,047	21%
4030 Distribution	1,757,302	1,788,302	611,409	34%
4035 Pipeline Maintenance	1,302,323	1,302,323	335,182	26%
4040 Engineering	1,860,489	1,858,289	229,823	12%
4050 Customer Service	2,457,742	2,432,742	692,853	28%
4060 Utility Billing	1,521,567	1,521,567	847,347	56%
4070 Administration	8,831,812	8,831,812	2,644,430	30%
4080 Property Management	510,056	506,256	85,218	17%
4160 Street Repair	1,237,564	1,237,564	274,006	22%
Total Water Operating	30,325,624	30,325,624	6,939,566	23%
701 Water Capital Project	1,855,114	1,855,114	391,351	21%
703 Water Capital Rehab and Replace	0	607,000	206,833	34%
720 Reclaimed Water Operations	293,935	293,935	10,930	4%
Total D.S. Water Operating & Capital	**$ 32,474,673**	**$ 33,081,673**	**$ 7,548,680**	**23%**

FY 2025-26 TOTAL EXPENDITURES BY DEPARTMENT AND PROGRAMS (Continued)

DEPARTMENT AND PROGRAM EXPENDITURES SUMMARY	2025-26 Budget	2025-26 Amended	2025 YTD Expenditures	Percent Expended
Development Services - Sewer				
Sewer Operating				
4200 Operations	$ 6,564,502	$ 6,564,502	$ 1,288,791	20%
4240 Engineering	277,360	277,360	51,849	19%
4260 Utility Billing	312,753	312,753	85,093	27%
4270 Administration	1,763,615	1,763,615	320,775	18%
Total Sewer Operating	8,918,230	8,918,230	1,746,508	20%
711 Sewer Capital	1,778,170	1,778,170	166,163	9%
Total D.S. Sewer Operating & Capital	**$ 10,696,400**	**$ 10,696,400**	**$ 1,912,671**	**18%**
Police	**$ 22,889,390**	**$ 22,889,390**	**$ 5,666,968**	**25%**
Fire District	**$ 1,959,733**	**$ 1,959,733**	**$ 1,896,318**	**97%**
Total City Expenditures	**$ 138,633,698**	**$ 139,334,698**	**$ 27,266,909**	**20%**

PROPOSED BUDGET AMENDMENTS – SUMMARY

The FY 2025-26 First Quarter Budget Review includes seven (7) budget amendments totaling $5,971,263. The following listing categorizes the proposed budget amendments, with the following pages providing detail for each request:

FY 2025-26 1st Quarter Budget Requests	General Fund	Other Funds	Totals
1. SB 1383 CalRecycle (City Manager)	$ 0	$ 114,766	$ 114,766
2. DocAccess ADA Compliance (IT)	20,160	0	20,160
3. Network Firewalls/Licensing Support (IT)	144,376	0	144,376
4. Interview Room Recording System (Police)	52,351	0	52,351
5. Increase to Monthly Law Enforcement Costs (Police)	1,384,549	0	1,384,549
6. ARPA Projects (Water/Sewer)	0	4,142,021	4,142,021
7. Water, Sewer, Recycled Water Rate Study (Water/Sewer)	0	113,040	113,040
Total 1st Quarter Budget Amendments Requests	**$ 1,601,436**	**$ 4,369,827**	**$ 5,971,263**

PROPOSED BUDGET AMENDMENTS – NARRATIVE

City Manager

- **SB 1383 CalRecycle Grant $114,766 (Fund 262) – *Unanticipated***

  The Department of Resources, Recycling, and Recovery (CalRecycle) awarded the City $267,124 of grant funding for the SB 1383 Local Assistance Grant Program. Since the award, City staff have worked with CalRecycle and received approval for the use of grant funds for a Waste Characterization Study to determine the percentage of organics and other materials in the City's waste stream, in compliance with SB 1383 requirements. On June 17, 2025, the City Council approved a professional services agreement with Go2Zero Strategies for a total not-to-exceed amount of $131,685. Due to the timing of CalRecycle's approval and the approval of the professional services agreement, a budget amendment is needed to carry over the funds to complete the study.

Management Services – Information Technology

- **DocAcess – ADA Compliance $20,160 (100-19-228) – *New***

  Under the Americans with Disabilities Act (ADA), Title II, cities are required to ensure that their websites and mobile applications are accessible to people with disabilities. The U.S. Department of Justice issued a final rule in April 2024 requiring compliance with the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA. Cities with populations over 50,000, such as Hesperia, must comply by April 24, 2026, while smaller jurisdictions have until 2027. To meet this requirement, the City negotiated a three-year contract with DocAccess to ensure the accessibility and compliance of City documents available on the website.

Management Services – Information Technology

- **Network Firewalls/Licensing Support $144,376 (100-19-228) – *Presented to the City Council on May 06, 2025***

  During an assessment of the City's information technology infrastructure, it was determined that the network firewalls and wireless access points were nearing the end of their service life. On May 6, 2025, the City Council approved a three-year professional services agreement with Vector Resources, Inc. (dba VectorUSA) for a total amount not to exceed $140,376. The contract includes the provision and installation of Fortinet firewalls, Wi-Fi access points, and associated licensing. These upgrades will replace outdated equipment, strengthen the City's cybersecurity, and improve network performance across all City facilities. Due to extended lead times, the equipment was not received by June 30, 2025, as originally budgeted; therefore, a budget amendment is needed to carry over the funds to complete the project.

PROPOSED BUDGET AMENDMENTS – NARRATIVE (Continued)

Police

- **Audio/Video System – Interview Room $52,351 (100-51) – *Presented to the City Council on April 15, 2025***

  On April 15, 2025, the City Council approved a contract with Genetec for an amount not to exceed $52,135 to replace the outdated audio and video recording systems in the Hesperia Police Department's interview and observation rooms. The new system aims to enhance investigative capabilities by providing secure, high-quality recordings that are essential for court proceedings and compliance with law enforcement standards. Due to material backorders, the equipment was not received by June 30, 2025, as initially planned; therefore, a budget amendment is required to carry over the funds to complete the project.

- **Increase to Monthly Law Enforcement Costs $1,384,549 (100-51) – *Unanticipated***

  On October 4, 2025, the County of San Bernardino concluded labor negotiations with the Sheriff's Employees' Benefit Association (SEBA). The new Memorandum of Understanding (MOU) includes a 3% salary increase, effective October 4, 2025, followed by a 4% increase, effective October 3, 2026, and another 4% increase, effective October 2, 2027. The net impact of the 3% salary increase, along with benefit adjustments, reflected an overall 6.3% increase to the City's Schedule A. This equates to $1,384,549 annually or approximately $153,839 per month for the remaining nine months of the fiscal year. As this amount was not anticipated with the adoption of the FY 2025-26 Budget, the City will utilize its General Fund Balance to cover the increase for FY 2025–26; however, the subsequent year's increase will be included in the operating budget. Further discussion of the impacts on the FY 2026–27 Budget will be provided in the final section of this report.

Water

- **ARPA Project Carryover $3,760,771 (700) – *Carryover***

  On March 4, 2025, the City Council approved FY 20245-25 Mid-Year Budget Amendments, which included various Water Operating Projects allocated with American Rescue Plan Act (ARPA) funding. Due to extended contract negotiations and lead times on material, several projects were not completed by June 30, 2025, as initially planned; therefore, a budget amendment is needed to carry over the funds to complete the projects, which include $243,765 for Rehabilitation of Five Wells, $3,501,623 for Water Service Line Replacements, and $15,383 for Paint and Coat Water Tanks.

- **Water, Wastewater, and Recycled Water Rate Study (Rate Study) $113,040 (700) – *Presented to the City Council on July 15, 2025***

  As approved by the City Council on July 15, 2025, the Water District engaged a consultant to prepare an updated Water, Sewer, and Recycled Water Rate Study (the Rate Study), as the previous study covered the period from 2017 to 2022. As outlined in the staff report, funding for the Rate Study was to be included in the First Quarter Budget Amendment request.

Sewer

- **ARPA Project Carryover $381,250 (710) – *Carryover***

  On March 4, 2025, the City Council approved FY 2024-25 Mid-Year Budget Amendments, which included various Sewer Operating Projects allocated with American Rescue Plan Act (ARPA) funding. Due to extended lead times on material, the Manhole Repair/Replacement Project was not completed by June 30, 2025, as initially planned; therefore, a budget amendment of $381,250 is needed to carry over the funds to complete this project.

POSITION CHANGE:

A classification change is proposed for the non-represented Deputy Finance Director, reclassifying it from Senior Management to an At-Will Senior Management classification. The position will have an individual employment contract, no auto allowance, and will remain at salary range 46. Beginning in FY 2023-24, each Deputy Director position has been reclassified from Senior Management to At-Will status; the Deputy Finance Director is the final position to complete this transition.

ANIMAL CONTROL UPDATE

Use of Vacancy Savings:

As detailed in the Expenditure Section, Animal Control realized savings during the first quarter due to vacancies in the Veterinarian and Community Program Manager positions. These savings total approximately $75,000. The Community Program Manager position is expected to be filled by the end of the calendar year; however, the City continues to actively recruit for the Veterinarian position, which remains challenging given the limited pool of qualified candidates in the region.

To ensure that Animal Control continues to meet community needs despite these staffing gaps, staff will allocate the realized salary savings to the contract services account. This reallocation will allow the City to expand veterinary contracting services, providing additional capacity for the spay and neuter program and maintaining service levels until the Veterinarian position is filled. This temporary measure will help maintain continuity of essential animal care services and support the City's ongoing commitment to responsible pet ownership and community health.

High Desert Community Foundation 501(c)(3)

The City partners with the High Desert Community Foundation (HDCF) to provide federal tax-exempt status under IRS Section 501(c)(3) for charitable donations benefiting Animal Control. This partnership began in January 2022. As of July 1, 2025, the trust's beginning balance was $134,386. During the first quarter, Animal Control utilized $45,000 to support the Trap-Neuter-Return (TNR) Program. The following table summarizes account activity through the end of the first quarter, resulting in an ending balance of $86,404.

Animal Control Donation Trust

Cash Flow Summary – First Quarter Ended September 30, 2025

Beginning Balance (July 1, 2025)	$	134,386
Activity During Quarter:		
Donations Received		20
Fees Paid (HDCF Administrative Fee)		(2)
Distributions – TNR Program		(45,000)
Net Change in Balance		(44,982)
Ending Balance (September 30, 2025)	**$**	**89,404**

Fiscal Year 2026-27 Budget Outlook

The First Quarter Report not only provides a snapshot of activity from July through September, but also serves as an opportunity to review information that will impact the upcoming budget. To date, the City has received the FY 2026–27 CalPERS unfunded liability and projected impacts to the Schedule A for law enforcement services, both of which will be key considerations in the next budget cycle.

California Public Employees Retirement System (CalPERS):

In July 2025, the City received the actuarial valuation report for the year ended June 30, 2024. This report outlines the unfunded liability costs that will impact the FY 2026–27 Budget. According to the report, CalPERS achieved a rate of return of 9.3%, representing a 2.5% positive change from the actuarially assumed rate of 6.8%. The following table provides a summary of the resulting increase in unfunded liability payments for the upcoming FY 2026–27 Budget.

	UAL Annual Liability			
Plan	**FY 2025-26**	**FY 2026-27**	**Difference**	**% Increase**
Miscellaneous Plan for the City of Hesperia	1,848,172.00	2,064,357.00	216,185.00	12%
Miscellaneous Plan for the HWD	773,469.00	859,205.00	85,736.00	11%
Miscellaneous Plan for the HFPD	31,373.00	32,823.00	1,450.00	5%
Safety Plan for the HFPD	1,783,162.00	1,858,154.00	74,992.00	4%
Total	**4,436,176.00**	**4,814,539.00**	378,363.00	9%
General Fund (portion to Fund 263)	3,662,707.00	3,955,334.00	292,627.00	8%
Water Fund	773,469.00	859,205.00	85,736.00	11%
Total	**4,436,176.00**	**4,814,539.00**	378,363.00	9%

It is anticipated that the FY 2026–27 General Fund Budget will increase by approximately $300,000, which includes adjustments for both the City and Fire District CalPERS Plans. Based on preliminary reporting from CalPERS, as of June 30, 2025, the rate of return was 11.6%, exceeding the actuarially assumed rate of 6.8% by 4.8 percentage points. This strong performance suggests that the unfunded liability payment for FY 2027–28 is expected to increase at a slower pace than that of FY 2026–27, reflecting the positive investment returns as of June 30, 2025.

County of San Bernardino Safety Contract – Schedule A Increases:

As discussed, on October 4, 2025, the County of San Bernardino concluded labor negotiations with the Sheriff's Employees' Benefit Association (SEBA). The new multi-year MOU includes salary increases of 4% effective October 3, 2026, and another 4% effective October 2, 2027. The impact for FY 2025–26, effective October 4, 2025, resulted in a 6.3% increase, or about $1.4 million over the adopted contract amount of $22.1 million. The 6.3% reflects both the 4% salary adjustment and changes to benefits.

While the City is aware of the salary increases for FY 2026–27, the benefit changes will not be known until the County releases the final Schedule A in May 2026. For planning purposes, staff is assuming a total increase of 6% for FY 2026-27, reflecting a 4% salary adjustment and a 2% increase in benefits.

Using these assumptions, the anticipated increase to the FY 2026-27 Schedule A is 6%, or approximately $1.4 million, over the October 2026 Schedule A of $23.5 million, and 12%, or $2.7 million, over the adopted FY 2025–26 Schedule A of $22.1 million. Since this increase represents ongoing operational costs, it will need to be funded through General Fund operating revenue.

Estimated Increase to Revenue:

Looking ahead, General Fund revenue would need to increase by approximately 4%, or $3.0 million, to cover the FY 2026-27 CalPERS unfunded liability and the projected increase for maintaining the current level of law enforcement service. The General Fund's largest revenue source, Sales Tax, is only projected to increase by about $0.4 million based on current trends, which, alone, will not be sufficient to offset these anticipated cost increases.

It should be noted that the FY 2025-26 General Fund Budget was balanced, with revenues exceeding expenditures by $13,084. While it is still early in the development of the FY 2026–27 Budget, staff will continue to monitor revenues and expenditures closely and provide an updated financial analysis as part of the FY 2025–26 Mid-Year Report.

RESOLUTION NO. 2025-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING THE FISCAL YEAR 2025-26 FIRST QUARTER BUDGET REVIEW AND AMENDING THE 2025-26 CITY OF HESPERIA BUDGET TO FUND CERTAIN RELATED EXPENDITURES

WHEREAS, the City Council of the City of Hesperia was presented the Fiscal Year (FY) 2025-26 First Quarter Budget Review report by staff; and

WHEREAS, the City Council of the City of Hesperia has reviewed the FY 2025-26 First Quarter Budget Review report information and analysis and has found it acceptable; and

WHEREAS, the City Council of the City of Hesperia has reviewed and approves the budget amendments included in the FY 2025-26 First Quarter Budget Review report.

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

Section 1. That the recitals above are true and correct and adopted as findings.

Section 2. That the City Council of the City of Hesperia approves the FY 2025-26 First Quarter Budget Review report and budget amendments.

Section 3. That the City Council also approves the FY 2025-26 First Quarter Budget Review expenditure amendments by making appropriations for:

▪ DocAccess ADA Compliance (100-19-228)	$ 20,160
▪ Network Firewalls/Licensing Support (100-19-228)	144,376
▪ Interview Room Recording System (100-51-510)	52,351
▪ Increase to Monthly Law Enforcement Costs (100-51-510)	1,384,549
▪ SB 1383 CalRecycle (262-07-200)	114,766
Total	$1,716,202

Section 4. That the City Council approves the following position classification change included in the 2025-26 First Quarter Budget Review as follows:

Section 4a. That the City Council approves the change in classification for the non-represented Deputy Finance Director position from senior management to At-Will senior management classification, with a contract, no auto allowance and will remain with a salary range of 46.

Section 5. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 18th day of November 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

RESOLUTION NO. HWD 2025-15

A RESOLUTION OF THE HESPERIA WATER DISTRICT OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING THE FISCAL YEAR 2025-26 FIRST QUARTER BUDGET REVIEW AND AMENDING THE 2025-26 HESPERIA WATER DISTRICT BUDGET TO FUND CERTAIN RELATED EXPENDITURES

WHEREAS, the Board of Directors of the Hesperia Water District was presented the Fiscal Year (FY) 2025-26 First Quarter Budget Review by staff; and

WHEREAS, the Board of Directors of the Hesperia Water District has reviewed the FY 2025-26 First Quarter Budget Review report information and analysis and has found it acceptable; and

WHEREAS, the Board of Directors of the Hesperia Water District has reviewed and approves the budget amendments included in the FY 2025-26 First Quarter Budget Review report.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT AS FOLLOWS:

Section 1. That the recitals above are true and correct and adopted as findings.

Section 2. That the Board of Directors of the Hesperia Water District approves the FY 2025-26 First Quarter Budget Review report and budget amendments.

Section 3. That the Board of Directors of the Hesperia Water District also approves the FY 2025-26 First Quarter Budget Review expenditure amendments by making appropriations for:

▪ ARPA Projects (700-29-400 and 710-29-420)	$4,142,021
▪ Water, Sewer, Recycled Water Rate Study (700-29-400)	113,040
Total	$4,255,061

Section 4. That the Board of Directors of the Hesperia Water District approves the following position classification change included in the 2025-26 First Quarter Budget Review as follows:

Section 4a. That the Board of Directors approves the change in classification for the non-represented Deputy Finance Director position from senior management to At-Will senior management classification, with a contract, no auto allowance and will remain with a salary range of 46.

Section 5. That the Board Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 18th day of November 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

JOINT RESOLUTION NO. 2025-39
RESOLUTION HHA 2025-05
RESOLUTION HWD 2025-10

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, AND THE BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY APPROVING THE CITY'S CORRECTED AND REVISED COMBINED COMPENSATION SCHEDULE

WHEREAS, in compliance with California Public Employees' Retirement System (CalPERS) and Title 2 of California Code of Regulations Section 570.5, the City Council of the City of Hesperia and the Board of Directors of the Hesperia Water District must approve and adopt a Compensation Schedule that lists all employee positions; and

WHEREAS the City Council of the City of Hesperia and the Board of Directors of the Hesperia Water District adopted a Combined Compensation Schedule on July 15, 2025; and

WHEREAS, Joint Resolution No. 2025-24, HWD 2025-06, and HHA 2025-04 approves the Combined Compensation Schedule; and

WHEREAS, Joint Resolution No. 2024-25, HWD 2024-08, and HHA 2024-04, Exhibit A prescribes the salaries, benefits, and other related policies for employees of the City not represented by an employee labor relations organization and commonly called Non-Represented Employees; and

WHEREAS, Resolution 2024-24 and HWD 2024-07 Exhibit A prescribes a Memorandum of Understanding and the salaries, benefits, and other terms and conditions for employees of the City of Hesperia represented by the Teamsters Local 1932; and

WHEREAS, on October 4, 2022, the City Council approved an Employment Agreement which prescribes the salaries and benefits of the City Manager; and

WHEREAS, Resolution No. 2025-18, Resolution HWD 2025-04, and Resolution HHA 2025-03 approves the annual Fiscal Year 2025-26 Operating Budget; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT AND THE BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY AS FOLLOWS:

Section 1. That the recitals above are true and correct.

Section 2. That the City Council and Board of Directors of the Hesperia Water District and Hesperia Housing Authority approves the attached corrected Combined Compensation Schedules effective July 14, 2025, September 25, 2024, January 1, 2024, August 21, 2023, July 1, 2023 and the revised Combined Compensation Schedule effective November 19, 2025. The schedule lists all employee positions, clearly indicates the time base for salaries, base pay rates only and includes the effective and revised dates of the schedule. The schedules will be posted on the City's internet page once approved.

Section 3. That the City Clerk/Board Secretary shall certify to the passage and adoption of this Joint Resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 18th day of November 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

RESOLUTION NO. 2025-45
RESOLUTION NO. HHA 2025-06
RESOLUTION NO. HWD 2025-14

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, THE BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY, AND THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT OF CALIFORNIA, MODIFYING THE NON-REPRESENTED EMPLOYEES' COMPENSATION AND BENEFIT PLAN

WHEREAS, the City Council of the City of Hesperia establishes salaries, benefits and other related policies for employees not represented by an employee labor relations organization; and

WHEREAS, the City Council of the City of Hesperia recognizes that it competes in a marketplace to obtain qualified personnel to perform and provide municipal services, and that compensation and conditions of employment must be sufficiently attractive to recruit and retain qualified employees; and

WHEREAS, Joint Resolution No 2024-25, Resolution HHA 2024-04, and Resolution HWD 2024-08, Exhibit A established a Non-Represented Employees' Compensation and Benefits Plan which sections can be modified individually or in whole by subsequent Council action; and

WHEREAS, the City Council desires to amend Section 9 of the Non-Represented Employees' Compensation and Benefit Plan to increase the maximum monthly City health contribution from up to $1,650 to up to $1,750 per employee; and

WHEREAS, the additional funding necessary for this adjustment was previously budgeted and included in the adopted Fiscal Year 2025–26 Budget Resolution 2025-18, HHA 2025-03, and HWD 2025-04 approved by the City Council on June 3, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HESPERIA, BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY AND BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT AS FOLLOWS:

Section 1. That the recitals above are true and correct.

Section 2. That the City Council has reviewed and approves of the modified provision to Section 9 included in Exhibit A. - Non-Represented Employees' Compensation and Benefit Plan.

Section 3. That this resolution shall remain in full force and effect until modified or terminated by action of the City Council.

Section 4. That Exhibit A - Non-Represented Employees' Compensation and Benefit Plan sections may be modified individually or in whole by action of the City Council.

Section 5. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 18th day of November 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

Attachment 6

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY
APPROVED AND ADOPTED: July 15, 2025, November 18, 2025
REVISED: November 18, 2025 Effective: July 14, 2025

Non-Represented Full Time Monthly Rates	**Benefit Group**	**Range #**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**
Accountant	GEN	33	6,056	6,177	6,301	6,427	6,556	6,687	6,821	6,957	7,096	7,238	7,383
Accounting Technician	GEN	31	5,493	5,603	5,715	5,829	5,946	6,065	6,186	6,310	6,436	6,565	6,696
Administrative Aide	GEN	27	4,519	4,609	4,701	4,795	4,891	4,989	5,089	5,191	5,295	5,401	5,509
Administrative Analyst	PRO/SUP	34	6,359	6,486	6,616	6,748	6,883	7,021	7,161	7,304	7,450	7,599	7,751
Administrative Secretary	GEN	30	5,232	5,337	5,444	5,553	5,664	5,777	5,893	6,011	6,131	6,254	6,379
Animal Services Specialist	PRO/SUP	34	6,359	6,486	6,616	6,748	6,883	7,021	7,161	7,304	7,450	7,599	7,751
Animal Services Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Assistant City Clerk	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Assistant City Manager	AW SR. MGT	53	16,075	16,397	16,725	17,060	17,401	17,749	18,104	18,466	18,835	19,212	19,596
Assistant Engineer	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Assistant Planner	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Assistant Project Manager	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Assistant to the City Manager	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
Associate Engineer	PRO/SUP	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Associate Planner	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Budget/Finance Specialist	GEN	33	6,056	6,177	6,301	6,427	6,556	6,687	6,821	6,957	7,096	7,238	7,383
Building Official	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
City Clerk Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Code Enforcement Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Community Development Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Community Development Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Community Program Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Customer Service Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Deputy City Engineer	AW SR. MGT	48	12,594	12,846	13,103	13,365	13,632	13,905	14,183	14,467	14,756	15,051	15,352
Deputy City Manager/City Clerk	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Deputy Community Development Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Deputy Development Services Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Deputy Finance Director	SR. MGT	46	11,422	11,650	11,883	12,121	12,363	12,610	12,862	13,119	13,381	13,649	13,922
Deputy Human Resources/Information Technology Director	AW SR. MGT	47	11,993	12,233	12,478	12,728	12,983	13,243	13,508	13,778	14,054	14,335	14,622
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Director of Development Services	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Director of Public Works	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Economic Development Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	9,701	9,895
Engineering Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Facilities Supervisor	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Field Services Supervisor	GEN	36	7,012	7,152	7,295	7,441	7,590	7,742	7,897	8,055	8,216	8,380	8,548
Finance Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Financial Analyst	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Fleet Warehouse Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Geographical Information Systems Specialist	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Geographical Information Systems Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Human Resources Program Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Human Resources Specialist	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Information Systems Specialist	MGT	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Information Systems Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Land Development Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Licensed Veterinarian	AW SR. MGT	46	11,422	11,650	11,883	12,121	12,363	12,610	12,862	13,119	13,381	13,649	13,922
Maintenance Crew Supervisor	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Management Analyst	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Office Assistant	GEN	26	4,303	4,389	4,477	4,567	4,658	4,751	4,846	4,943	5,042	5,143	5,246
Personnel Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Planning Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Plans Examiner	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Principal Planner	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Project Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Public Relations Analyst	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	9,701	9,895
Public Works Inspection Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Public Works Inspector	GEN	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Public Works Supervisor	PRO/SUP	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Risk Management Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Secretary to the City Manager and City Council	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Senior Accountant	MGT	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Senior Code Enforcement Officer	GEN	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Senior Community Development Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Senior Information Systems Specialist	MGT	41	8,949	9,128	9,311	9,497	9,687	9,881	10,079	10,281	10,487	10,697	10,911
Senior Office Assistant	GEN	28	4,746	4,841	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,787
Senior Office Specialist	GEN	28	4,746	4,841	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,787
Senior Planner	MGT	41	8,949	9,128	9,311	9,497	9,687	9,881	10,079	10,281	10,487	10,697	10,911
Senior Project Manager	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
Streets Operations Manager	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Water Operations Manager	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629

City Manager	Contract*	Annually : $271,720; Monthly $22,643

**Employment Agreement approved by City Council July to be effective July 1,2023*

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 15, 2025, November 18, 2025
REVISED: November 18, 2025 Effective: July 14, 2025

Teamsters, Local 1932, Full- Time Monthly Rates	**Benefit Group**	**Range #**	**A**	**B**	**C**	**D**	**E**
Animal Care Technician	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Animal Control Officer	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Animal Services Assistant	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Animal Services Representative	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Building Inspector	TEAMSTERS	18	6,780	7,119	7,475	7,849	8,242
Code Enforcement Officer	TEAMSTERS	17	6,457	6,780	7,119	7,475	7,849
Community Development Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Custodian	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Customer Service Assistant	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Customer Service Representative	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Equipment Operator	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302
Equipment Operator/Water*	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Facilities Maintenance Specialist	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Facilities Maintenance Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Maintenance Worker	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Maintenance Worker/Water*	TEAMSTERS	10.5	4,703	4,938	5,185	5,444	5,716
Meter Reader	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Pump Maintenance Worker	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Pump Operator	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302
Receptionist	TEAMSTERS	6	3,774	3,963	4,161	4,369	4,588
Registered Veterinary Technician	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Senior Account Clerk	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Animal Care Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Animal Services Representative	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Custodian	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Senior Customer Service Representative	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Maintenance Worker	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Senior Maintenance Worker/Water*	TEAMSTERS	13.5	5,444	5,716	6,002	6,302	6,617
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Senior Pump Operator	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Senior Warehouse Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Traffic Signal Technician	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Utility Line Locator	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Volunteer/Outreach Coordinator	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Warehouse Technician	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Water Quality Specialist	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Water Quality Technician	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302

Non-Represented Part-Time Hourly Rates		**Range #**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**
Administrative Intern-PT	PART-TIME		16.50	17.00	17.50	18.00	18.50	19.00	19.50	20.00	20.50		
Animal Care Technician-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Animal Licensing/Canvassing Officer-PT	PART-TIME	11	26.98	28.33	29.75	31.24	32.80						
Animal Services Representative-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Custodian-PT	PART-TIME	8	23.30	24.47	25.69	26.98	28.33						
Customer Service Assistant- PT	PART-TIME	8	23.30	24.47	25.69	26.98	28.33						
Customer Service Representative-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Information Systems Tech.-PT	PART-TIME	32	33.28	33.94	34.62	35.31	36.02	36.74	37.47	38.22	38.99	39.77	40.56
Maintenance Worker-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Office Assistant-PT	PART-TIME	26	24.83	25.32	25.83	26.35	26.87	27.41	27.96	28.52	29.09	29.67	30.27
Receptionist-PT	PART-TIME	6	21.13	22.18	23.29	24.46	25.68						
Registered Veterinary Technician-PT	PART-TIME	14	31.24	32.80	34.44	36.16	37.97						

GEN- General
PRO/SUP- Professional / Supervisory
MGT- Management
TEAMSTERS- Teamsters Local 1932
RETIRED: Retired Annuitant
SR. MGT- Senior Management
AW SR. MGT- At-Will Senior Management

Attachment 7

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY
APPROVED AND ADOPTED: July 15, 2025 November 18, 2025
REVISED: November 18, 2025 Effective: November 19, 2025

Non-Represented Full Time Monthly Rates	**Benefit Group**	**Range #**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**
Accountant	GEN	33	6,056	6,177	6,301	6,427	6,556	6,687	6,821	6,957	7,096	7,238	7,383
Accounting Technician	GEN	31	5,493	5,603	5,715	5,829	5,946	6,065	6,186	6,310	6,436	6,565	6,696
Administrative Aide	GEN	27	4,519	4,609	4,701	4,795	4,891	4,989	5,089	5,191	5,295	5,401	5,509
Administrative Analyst	PRO/SUP	34	6,359	6,486	6,616	6,748	6,883	7,021	7,161	7,304	7,450	7,599	7,751
Administrative Secretary	GEN	30	5,232	5,337	5,444	5,553	5,664	5,777	5,893	6,011	6,131	6,254	6,379
Animal Services Specialist	PRO/SUP	34	6,359	6,486	6,616	6,748	6,883	7,021	7,161	7,304	7,450	7,599	7,751
Animal Services Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Assistant City Clerk	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Assistant City Manager	AW SR. MGT	53	16,075	16,397	16,725	17,060	17,401	17,749	18,104	18,466	18,835	19,212	19,596
Assistant Engineer	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Assistant Planner	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Assistant Project Manager	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Assistant to the City Manager	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
Associate Engineer	PRO/SUP	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Associate Planner	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Budget/Finance Specialist	GEN	33	6,056	6,177	6,301	6,427	6,556	6,687	6,821	6,957	7,096	7,238	7,383
Building Official	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
City Clerk Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Code Enforcement Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Community Development Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Community Development Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Community Program Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Customer Service Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Deputy City Engineer	AW SR. MGT	48	12,594	12,846	13,103	13,365	13,632	13,905	14,183	14,467	14,756	15,051	15,352
Deputy City Manager/City Clerk	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Deputy Community Development Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Deputy Development Services Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Deputy Finance Director (Revised 11/19/25)	AW SR. MGT	46	11,422	11,650	11,883	12,121	12,363	12,610	12,862	13,119	13,381	13,649	13,922
Deputy Human Resources/Information Technology Director	AW SR. MGT	47	11,993	12,233	12,478	12,728	12,983	13,243	13,508	13,778	14,054	14,335	14,622
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Director of Development Services	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Director of Public Works	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Economic Development Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	9,701	9,895
Engineering Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Facilities Supervisor	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Field Services Supervisor	GEN	36	7,012	7,152	7,295	7,441	7,590	7,742	7,897	8,055	8,216	8,380	8,548
Finance Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Financial Analyst	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Fleet Warehouse Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Geographical Information Systems Specialist	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Geographical Information Systems Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Human Resources Program Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Human Resources Specialist	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Information Systems Specialist	MGT	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Information Systems Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Land Development Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Licensed Veterinarian	AW SR. MGT	46	11,422	11,650	11,883	12,121	12,363	12,610	12,862	13,119	13,381	13,649	13,922
Maintenance Crew Supervisor	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Management Analyst	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Office Assistant	GEN	26	4,303	4,389	4,477	4,567	4,658	4,751	4,846	4,943	5,042	5,143	5,246
Personnel Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Planning Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Plans Examiner	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Principal Planner	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Project Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Public Relations Analyst	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	9,701	9,895
Public Works Inspection Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Public Works Inspector	GEN	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Public Works Supervisor	PRO/SUP	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Risk Management Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Secretary to the City Manager and City Council	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Senior Accountant	MGT	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Senior Code Enforcement Officer	GEN	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Senior Community Development Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Senior Information Systems Specialist	MGT	41	8,949	9,128	9,311	9,497	9,687	9,881	10,079	10,281	10,487	10,697	10,911
Senior Office Assistant	GEN	28	4,746	4,841	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,787
Senior Office Specialist	GEN	28	4,746	4,841	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,787
Senior Planner	MGT	41	8,949	9,128	9,311	9,497	9,687	9,881	10,079	10,281	10,487	10,697	10,911
Senior Project Manager	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
Streets Operations Manager	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Water Operations Manager	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
City Manager	Contract*		Annually : $271,720; Monthly $22,643										

**Employment Agreement approved by City Council July to be effective July 1,2023*

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY
APPROVED AND ADOPTED: July 15, 2025 November 18, 2025
REVISED: November 18, 2025 Effective: November 19, 2025

Non-Represented Full Time Monthly Rates	Benefit Group	Range #	1	2	3	4	5	6	7	8	9	10	11

Teamsters, Local 1932, Full- Time Monthly Rates	Benefit Group	Range #	A	B	C	D	E
Animal Care Technician	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Animal Control Officer	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Animal Services Assistant	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Animal Services Representative	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Building Inspector	TEAMSTERS	18	6,780	7,119	7,475	7,849	8,242
Code Enforcement Officer	TEAMSTERS	17	6,457	6,780	7,119	7,475	7,849
Community Development Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Custodian	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Customer Service Assistant	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Customer Service Representative	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Equipment Operator	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302
Equipment Operator/Water*	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Facilities Maintenance Specialist	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Facilities Maintenance Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Maintenance Worker	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Maintenance Worker/Water*	TEAMSTERS	10.5	4,703	4,938	5,185	5,444	5,716
Meter Reader	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Pump Maintenance Worker	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Pump Operator	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302
Receptionist	TEAMSTERS	6	3,774	3,963	4,161	4,369	4,588
Registered Veterinary Technician	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Senior Account Clerk	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Animal Care Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Animal Services Representative	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Custodian	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Senior Customer Service Representative	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Maintenance Worker	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Senior Maintenance Worker/Water*	TEAMSTERS	13.5	5,444	5,716	6,002	6,302	6,617
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Senior Pump Operator	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Senior Warehouse Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Traffic Signal Technician	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Utility Line Locator	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Volunteer/Outreach Coordinator	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Warehouse Technician	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Water Quality Specialist	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Water Quality Technician	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302

Non-Represented Part-Time Hourly Rates		Range #	1	2	3	4	5	6	7	8	9	10	11
Administrative Intern-PT	PART-TIME		16.50	17.00	17.50	18.00	18.50	19.00	19.50	20.00	20.50		
Animal Care Technician-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Animal Licensing/Canvassing Officer-PT	PART-TIME	11	26.98	28.33	29.75	31.24	32.80						
Animal Services Representative-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Custodian-PT	PART-TIME	8	23.30	24.47	25.69	26.98	28.33						
Customer Service Assistant- PT	PART-TIME	8	23.30	24.47	25.69	26.98	28.33						
Customer Service Representative-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Information Systems Tech.-PT	PART-TIME	32	33.28	33.94	34.62	35.31	36.02	36.74	37.47	38.22	38.99	39.77	40.56
Maintenance Worker-PT	PART-TIME	10	25.69	26.98	28.33	29.75	31.24						
Office Assistant-PT	PART-TIME	26	24.83	25.32	25.83	26.35	26.87	27.41	27.96	28.52	29.09	29.67	30.27
Receptionist-PT	PART-TIME	6	21.13	22.18	23.29	24.46	25.68						
Registered Veterinary Technician-PT	PART-TIME	14	31.24	32.80	34.44	36.16	37.97						

GEN- General
PRO/SUP- Professional / Supervisory
MGT- Management
TEAMSTERS- Teamsters Local 1932
RETIRED: Retired Annuitant
SR. MGT- Senior Management
AW SR. MGT- At-Will Senior Management

Attachment 8

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023, April 16, 2023
REVISED: November 18, 2025 Effective: January 1, 2024

Non-Represented Full-Time Monthly Rates	*Benefit Group*	*Range #*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*
Accountant	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Accounting Technician	GEN	31	5,143	5,246	5,351	5,458	5,567	5,678	5,792	5,908	6,026	6,147	6,270
Administrative Aide	GEN	27	4,231	4,316	4,402	4,490	4,580	4,672	4,765	4,860	4,957	5,056	5,157
Administrative Analyst	PRO/SUP	34	5,954	6,073	6,195	6,319	*6,445*	*6,574*	6,706	6,840	6,977	7,117	7,259
Administrative Secretary	GEN	30	4,898	4,996	5,096	5,198	5,302	5,408	5,516	5,626	5,739	5,854	5,971
Animal Services Specialist	PRO/SUP	34	5,954	6,073	6,195	6,319	6,445	6,574	6,706	6,840	6,977	7,117	7,259
Animal Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Clerk	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Manager	AW SR. MGT	53	15,050	15,351	15,658	15,971	16,290	16,616	16,948	17,287	17,633	17,986	18,346
Assistant Engineer	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assistant Planner	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Assistant Project Manager	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assistant to the City Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Associate Engineer	PRO/SUP	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Associate Planner	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Budget/Finance Specialist	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Building Official	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Building Official Y-Rate	Y-Rate												12,417
Code Compliance Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Code Enforcement Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Community Development Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Customer Service Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Deputy City Clerk	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Deputy City Engineer	AW SR. MGT	48	11,791	12,027	12,268	12,513	12,763	13,018	13,278	13,544	13,815	14,091	14,373
Deputy City Manager/ City Clerk	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Deputy Community Development Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Development Services Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Finance Director	SR. MGT	46	10,694	10,908	11,126	11,349	11,576	11,808	12,044	12,285	12,531	12,782	13,038
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Director of Development Services	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Director of Public Works	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Economic Development Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Engineering Specialist	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Facilities Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Field Services Supervisor	GEN	36	6,565	6,696	6,830	6,967	7,106	7,248	7,393	7,541	7,692	7,846	8,003
Finance Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Financial Analyst	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Fleet/Warehouse Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Geographical Information Systems Manager	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Geographical Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Human Resources Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Human Resources Specialist	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Information Systems Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Information Systems Specialist	MGT	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Maintenance Crew Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Management Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Office Assistant	GEN	26	4,029	4,110	4,192	4,276	4,362	4,449	4,538	4,629	4,722	4,816	4,912
Personnel Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Planning Specialist	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Plans Examiner	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Principal Planner	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Project Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Public Relations Analyst	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspection Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspector	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Public Works Supervisor	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Risk Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023, April 16, 2023
REVISED: November 18, 2025 Effective: January 1, 2024

Non-Represented Full-Time Monthly Rates	***Benefit Group***	***Range #***	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***
Secretary to the City Manager and City Council	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Accountant	MGT	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Senior Code Enforcement Officer	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Community Development Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Senior Office Assistant	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Office Specialist	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Planner	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Senior Project Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Streets Operations Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Water Operations Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825

City Manager Contract* Annually: $254,400; Monthly: $21,200

**Employment Agreement approved by City Council October 4, 2022 to be effective June 18, 2023*

Teamsters, Local 1932, Full -Time Monthly Rates	***Benefit Group***	***Range #***	***A***	***B***	***C***	***D***	***E***
Animal Care Technician	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Animal Control Officer	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Animal Services Assistant	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Animal Services Representative	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Building Inspector	TEAMSTERS	18	6,348	6,665	6,998	7,348	7,715
Code Enforcement Officer	TEAMSTERS	17	6,046	6,348	6,665	6,998	7,348
Community Development Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Custodian	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Customer Service Assistant	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Customer Service Representative	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Equipment Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Equipment Operator/Water	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Facilities Maintenance Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Maintenance Worker	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Maintenance Worker/Water	TEAMSTERS	10.5	4,403	4,623	4,854	5,097	5,352
Meter Reader	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Pump Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Registered Veterinary Technician	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Senior Account Clerk	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Senior Animal Care Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Senior Animal Control Officer	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Senior Animal Services Representative	TEAMSTERS	12	4,974	5,223	5,484	5,758	6,046
Senior Custodian	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Senior Customer Service Representative	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Senior Maintenance Worker	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Senior Maintenance Worker/Water	TEAMSTERS	13.5	5,097	5,352	5,620	5,901	6,196
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6,506
Senior Pump Operator	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6,506
Senior Warehouse Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Traffic Signal Technician	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Utility Line Locator	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Volunteer/Outreach Coordinator	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Water Quality Specialist	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6,506
Water Quality Technician	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023, April 16, 2023
REVISED: November 18, 2025 Effective: January 1, 2024

Non-Represented Part-Time Hourly Rates	***Benefit Group***	***Range #***	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***
Administrative Intern - Part-Time	PART-TIME		16.00										
Animal Care Technician - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Animal Services Representative - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Custodian- Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Customer Service Assistant - Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Customer Service Representative - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Information Systems Technician - Part-Time	PART-TIME	32	31.15	31.78	32.41	33.06	33.72	34.40	35.08	35.79	36.50	37.24	37.98
Maintenance Worker - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Office Assistant - Part-Time	PART-TIME	26	23.24	23.71	24.19	24.67	25.17	25.67	26.18	26.71	27.24	27.79	28.34
Receptionist - Part-Time	PART-TIME	6	19.79	20.78	21.82	22.91	24.06						
Senior Warehouse Technician - Part-Time	PART-TIME	12	26.53	27.85	29.24	30.71	32.24						
Director of Public Works - Part-Time Retired Annuitant	RETIRED	52	82.69	84.35	86.03	87.75	89.50	91.29	93.12	94.99	96.88	98.82	100.80
Principal Planner - Part-Time Retired Annuitant	RETIRED	44	55.96	57.08	58.22	59.39	60.58	61.79	63.02	64.29	65.57	66.88	68.22

GEN = General
PRO/SUP = Professional/Supervisory
MGT = Management
TEAMSTERS = Teamsters Local 1932
RETIRED = Retired Annuitant
SR. MGT = Senior Management
AW SR. MGT = At-Will Senior Management

Attachment 9

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023
REVISED: November 18, 2025 Effective: September 25, 2023

Non-Represented Full-Time Monthly Rates	*Benefit Group*	*Range #*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*
Accountant	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Accounting Technician	GEN	31	5,143	5,246	5,351	5,458	5,567	5,678	5,792	5,908	6,026	6,147	6,270
Administrative Aide	GEN	27	4,231	4,316	4,402	4,490	4,580	4,672	4,765	4,860	4,957	5,056	5,157
Administrative Analyst	PRO/SUP	34	5,954	6,073	6,195	6,319	*6,445*	*6,574*	6,706	6,840	6,977	7,117	7,259
Administrative Secretary	GEN	30	4,898	4,996	5,096	5,198	5,302	5,408	5,516	5,626	5,739	5,854	5,971
Animal Services Specialist	PRO/SUP	34	5,954	6,073	6,195	6,319	6,445	6,574	6,706	6,840	6,977	7,117	7,259
Animal Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Clerk	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Manager	AW SR. MGT	53	15,050	15,351	15,658	15,971	16,290	16,616	16,948	17,287	17,633	17,986	18,346
Assistant Engineer	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assistant Planner	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Assistant Project Manager	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assistant to the City Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Associate Engineer	PRO/SUP	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Associate Planner	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Building Official	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Building Official Y-Rate	Y-Rate												12,417
Budget/Finance Specialist	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Code Enforcement Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Code Compliance Mangaer	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Community Development Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Customer Service Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Deputy City Clerk	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Deputy City Engineer	AW SR. MGT	48	11,791	12,027	12,268	12,513	12,763	13,018	13,278	13,544	13,815	14,091	14,373
Deputy City Manager/ City Clerk	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Deputy Community Development Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Development Services Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Finance Director	SR. MGT	46	10,694	10,908	11,126	11,349	11,576	11,808	12,044	12,285	12,531	12,782	13,038
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Director of Development Services	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Director of Public Works	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Economic Development Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Engineering Specialist	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Facilities Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Field Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Finance Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Financial Analyst	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Fleet/Warehouse Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Geographical Information Systems Manager	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Geographical Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Human Resources Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Human Resources Specialist	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Information Systems Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Information Systems Specialist	MGT	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Maintenance Crew Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Management Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Office Assistant	GEN	26	4,029	4,110	4,192	4,276	4,362	4,449	4,538	4,629	4,722	4,816	4,912
Personnel Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Plans Examiner	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Project Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Public Relations Analyst	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspection Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspector	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Public Works Supervisor	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Risk Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Principal Planner	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Secretary to the City Manager and City Council	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Accountant	MGT	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Senior Code Enforcement Officer	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Community Development Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Senior Office Assistant	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Office Specialist	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Planner	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Senior Project Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Water Operations Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825

City Manager Contract* Annually: $254,400; Monthly: $21,200

**Employment Agreement approved by City Council October 4, 2022 to be effective June 18, 2023*

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023
REVISED: November 18, 2025 Effective: September 25, 2023

Teamsters, Local 1932, Full -Time Monthly Rates	***Benefit Group***	***Range #***	***A***	***B***	***C***	***D***	***E***
Animal Care Technician	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Animal Control Officer	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Building Inspector	TEAMSTERS	18	6,348	6,665	6,998	7,348	7,715
Code Enforcement Officer	TEAMSTERS	17	6,046	6,348	6,665	6,998	7,348
Community Development Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Custodian	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Customer Service Representative	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Equipment Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Equipment Operator/Water	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Facilities Maintenance Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Maintenance Worker	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Maintenance Worker/Water	TEAMSTERS	10.5	4,403	4,623	4,854	5,097	5,352
Meter Reader	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Pump Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Senior Account Clerk	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Senior Animal Care Technician	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Senior Animal Control Officer	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Senior Custodian	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Senior Maintenance Worker	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Senior Maintenance Worker/Water	TEAMSTERS	13.5	5,097	5,352	5,620	5,901	6,196
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6,506
Senior Pump Operator	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6,506
Senior Warehouse Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Traffic Signal Technician	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Utility Line Locator	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Water Quality Specialist	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6,506
Water Quality Technician	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901

Non-Represented Part-Time Hourly Rates	***Benefit Group***	***Range #***	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***
Administrative Intern - Part-Time	PART-TIME		15.50										
Animal Care Technician - Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Custodian- Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Customer Service Representative - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Information Systems Technician - Part-Time	PART-TIME	32	31.15	31.78	32.41	33.06	33.72	34.40	35.08	35.79	36.50	37.24	37.98
Maintenance Worker - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Office Assistant - Part-Time	PART-TIME	26	23.24	23.71	24.19	24.67	25.17	25.67	26.18	26.71	27.24	27.79	28.34
Receptionist - Part-Time	PART-TIME	6	19.79	20.78	21.82	22.91	24.06						
Senior Warehouse Technician - Part-Time	PART-TIME	12	26.53	27.85	29.24	30.71	32.24						
Director of Public Works - Part-Time Retired Annuitant	RETIRED	52	82.69	84.35	86.03	87.75	89.50	91.29	93.12	94.99	96.88	98.82	100.80
Principal Planner - Part-Time Retired Annuitant	RETIRED	44	55.96	57.08	58.22	59.39	60.58	61.79	63.02	64.29	65.57	66.88	68.22

GEN = General
PRO/SUP = Professional/Supervisory
MGT = Management
TEAMSTERS = Teamsters Local 1932
RETIRED = Retired Annuitant
SR. MGT = Senior Management
AW SR. MGT = At-Will Senior Management

Attachment 10

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023
REVISED: November 18, 2025 Effective: August 21, 2023

Non-Represented Full-Time Monthly Rates	*Benefit Group*	*Range #*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*
Accountant	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Accounting Technician	GEN	31	5,143	5,246	5,351	5,458	5,567	5,678	5,792	5,908	6,026	6,147	6,270
Administrative Aide	GEN	27	4,231	4,316	4,402	4,490	4,580	4,672	4,765	4,860	4,957	5,056	5,157
Administrative Analyst	PRO/SUP	34	5,954	6,073	6,195	6,319	6,445	6,574	6,706	6,840	6,977	7,117	7,259
Administrative Secretary	GEN	30	4,898	4,996	5,096	5,198	5,302	5,408	5,516	5,626	5,739	5,854	5,971
Animal Services Specialist	PRO/SUP	34	5,954	6,073	6,195	6,319	6,445	6,574	6,706	6,840	6,977	7,117	7,259
Animal Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Clerk	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Manager	AW SR. MGT	53	15,050	15,351	15,658	15,971	16,290	16,616	16,948	17,287	17,633	17,986	18,346
Assistant Engineer	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assistant Planner	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Assistant Project Manager	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assitant to the City Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Associate Planner	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Budget/Finance Specialist	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Code Enforcement Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Community Development Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Customer Service Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Deputy City Clerk	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Deputy City Engineer	AW SR. MGT	48	11,791	12,027	12,268	12,513	12,763	13,018	13,278	13,544	13,815	14,091	14,373
Deputy City Manager/ City Clerk	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Deputy Community Development Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Development Services Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Finance Director	SR. MGT	46	10,694	10,908	11,126	11,349	11,576	11,808	12,044	12,285	12,531	12,782	13,038
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Director of Development Services	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Director of Public Works	AW SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Economic Development Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Engineering Specialist	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Facilities Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Field Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Finance Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Financial Analyst	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Fleet/Warehouse Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Geographical Information Systems Manager	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Geographical Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Human Resources Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Human Resources Specialist	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Information Systems Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Information Systems Specialist	MGT	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Maintenance Crew Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Management Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Office Assistant	GEN	26	4,029	4,110	4,192	4,276	4,362	4,449	4,538	4,629	4,722	4,816	4,912
Personnel Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Plans Examiner	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Project Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Public Relations Analyst	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspection Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspector	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Public Works Supervisor	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Risk Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Secretary to the City Manager and City Council	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Accountant	MGT	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Senior Code Enforcement Officer	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Community Development Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Senior Office Assistant	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Office Specialist	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Planner	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Senior Project Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262

City Manager	Contract*	Annually: $254,400; Monthly: $21,200

**Employment Agreement approved by City Council October 4, 2022 to be effective June 18, 2023*

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023, September 19, 2023
REVISED: November 18, 2025 Effective: August 21, 2023

Teamsters, Local 1932, Full -Time Monthly Rates	***Benefit Group***	***Range #***	***A***	***B***	***C***	***D***	***E***
Animal Care Technician	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Animal Control Officer	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Building Inspector	TEAMSTERS	18	6,348	6,665	6,998	7,348	7,715
Code Enforcement Officer	TEAMSTERS	17	6,046	6,348	6,665	6,998	7,348
Community Development Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Custodian	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Customer Service Representative	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Equipment Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Equipment Operator/Water	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Facilities Maintenance Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Maintenance Worker	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Maintenance Worker/Water	TEAMSTERS	10.5	4,403	4,623	4,854	5,097	5,352
Meter Reader	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Pump Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Senior Account Clerk	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Senior Animal Care Technician	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Senior Animal Control Officer	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Senior Custodian	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Senior Maintenance Worker	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Senior Maintenance Worker/Water	TEAMSTERS	13.5	5,097	5,352	5,620	5,901	6,196
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6506
Senior Pump Operator	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6506
Senior Warehouse Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Traffic Signal Technician	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Utility Line Locator	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Water Quality Specialist	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6506
Water Quality Technician	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901

Non-Represented Part-Time Hourly Rates	***Benefit Group***	***Range #***	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***
Administrative Intern - Part-Time	PART-TIME		15.50										
Animal Care Technician - Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Custodian- Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Customer Service Representative - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Information Systems Technician - Part-Time	PART-TIME	32	31.15	31.78	32.41	33.06	33.72	34.40	35.08	35.79	36.50	37.24	37.98
Maintenance Worker - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Office Assistant - Part-Time	PART-TIME	26	23.24	23.71	24.19	24.67	25.17	25.67	26.18	26.71	27.24	27.79	28.34
Receptionist - Part-Time	PART-TIME	6	19.79	20.78	21.82	22.91	24.06						
Senior Warehouse Technician - Part-Time	PART-TIME	12	26.53	27.85	29.24	30.71	32.24						
Principal Planner - Part-Time Retired Annuitant	RETIRED	44	55.96	57.08	58.22	59.39	60.58	61.79	63.02	64.29	65.57	66.88	68.22

GEN = General
PRO/SUP = Professional/Supervisory
MGT = Management
TEAMSTERS = Teamsters Local 1932
RETIRED = Retired Annuitant
SR. MGT = Senior Management
AW SR. MGT = At-Will Senior Management

Attachment 11

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023
REVISED: November 18, 2025 Effective: July 1, 2023

Non-Represented Full-Time Monthly Rates	*Benefit Group*	*Range #*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*
Accountant	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Accounting Technician	GEN	31	5,143	5,246	5,351	5,458	5,567	5,678	5,792	5,908	6,026	6,147	6,270
Administrative Aide	GEN	27	4,231	4,316	4,402	4,490	4,580	4,672	4,765	4,860	4,957	5,056	5,157
Administrative Analyst	PRO/SUP	34	5,954	6,073	6,195	6,319	6,445	6,574	6,706	6,840	6,977	7,117	7,259
Administrative Secretary	GEN	30	4,898	4,996	5,096	5,198	5,302	5,408	5,516	5,626	5,739	5,854	5,971
Animal Services Specialist	PRO/SUP	34	5,954	6,073	6,195	6,319	6,445	6,574	6,706	6,840	6,977	7,117	7,259
Animal Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Clerk	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Assistant City Manager	AW SR. MGT	53	15,050	15,351	15,658	15,971	16,290	16,616	16,948	17,287	17,633	17,986	18,346
Assistant Engineer	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assistant Planner	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Assistant Project Manager	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Assitant to the City Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262
Associate Planner	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Budget/Finance Specialist	GEN	33	5,670	5,783	5,899	6,017	6,137	6,260	6,385	6,513	6,643	6,776	6,912
Code Enforcement Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Community Development Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Customer Service Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Deputy City Clerk	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Deputy City Manager/ City Clerk	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Deputy Community Development Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Development Services Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Deputy Finance Director	SR. MGT	46	10,694	10,908	11,126	11,349	11,576	11,808	12,044	12,285	12,531	12,782	13,038
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Director of Development Services	AW SR. MGT	52	14,333	14,620	14,912	15,210	15,514	15,824	16,141	16,464	16,793	17,129	17,472
Director of Public Works	AW SR. MGT	45	10,185	10,389	10,597	10,809	11,025	11,246	11,471	11,700	11,934	12,173	12,417
Economic Development Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Engineering Specialist	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Facilities Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Field Services Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Finance Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Financial Analyst	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Fleet/Warehouse Supervisor	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Geographical Information Systems Manager	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Geographical Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Human Resources Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Human Resources Specialist	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Information Systems Manager	MGT	44	9,700	9,894	10,092	10,294	10,500	10,710	10,924	11,143	11,366	11,593	11,825
Information Systems Specialist	MGT	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Information Systems Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Maintenance Crew Supervisor	PRO/SUP	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Management Analyst	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Office Assistant	GEN	26	4,029	4,110	4,192	4,276	4,362	4,449	4,538	4,629	4,722	4,816	4,912
Personnel Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Plans Examiner	PRO/SUP	37	6,893	7,031	7,172	7,315	7,461	7,610	7,762	7,917	8,075	8,237	8,402
Project Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Public Relations Analyst	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspection Supervisor	PRO/SUP	39	7,600	7,752	7,907	8,065	8,226	8,391	8,559	8,730	8,905	9,083	9,265
Public Works Inspector	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Public Works Supervisor	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Risk Manager	MGT	40	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728
Secretary to the City Manager and City Council	PRO/SUP	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Accountant	MGT	38	7,238	7,383	7,531	7,682	7,836	7,993	8,153	8,316	8,482	8,652	8,825
Senior Code Enforcement Officer	GEN	35	6,252	6,377	6,505	6,635	6,768	6,903	7,041	7,182	7,326	7,473	7,623
Senior Community Development Technician	GEN	32	5,400	5,508	5,618	5,730	5,845	5,962	6,081	6,203	6,327	6,454	6,583
Senior Office Assistant	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Office Specialist	GEN	28	4,443	4,532	4,623	4,716	4,810	4,906	5,004	5,104	5,206	5,310	5,416
Senior Planner	MGT	41	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214
Senior Project Manager	MGT	43	9,238	9,423	9,612	9,804	10,000	10,200	10,404	10,612	10,824	11,041	11,262

City Manager Contract* Annually: $254,400; Monthly: $21,200

**Employment Agreement approved by City Council October 4, 2022 to be effective June 18, 2023*

CITY OF HESPERIA
HESPERIA WATER DISTRICT

COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY

APPROVED AND ADOPTED: July 18, 2023
REVISED: November 18, 2025 Effective: July 1, 2023

Teamsters, Local 1932, Full -Time Monthly Rates	*Benefit Group*	*Range #*	*A*	*B*	*C*	*D*	*E*
Animal Care Technician	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Animal Control Officer	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Building Inspector	TEAMSTERS	18	6,348	6,665	6,998	7,348	7,715
Code Enforcement Officer	TEAMSTERS	17	6,046	6,348	6,665	6,998	7,348
Community Development Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Custodian	TEAMSTERS	8	3,896	4,091	4,296	4,511	4,737
Customer Service Representative	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Equipment Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Equipment Operator/Water	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Facilities Maintenance Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Maintenance Worker	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Maintenance Worker/Water	TEAMSTERS	10.5	4,403	4,623	4,854	5,097	5,352
Meter Reader	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Pump Operator	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901
Senior Account Clerk	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Senior Animal Control Officer	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Senior Custodian	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Senior Maintenance Worker	TEAMSTERS	13	4,974	5,223	5,484	5,758	6,046
Senior Maintenance Worker/Water	TEAMSTERS	13.5	5,097	5,352	5,620	5,901	6,196
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6506
Senior Pump Operator	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6506
Senior Warehouse Technician	TEAMSTERS	12	4,737	4,974	5,223	5,484	5,758
Traffic Signal Technician	TEAMSTERS	14	5,223	5,484	5,758	6,046	6,348
Utility Line Locator	TEAMSTERS	10	4,296	4,511	4,737	4,974	5,223
Water Quality Specialist	TEAMSTERS	14.5	5,352	5,620	5,901	6,196	6506
Water Quality Technician	TEAMSTERS	12.5	4,854	5,097	5,352	5,620	5,901

Non-Represented Part-Time Hourly Rates	*Benefit Group*	*Range #*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*
Administrative Intern - Part-Time	PART-TIME		15.50										
Animal Care Technician - Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Custodian- Part-Time	PART-TIME	8	21.82	22.91	24.06	25.26	26.53						
Customer Service Representative - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Information Systems Technician - Part-Time	PART-TIME	32	31.15	31.78	32.41	33.06	33.72	34.40	35.08	35.79	36.50	37.24	37.98
Maintenance Worker - Part-Time	PART-TIME	10	24.06	25.26	26.53	27.85	29.24						
Office Assistant - Part-Time	PART-TIME	26	23.24	23.71	24.19	24.67	25.17	25.67	26.18	26.71	27.24	27.79	28.34
Receptionist - Part-Time	PART-TIME	6	19.79	20.78	21.82	22.91	24.06						
Senior Warehouse Technician - Part-Time	PART-TIME	12	26.53	27.85	29.24	30.71	32.24						
Principal Planner - Part-Time Retired Annuitant	RETIRED	44	55.96	57.08	58.22	59.39	60.58	61.79	63.02	64.29	65.57	66.88	68.22

GEN = General
PRO/SUP = Professional/Supervisory
MGT = Management
TEAMSTERS = Teamsters Local 1932
RETIRED = Retired Annuitant
SR. MGT = Senior Management
AW SR. MGT = At-Will Senior Management

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City of Hesperia
STAFF REPORT

DATE:	November 18, 2025
TO:	Mayor and Council Members
FROM:	Rachel Molina, City Manager
BY:	Melinda Sayre, Deputy City Manager/City Clerk Tammy Pelayes, Assistant to the City Manager
SUBJECT:	Food Bank Donation Discussion

RECOMMENDED ACTION

It is recommended that the City Council discuss and provide staff direction regarding a donation of funds to a local food bank(s).

BACKGROUND

During the November 4, 2025, City Council meeting, Council Member Chris Ochoa requested that this item be placed on the agenda.

ISSUES/ANALYSIS

Council Member Ochoa has requested that the City Council discuss a $10,000 donation of funds to a local food bank(s) to assist with their efforts in providing resources to individuals and families during the upcoming holiday season. Staff compiled a list of non-profit organizations in Hesperia that address food insecurity.

- New Life Chapel Food Ministry
- Restore Unity
- Holy Family Food Pantry
- High Desert Second Chance Food Bank

Of these organizations, both New Life Chapel Food Ministry and Restore Unity received funding this fiscal year under the Community Assistance Program (CAP).

CITY GOAL SUPPORTED BY THIS ITEM

Public Safety – Ensure public safety resources adequately protect our community.

FISCAL IMPACT

Should the City Council approve this donation of $10,000, a budget amendment will be included with the Mid-Year Report in February 2026.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None