

**HESPERIA CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
HOUSING AUTHORITY  
COMMUNITY DEVELOPMENT COMMISSION  
WATER DISTRICT**



**Meeting Agenda**

**Tuesday, June 17, 2025**

**Closed Session - 5:30 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](http://www.cityofhesperia.us).

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

**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 - 5:30 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 – Existing Litigation  
Government Code Section 54956.9(d)1

1. *Sully-Miller Contracting, et al. v. City of Hesperia et al., SBSC Case No. CIVSB2410614*
2. *CA Arroyo Fund, Inc., et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2225409)*
3. *LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2303245)*
4. *LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2303246)*
5. *LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2310835)*
6. *Desert-Candle, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2504950)*

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

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

**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****ANNOUNCEMENTS/PRESENTATIONS**

1. Presentation to residents Christopher and Cecelia Marzullo, Pride Enhancement Program Honorees.
2. Presentation of Certificate of Recognition to Vincent Gonzalez for winning It's a Gas to Go to Class event by the City Council.

**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 9                      Consideration of the Draft Minutes from the Special Meeting held Tuesday, June 3, 2025.

**Recommended Action:**



It is recommended that the City Council approve the Draft Minutes from the Special Meeting held Tuesday, June 3, 2025.

**Staff Person:** Deputy City Manager/City Clerk Melinda Sayre

**Attachments:** [Draft CC Min 2025-06-03](#)

2. Page 15

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 6-17-2025](#)  
[Attachment 1 - Warrant Run](#)

3. Page 17

Treasurer's Cash Report for the unaudited period ended April 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 6-17-2025](#)  
[Attachment 1 - Treasurer's Report](#)

4. Page 27

Townsend Public Affairs Contract Amendment

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to approve an amendment to the existing contract with Townsend Public Affairs (TPA) for an additional \$96,000, for a revised not-to-exceed contract amount of \$264,000 and approve a one-year contract extension for State and Federal Legislative Advocacy services.

**Staff Person:** Assistant to the City Manager Tammy Pelayes

**Attachments:** [SR Townsend Public Affairs Contract 6-17-2025](#)

5. Page 29

Agreement with Go2Zero Strategies to conduct a Waste Characterization Study

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to enter into an agreement with Go2Zero Strategies in an amount not-to-exceed \$131,685, funded by the Department of Resources Recycling and Recovery (CalRecycle)

SB 1383 Local Assistance Grant Program, to conduct a Waste Characterization Study in the City of Hesperia.

**Staff Person:** Assistant to the City Manager Tammy Pelayes

**Attachments:** [SR Waste Characterization Study 6-17-2025](#)

6. Page 31

Pacific Products & Services, LLC Contract Amendment

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to amend the existing agreement with Pacific Products & Services, LLC in the amount of \$120,000 for a new not-to-exceed amount of \$500,000 and approve a one-year contract extension for the purchase of traffic signs and sign materials during Fiscal Year (FY) 2025-26.

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**Attachments:** [SR Pacific Products and Services Contract 6-17-2025](#)

7. Page 33

Fleet Maintenance Services for Fiscal Year 2025-26

**Recommended Action:**

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to execute a one (1) year agreement with G & M Automotive Center, Inc. (G&M) in the not-to-exceed amount of \$250,000 for fleet vehicle maintenance services.

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**Attachments:** [SR Fleet Maintenance Services 6-17-2025](#)

8. Page 35

Three-Month Contract Amendment for Street Sweeping Services

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to approve an amendment of \$103,500 to the existing contract with Guardian Street Sweeping (Guardian), resulting in a revised not-to-exceed total of \$1,176,255 for street sweeping services, and extend the term of the contract through September 30, 2025.

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**Attachments:** [SR Street Sweeping Services 6-17-2025](#)

9. Page 37

D&H Water Systems - New Contract

**Recommended Action:**

It is recommended that the City Council and Board Members of the Hesperia Water District authorize the City Manager to enter into a one (1) year agreement with D&H Water Systems for the purchase of calcium hypochlorite chlorine in the not-to-exceed amount of \$86,405, which includes a 10% contingency.

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**Attachments:** [SR D&H Water Systems Contract 6-17-2025](#)

10. Page 39 Contract Amendment for Unarmed Security Services with Alltech Industries, Inc.

**Recommended Action:**

It is recommended that the City Council and Board of Directors of the Hesperia Water District (District) authorize the City Manager to approve an amendment to the existing contract with Alltech Industries, Inc. for an additional \$164,400 for a revised not-to-exceed contract amount of \$579,364 and approve a one-year contract extension for unarmed security services.

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**Attachments:** [SR Alltech Industries, Inc 6-17-2025](#)

11. Page 41 Final Parcel Map No. 20899

**Recommended Action:**

It is recommended that the City Council adopt Resolution No. 2025-16 approving Final Parcel Map No. 20899 to create two parcels from 2.5 gross acres within the Limited Agricultural (A1) zone located on the south side of Olive Street, approximately 850 feet east of Cottonwood Avenue (Applicant: G & S Outdoor Design, Inc. APN: 0409-022-07).

**Staff Person:** Administrative Analyst Dena Alcayaga

**Attachments:** [SR Final Parcel Map 20899 6-17-2025](#)

[Resolution 2025-16](#)

[Attachment 2- Final Parcel Map No. 20899](#)

12. Page 49 Assignment and Assumption Agreement Related to the Density Bonus Agreement for the Three Palms Apartments Project

**Recommended Action:**

It is recommended that the City Council adopt Resolution No. 2025-22, approving the Assignment and Assumption Agreement related to the previously executed Density Bonus and Incentive Agreement for the Three Palms Apartments development, and authorizing the City Manager to execute all related documents.

**Staff Person:** Economic Development Supervisor Eydee Jimenez and Director of Development Services Nathan Freeman

**Attachments:** [SR Assignment & Assumption Agreement Three Palms Apartments 6-17-2025](#)

[Resolution 2025-22](#)

[Attachment 2 - Assignment and Assumption Agreement](#)

[Attachment 3 - Density Bonus Agreement and Incentive Agreement](#)

13. Page 73 Council Chambers Equipment Upgrade

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to enter into

a one-year contract with Matrix Audio Visual Designs Inc (MatrixAV) in an amount not-to-exceed \$239,183 to replace aging equipment with current and supported technology. This total includes a 5% contingency.

**Staff Person:** Deputy Human Resources/Risk Management Director Rita Perez and Assistant City Manager Casey Brooksher

**Attachments:** [SR Council Chambers Equipment Upgrade 6-17-2025](#)  
[Attachment 1 - Council Chambers price comparison](#)

## **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.*

- 14.** Page 77      Fiscal Year (FY) 2025-26 Proposed Capital Improvement Program (CIP) Budget Adoption

#### **Recommended Action:**

It is recommended that the City Council and the Board of Directors of the Hesperia Water District (HWD) hold a Public Hearing and adopt the following Resolutions approving the Fiscal Year (FY) 2025-26 Proposed CIP Budget for the City of Hesperia and the Hesperia Water District:

- 1) City of Hesperia Resolution No. 2025-20 adopting the FY CIP 2025-26 Budget
- 2) Resolution HWD 2025-05 adopting the FY CIP 2025-26 Budget

**Staff Person:** Assistant City Manager Casey Brooksher

**Attachments:** [SR Fiscal Year \(FY\) 2025-26 Proposed CIP Budget Adoption 6-17-2025](#)  
[Attachment 1 and 2 - Resolution 2025-20 and HWD 2025-05](#)  
[Attachment 3 - FY 25-26 Capital Improvement Program \(CIP\) Budget](#)

- 15.** Page 83      Vacate a Portion of Outpost Road

#### **Recommended Action:**

It is recommended that the City Council hold a public hearing to receive public comments pursuant to Section 8320, subdivision (a) of the California Streets and Highways Code, and adopt Resolution 2025-21 to vacate a portion of Outpost Road as described in attachments Exhibit "A" and Exhibit "B."

**Staff Person:** Administrative Analyst Dena Alcayaga

**Attachments:** [SR Vacate a Portion of Outpost Road 6-17-2025](#)  
[Resolution 2025-21](#)  
[Attachment 2 - Exhibit A Legal Description](#)  
[Attachment 3 - Exhibit B Plat Map](#)

**16. Page 89**

Amendments to Title 14, Chapter 14 of the Hesperia Municipal Code related to Cross Connections and Backflow Devices

**Recommended Action:**

It is recommended that the City Council and Board Members of the Hesperia Water District (District) introduce and place on first reading Ordinance No. 2025-02 regarding cross connections and backflow devices; amending Title 14, Chapter 14.04 of the Hesperia Municipal Code.

**Staff Person:** Water Operations Manager Jeremy McDonald

**Attachments:** [SR Cross Connections and Backflow Devices 6-17-2025](#)  
[Ordinance 2025-02](#)  
[Attachment 2 - Exhibit A](#)

**NEW BUSINESS****17. Page 95**

Award Construction Contract for the Ranchero Road Aqueduct Crossing of the Ranchero Road Corridor Widening Project, C.O. No. 7139

**Recommended Action**

It is recommended that the City Council and Board of Directors of the Hesperia Water District

- 1) Award a construction contract for the Ranchero Road Aqueduct Crossing of the Ranchero Road Corridor Widening Project (C.O. No. 7139) to the lowest responsive/responsible bidder, Beador Construction Company, Inc. for the base bid amount of \$18,824,700;
- 2) Approve a 10% contingency in the amount of \$1,882,470 for a total not-to-exceed contract amount of \$20,707,170;
- 3) Approve the design of the project represented by the plans and Contract Documents and Specifications; and
- 4) Authorize the City Manager or designee to execute the contract and any documents related thereto.

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**Attachments:** [SR Ranchero Aqueduct Crossing, C.O. 7139 6-17-2025](#)

**18. Page 99**

2025-2026 Community Assistance Program - Grant Awards

**Recommended Action:**

It is recommended that the City Council, after reviewing the Hesperia City Council Advisory Committee (CCAC) Community Assistance Program (CAP) applicant rankings (Exhibit A), adopt Resolution No. 2025-017 to approve

Program Year (FY 2025-26) CAP funding for each applicant.

**Staff Person:** Director of Development Services Nathan Freeman and Economic Development Supervisor Eydee Jimenez

**Attachments:** [SR Community Assistance Program Grant Awards 6-17-2025](#)

[Resolution 2025-17](#)

[Attachment 2 - Exhibit A CCAC Ranking Recommendations](#)

[Attachment 3 - Application Notebooks](#)

### **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, June 12, 2025 at 5:30 p.m. pursuant to California Government Code §54954.2.*

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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

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Tuesday, June 3, 2025

6:30 PM

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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**

**CLOSED SESSION - 5:30 PM**

**Roll Call**

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

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

1. One (1) Case

Personnel Matters - Performance Evaluations  
Government Code Section 54958

1. Performance Evaluation - City Attorney
2. Performance Evaluation - City Manager

**CALL TO ORDER - 6:34 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** – Council made a motion to pull item #11 and place it on the June 17<sup>th</sup> meeting for discussion.

**A motion was made by Bennington, seconded by Gregg, that item #11 be tabled to the June 17<sup>th</sup>, 2025 meeting. The motion carried by the following vote:**

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

**Nay:** 0

**E. Closed Session Reports by City Attorney-** No reportable action

### **ANNOUNCEMENTS/PRESENTATIONS**

1. Presentation to Hesperia Unified School District Superintendent Dave Olney commemorating his years of dedicated service to the Hesperia Unified School District.

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

*The following people commented:*

*Resident via voicemail*

*Resident via voicemail*

*Bob Nelson*

*Kim Jones*

*Patrick Vogel*

*Kim Koonen*

*Gina Whelan*

### **JOINT CONSENT CALENDAR**

**A motion was made by Benington, seconded by Ochoa that the Joint Consent Calendar minus items 5, 6, 7 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 Tuesday, May 20, 2025.

#### **Recommended Action:**

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, May 20, 2025.

**Sponsors:** Deputy City Manager/City Clerk Melinda Sayre

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. Audit Services for Fiscal Year 2024-25

**Recommended Action:**

It is recommended that the City of Hesperia, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, Hesperia Fire Protection District, and Hesperia Water District Council/Boards/Commissions enter into a Professional Services Agreement with the independent certified public accounting firm CliftonLarsonAllen (CLA) LLP, in the not to exceed amount of \$143,060, to perform the audit of the City and its component units, for the fiscal year end June 30, 2025, as well as additional required State reporting for the year end June 30, 2025.

**Sponsors:** Assistant City Manager Casey Brooksher

4. TLC Animal Removal Services

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to approve an amendment to the existing contract with TLC Animal Removal Services in the amount of \$36,000, for a total not-to-exceed revised amount of \$177,000 over the total 5 years, and to approve a one-year contract extension for animal disposal services.

**Sponsors:** Deputy City Manager/City Clerk Melinda Sayre

5. Consideration of Ji Vel Relief Services Veterinary Contract

**Recommended Action:**

It is recommended the City Council authorize the City Manager to approve an amendment to the existing contract with Ji Vel Relief Services in the amount of \$170,600 per year, for a revised not to exceed the amount of \$325,600 and approve a one-year contract extension for Spay and Neuter, telemedicine, vaccination clinics, and premise permit services.

**Sponsors:** Deputy City Manager/City Clerk Melinda Sayre

*Resident via voicemail commented on this item.*

*Kim Koonen commented on this item.*

*Gina Whelan commented on this item.*

*Robert Davie commented on this item.*

**A motion was made by Gregg, seconded by Ochoa, that this item be approved as amended. The motion carried by the following vote:**

**Aye:** 3 - Lee, Gregg and Ochoa

**Nay:** 2 - Bennington and Pullen

6. Award Professional Service Agreements for Sewer System Planning and Design Support

**Recommended Action:**

It is recommended that the City Council and Board of Directors of the Hesperia Water District approve the award of a Professional Services Agreement (PSA) to Carollo Engineers, Inc. for \$197,505 to provide sewer system planning and design support services for the City of Hesperia.

**Sponsors:** Director of Public Works/City Engineer Cassandra Sanchez

**A motion was made by Bennington, seconded by Pullen, that this item be approved. The motion carried by the following vote:**

**Aye:** 3 - Bennington, Ochoa and Pullen

**Nay:** 2 - Lee and Gregg

**7. G & M Automotive Center, Inc. Contract Amendment**

**Recommended Action:**

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to increase the contract with G & M Automotive Center, Inc. for \$50,000 for a new not-to-exceed amount of \$925,000 for vehicle maintenance and repairs through the remainder of Fiscal Year (FY) 2024-25, ending June 30, 2025.

**Sponsors:** Director of Public Works/City Engineer Cassandra Sanchez

**A motion was made by Gregg, seconded by Pullen, that this item be approved. The motion carried by the following vote:**

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

**Nay:** 0

**8. Amend Project Funding Agreement with San Bernardino County Transportation Authority for the Ranchero Road Widening Project**

**Recommended Action:**

It is recommended that the City Council approve Amendment No. 3 to the Project Funding Agreement (PFA) No. 17-1001692 between San Bernardino County Transportation Authority (SBCTA) and the City, extending the contract for construction of the Ranchero Road Widening Project, and authorize the Mayor to execute the Amendment.

**Sponsors:** Director of Public Works/City Engineer Cassandra Sanchez

**PUBLIC HEARING**

**9. Amendments to Title 14, Chapter 14 of the Hesperia Municipal Code related to Cross Connections and Backflow Devices**

**Recommended Action:**

It is recommended that the City Council and Board Members of the Hesperia Water District (District) introduce and place on first reading Ordinance No. 2025-02 regarding cross connections and backflow devices; amending Title 14, Chapter 14.04 of the Hesperia Municipal Code.

**Sponsors:** Water Operations Manager Jeremy McDonald

**A motion was made by Gregg, seconded by Ochoa, that this item be tabled and be brought back to the June 17<sup>th</sup>, 2025 meeting. The motion carried by the following vote:**

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

**Nay:** 0

**NEW BUSINESS**

**10. Fiscal Year (FY) 2025-26 Operating Budget Adoption**

**Recommended Action:**

It is recommended that the City Council/Board's adopt the following Resolutions approving the FY 2025-26 Operating Budget for the City of Hesperia, Hesperia Housing Authority, Hesperia Fire Protection District, and Hesperia Water District:

- 1)City of Hesperia Resolution No. 2025-18 adopting the Fiscal Year 2025-26 Budget
- 2)City of Hesperia Resolution No. 2025-19 adopting the GANN Appropriations Limit
- 3)Hesperia Housing Authority Resolution HHA 2025-03 adopting the Fiscal Year 2025-26 Budget
- 4)Hesperia Fire Protection District Resolution HFPD 2025-02 adopting the Fiscal Year 2025-26 Budget
- 5)Hesperia Fire Protection District Resolution HFPD 2025-03 adopting the GANN Appropriations Limit
- 6)Hesperia Water District Resolution HWD 2025-04 adopting the Fiscal Year 2025-26 Budget
- 7) Joint Resolution No. 2025-15, HHA 2025-02, HFPD 2025-01, and HWD 2025-03 re-adopting the Financial Policies

**Sponsors:** Assistant City Manager Casey Brooksher

**A motion was made by Gregg, seconded by Pullen, that this item be approved. The motion carried by the following vote:**

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

**Nay:** 0

### **COUNCIL COMMITTEE REPORTS AND COMMENTS**

*The Mayor, Mayor Pro Tem and Council Members reported on various events and Committees.*

*Mayor Pro Tem Gregg requested to bring back the policy and/or memo regarding city staff communicating with City Council and recognize Ms. Taylor for having a kindergarten promotion event.*

### **CITY MANAGER/CITY ATTORNEY/STAFF REPORTS**

*No comments*

### **ADJOURNMENT**

*The meeting was adjourned at 8:21 p.m.in honor of Hesperia firefighter and Council Member Pullen's son's 19<sup>th</sup> birthday.*

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*Jessica Giber,  
Assistant City Clerk*

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# City of Hesperia STAFF REPORT



**DATE:** June 17, 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  
Anne Duke, Deputy Finance Director  
Verenise Fierros, Accountant

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

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## 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 May 3, 2025 through May 16, 2025.

<u>Agency/District</u>	<u>Accounts Payable</u>	<u>Payroll</u>	<u>Wires</u>	<u>Totals</u>
City of Hesperia	\$1,091,481.83	\$307,084.63	\$0.00	\$1,398,566.46
Successor Agency	0.00	0.00	0.00	0.00
Housing Authority	4,104.00	156.32	0.00	4,260.32
Community Development Commission	0.00	0.00	0.00	0.00
Water	600,473.68	153,164.91	0.00	753,638.59
<b>Totals</b>	<b>\$1,696,059.51</b>	<b>\$460,405.86</b>	<b>\$0.00</b>	<b>\$2,156,465.37</b>

## 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**  
**5/3/2025-5/16/2025**

**Attachment 1**

FUND #	FUND NAME	W/E 5/9/2025	W/E 5/16/2025	WARRANT TOTALS	Wires	YEAR-TO DATE TOTALS *	PRIOR FY YTD DATE TOTALS
<b>Accounts Payable</b>							
100	GENERAL	\$ 64,053.16	\$ 239,412.17	\$ 303,465.33	\$ -	\$ 31,432,310.78	\$ 29,463,269.47
105	PENSION OBLIGATION TRUST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
106	OPEB TRUST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
110	SILVERWOOD	\$ -	\$ -	\$ -	\$ -	\$ 124,207.24	\$ -
200	HESPERIA FIRE DISTRICT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
204	MEASURE I - RENEWAL	\$ -	\$ 4,753.75	\$ 4,753.75	\$ -	\$ 79,995.76	\$ 509,371.09
207	LOCAL TRANSPORT-SB 325	\$ -	\$ -	\$ -	\$ -	\$ 1.64	\$ 967,882.81
209	GAS TAX-RMRA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
210	HFPD (PERS)	\$ -	\$ -	\$ -	\$ -	\$ 1,755,819.00	\$ 907,316.00
241	CFD 2021-1 Resid Maint. & Serv	\$ -	\$ -	\$ -	\$ -	\$ 1,920.00	\$ -
242	CFD 2022-1 Non-Resd Maint & Serv	\$ -	\$ -	\$ -	\$ -	\$ 1,920.00	\$ -
243	CFD 2023-1 Silverwood Maint	\$ -	\$ -	\$ -	\$ -	\$ 1,920.00	\$ -
251	CDBG	\$ 41,543.75	\$ 2,929.80	\$ 44,473.55	\$ -	\$ 3,351,771.15	\$ 378,164.53
254	AB2766 - TRANSIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
255	AB3229 SUPPLEMENTAL LAW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
256	ENVIRONMENTAL PROGRAMS GRANT	\$ -	\$ 6,168.59	\$ 6,168.59	\$ -	\$ 46,677.21	\$ 22,652.25
262	SB 1383 LOCAL ASSISTANCE GRANT	\$ -	\$ -	\$ -	\$ -	\$ 104,497.49	\$ 28,389.96
263	STREETS MAINTENANCE	\$ 3,741.27	\$ 16,963.87	\$ 20,705.14	\$ -	\$ 2,435,549.60	\$ 1,825,192.29
300	DEV. IMPACT FEES - STREET	\$ -	\$ -	\$ -	\$ -	\$ 182,329.26	\$ 90,534.50
301	DEV. IMPACT FEES - STORM DRAIN	\$ -	\$ 512.06	\$ 512.06	\$ -	\$ 149,730.77	\$ -
306	DEV. IMPACT FEES - 2018-STREETS	\$ -	\$ 472.64	\$ 472.64	\$ -	\$ 1,524,268.97	\$ 1,700,087.06
307	DIF 2018-DRAINAGE FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ 175,199.30	\$ -
309	DIF 2018-CITY HALL FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	DIF 2018-POLICE FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
313	DIF A-04 DRAINAGE	\$ -	\$ -	\$ -	\$ -	\$ 1,154,638.51	\$ 330,448.35
402	WATER RIGHTS ACQUISITION	\$ 900.00	\$ -	\$ 900.00	\$ -	\$ 1,913,452.24	\$ 1,493,015.59
403	2013 REFUNDING LEASE REV BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571,151.39
404	2023 REFUNDING LEASE REV BONDS	\$ 1,150.00	\$ -	\$ 1,150.00	\$ -	\$ 177,684.97	\$ 170,118.51
504	CITY WIDE STREETS - CIP	\$ -	\$ -	\$ -	\$ -	\$ 2,792,590.47	\$ 11,019,120.72
509	CITY FACILITIES CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
800	EMPLOYEE BENEFITS	\$ 32,103.79	\$ 484,828.36	\$ 516,932.15	\$ -	\$ 8,777,399.77	\$ 7,849,293.12
801	TRUST/AGENCY	\$ 189,284.66	\$ 1,213.96	\$ 190,498.62	\$ -	\$ 1,628,935.29	\$ 1,821,610.25
802	AD 91-1 AGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
804	TRUST-INTEREST BEARING	\$ -	\$ -	\$ -	\$ -	\$ 42,820.71	\$ 295,367.60
807	CFD 2005-1	\$ 1,450.00	\$ -	\$ 1,450.00	\$ -	\$ 1,191,423.06	\$ 1,270,184.16
808	HFPD (TRANSITION)	\$ -	\$ -	\$ -	\$ -	\$ 317,435.02	\$ 347,796.19
815	PLAN REVIEW TRUST - FRONTIER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>CITY</b>	\$ 334,226.63	\$ 757,255.20	\$ 1,091,481.83	\$ -	\$ 59,364,498.21	\$ 61,060,965.84
163	REDEVELOP OBLIG RETIREMENT-2018	\$ -	\$ -	\$ -	\$ -	\$ 9,690,950.62	\$ 9,949,902.79
	<b>SUCCESSOR AGENCY</b>	\$ -	\$ -	\$ -	\$ -	\$ 9,690,950.62	\$ 9,949,902.79
370	HOUSING AUTHORITY	\$ 4,104.00	\$ -	\$ 4,104.00	\$ -	\$ 49,172.76	\$ 41,575.75
	<b>HOUSING AUTHORITY</b>	\$ 4,104.00	\$ -	\$ 4,104.00	\$ -	\$ 49,172.76	\$ 41,575.75
170	COMMUNITY DEVELOPMENT COMMISSION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>COMMUNITY DEVELOPMENT COMMISSION</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700	WATER OPERATING	\$ 277,807.06	\$ 142,530.09	\$ 420,337.15	\$ -	\$ 13,445,919.75	\$ 9,415,736.84
705	WATER PENSION OBLIGATION TRUST	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000.00	\$ -
706	WATER OPEB TRUST	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00	\$ -
701	WATER CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ 16,473.00	\$ 320,389.00
710	SEWER OPERATING	\$ 2,607.31	\$ 27,674.84	\$ 30,282.15	\$ -	\$ 6,291,367.81	\$ 5,873,107.30
711	SEWER CAPITAL	\$ -	\$ 149,732.24	\$ 149,732.24	\$ -	\$ 2,209,332.47	\$ 1,495,706.34
720	RECLAIMED WATER OPERATIONS	\$ -	\$ 122.14	\$ 122.14	\$ -	\$ 281,308.99	\$ 277,389.81
	<b>WATER</b>	\$ 280,414.37	\$ 320,059.31	\$ 600,473.68	\$ -	\$ 23,744,402.02	\$ 17,382,329.29
	<b>ACCOUNTS PAYABLE TOTAL</b>	\$ 618,745.00	\$ 1,077,314.51	\$ 1,696,059.51	\$ -	\$ 92,849,023.61	\$ 88,434,773.67
<b>REG. PAYROLL</b>							
	City	\$ 307,084.63	\$ -	\$ 307,084.63	\$ -	\$ 7,345,043.68	\$ 6,915,022.65
	Housing Authority	\$ 156.32	\$ -	\$ 156.32	\$ -	\$ 5,452.03	\$ 4,442.17
	Water	\$ 153,164.91	\$ -	\$ 153,164.91	\$ -	\$ 3,431,855.27	\$ 3,006,578.94
	<b>PAYROLL TOTAL</b>	\$ 460,405.86	\$ -	\$ 460,405.86	\$ -	\$ 10,782,350.98	\$ 9,926,043.76

# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 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  
Anne Duke, Deputy Finance Director  
Jonathan Settle Accountant

**SUBJECT:** Treasurer's Cash Report for the unaudited period ended April 30, 2025.

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### 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 April 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

## CITY OF HESPERIA

<u>FUND</u>	<u>VALUE</u>
General Fund (100 & 800)	28,458,819.79
Pension Obligation Trust (105)	82,232.53
OPEB Trust (106)	-
Silverwood	15,627.25
HFPD (PERS) (210)	1,862,168.31
CFD 2021-1 Resid Maint & Serv	2,414.79
CFD 2022-1 Non-Resid Maint & Serv	2,414.79
CFD 2023-1 Silverwood Maint	2,879.64
AB27666 - Transit (254)	26,134.47
AB3229 Supplemental Law (255)	452,112.75
AD No. 91-1 (802)	407,233.72
Beverage Recycling Grant (256)	320,656.64
CFD 2005-1 (807)	2,939,599.70
HFPD Transition (808)	13.52
City Wide-Capital Projects (504)	(10,453,245.55)
Community Dev Block Grant (251, 252, & 253)	591,093.28
American Rescue Plan Grant (261)	25,525,280.77
SB 1383 Local Assistance Grant (262)	252,886.11
Development Impact Fund (300-304)	5,138,238.32
Development Impact Fund 2018 (306-312)	28,166,317.77
Development Impact Fund A-04 Drainage (313)	595,867.06
Disaster (260)	63,301.70
Gas Tax Fund (205)	2,434,164.49
Gas Tax - RMRA (209)	10,006,899.00
Gas Tax Swap (206)	1,845,902.91
Local Transportation SB325 (207)	1,624,172.09
Measure I - Renewal (204)	14,099,053.17
Public Works Street Maint (263)	341,673.26
Public Art (230)	266,888.92
Trust Fund (801, 803-806, & 815)	1,212,078.55
2012 Water Rights Acquisition (402)	1,885,008.13
2023 Refunding Lease Rev Bonds (404)	1,589,650.86
<b>TOTAL CITY FUNDS</b>	<b><u>\$ 119,757,538.74</u></b>



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**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**

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<u><b>FUND</b></u>	<u><b>VALUE</b></u>
RORF Retention - (163)	\$ <u>1,581,902.23</u>

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**HESPERIA HOUSING AUTHORITY**

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<u><b>FUND</b></u>	<u><b>VALUE</b></u>
Hesperia Housing Authority Fund (370)	\$ 4,404,935.33
VVEDA Housing Authority (371)	2,005,969.28
<b>TOTAL HOUSING AUTHORITY FUNDS</b>	<u>\$ 6,410,904.61</u>

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**COMMUNITY DEVELOPMENT COMMISSION**

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<u><b>FUND</b></u>	<u><b>VALUE</b></u>
Community Development Commission Fund (170)	\$ <u>3,624,567.44</u>

## **WATER**

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<b><u>FUND</u></b>	<b><u>VALUE</u></b>
Water Operating (700)	\$ 15,603,171.33
Water Capital (701)	6,367,413.21
Water Capital Rehab and Replace (703)	4,437,439.06
Water Contamination Mitigation (704)	2,742,191.19
Water Pension Obligation Trust (705)	12,862.72
Water OPEB Trust (706)	812.80
Sewer Operating (710)	11,787,813.35
Sewer Capital (711)	1,531,895.52
Sewer Capital Rehab and Replace (713)	845,940.66
Reclaimed Water Operations (720)	306,431.57
<b>TOTAL WATER FUNDS</b>	<b><u>\$ 43,635,971.41</u></b>

# City of Hesperia Investment Report Unaudited

ATTACHMENT 1

April 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
<b>Investments under the direction of the City:</b>								
Local Agency Investment Funds	State of Calif.	4.281%	30-Apr-25	Demand	\$ 102,642,649.39	102,642,649.39	102,642,649.39	
Local Bank Checking Accounts	U.S. Bank	n/a	30-Apr-25	Demand	17,114,889.35	17,114,889.35	17,114,889.35	
<b>Total Unaudited Investments under the direction of the City</b>					<b>\$ 119,757,538.74</b>	<b>\$ 119,757,538.74</b>	<b>\$ 119,757,538.74</b>	
<b>Investments under the direction of fiscal agents:</b>								
2012 Lease Revenue Bonds	US Bank	0.083%	30-Apr-25	Demand	746.16	746.16	746.16	2012 - Water Rights Revenue Fund
2012 Lease Revenue Bonds	US Bank	0.358%	30-Apr-25	Demand	-	-	-	2012 - Water Rights Interest Fund
2012 Lease Revenue Bonds	US Bank	0.358%	30-Apr-25	Demand	1,490,871.03	1,490,871.03	1,490,871.03	2012 - Water Rights Reserve Fund
2012 Lease Revenue Bonds	US Bank	0.358%	30-Apr-25	Demand	1,051.31	1,051.31	1,051.31	2012 - Water Rights Surplus Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.326%	30-Apr-25	Demand	3.45	3.45	3.45	2023 Refunding Lease Revenue Bonds Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.304%	30-Apr-25	Demand	175,125.07	175,125.07	175,125.07	2023 Refunding Lease Revenue Bonds Revenue Fund
2024 CFD 2005-1 Refunding	US Bank	0.128%	30-Apr-25	Demand	89,291.20	89,291.20	89,291.20	2024 CFD 05-1 - Bond Fund
2024 CFD 2005-1 Refunding	US Bank	0.323%	30-Apr-25	Demand	1,261,956.03	1,261,956.03	1,261,956.03	2024 CFD 05-1 - Reserve Fund
Deposits - Workers' Comp	PERMA	n/a	30-Apr-25	n/a	995,111.37	995,111.37	995,111.37	GL 1352
Sully Miller Retention - Ranchero	US Bank	0.000%	30-Apr-25	n/a	1.08	1.08	1.08	Ranchero Road - Escrow Account
City of Hesperia Stabilized Trust	Charles Schwab	n/a	30-Apr-25	n/a	4,514,027.87	4,514,027.87	4,514,027.87	City Pension
City of Hesperia OPEB Trust	Charles Schwab	n/a	30-Apr-25	n/a	830,512.85	830,512.85	830,512.85	City OPEB
Hesperia Fire Protection PST	Charles Schwab	n/a	30-Apr-25	n/a	1,456,206.92	1,456,206.92	1,456,206.92	Fire Pension
City of Hesperia Settlement Escrow Account	US Bank	0.000%	30-Apr-25	n/a	-	-	-	Settlement Escrow Account
<b>Total Unaudited Investments under the direction of fiscal agents</b>					<b>\$ 10,814,904.34</b>	<b>\$ 10,814,904.34</b>	<b>\$ 10,814,904.34</b>	

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 financing of the Civic Plaza.



Marc Morales, Senior Accountant

*Successor Agency to the Redevelopment Agency*  
**Investment Report**  
**Unaudited**

ATTACHMENT 2

April 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
Local Agency Investment Funds	State of Calif.	4.281%	30-Apr-25	Demand	\$ 1,355,828.10	\$ 1,355,828.10	1,355,828.10	
Local Bank Checking Accounts	U.S. Bank	n/a	30-Apr-25	Demand	226,074.13	226,074.13	226,074.13	
<b>Total Unaudited Investments under the direction of the City</b>					<b>\$ 1,581,902.23</b>	<b>\$ 1,581,902.23</b>	<b>\$ 1,581,902.23</b>	
<b>Investments under the direction of fiscal agents:</b>								
2018 Refunding Bonds	US Bank	3.591%	30-Apr-25	Demand	11.14	11.14	11.14	2018A & 2018B - Debt Service Account
2018 Refunding Bonds	US Bank	21.818%	30-Apr-25	Demand	2,340.74	2,340.74	2,340.74	2018A & 2018B - Interest Account
2018 Refunding Bonds	US Bank	0.000%	30-Apr-25	Demand	1.00	1.00	1.00	2018A & 2018B - Reserve Account
<b>Total Unaudited Investments under the direction of fiscal agents</b>					<b>\$ 2,352.88</b>	<b>\$ 2,352.88</b>	<b>\$ 2,352.88</b>	

**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.

Hesperia Housing Authority  
Investment Report  
Unaudited

April 30, 2025

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	4.281%	30-Apr-25	Demand	\$ 5,494,704.06	5,494,704.06	5,494,704.06
Local Bank Checking Accounts	U.S. Bank	n/a	30-Apr-25	Demand	916,200.55	916,200.55	916,200.55
Total Unaudited Investments under the direction of the City					\$ 6,410,904.61	\$ 6,410,904.61	\$ 6,410,904.61

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

**Investment Report****Unaudited**April 30, 2025

<u>Type of Investment</u>	<u>Issuer/ Institution</u>	<u>Interest Rate</u>	<u>Date of Purchase</u>	<u>Date of Maturity</u>	<u>Par Value at Maturity</u>	<u>Book Value</u>	<u>Market Value</u>
Local Agency Investment Funds	State of California	4.281%	30-Apr-25	Demand	\$ 3,106,570.23	3,106,570.23	3,106,570.23
Local Bank Checking Accounts	U.S. Bank	n/a	30-Apr-25	Demand	517,997.21	517,997.21	517,997.21
<b>Total Unaudited Investments under the direction of the City</b>					<b>\$ 3,624,567.44</b>	<b>\$ 3,624,567.44</b>	<b>\$ 3,624,567.44</b>

**Investments under the direction of the City:**

*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.*




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 Marc Morales, Senior Accountant

Hesperia Water District  
Investment Report  
Unaudited

ATTACHMENT 5

April 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
Local Agency Investment Funds	State of California	4.281%	30-Apr-25	Demand	\$ 37,399,831.04	37,399,831.04	37,399,831.04	
Local Bank Checking Accounts	U.S. Bank	n/a	30-Apr-25	Demand	6,236,140.37	6,236,140.37	6,236,140.37	
Total Unaudited Investments under the direction of the City					\$ 43,635,971.41	\$ 43,635,971.41	\$ 43,635,971.41	
Investments under the direction of fiscal agents:								
Hesperia Water District PST	Charles Schwab	n/a	30-Apr-25	n/a	1,246,236.72	1,246,236.72	1,246,236.72	HWD Pension
Hesperia Water District OPEB	Charles Schwab	n/a	30-Apr-25	n/a	250,249.16	250,249.16	250,249.16	HWD OPEB
Deposits - Workers' Comp	PERMA	n/a	30-Apr-25	n/a	1,205,782.88	1,205,782.88	1,205,782.88	GL 1352
Total Unaudited Investments under the direction of fiscal agents					\$ 2,702,268.76	\$ 2,702,268.76	\$ 2,702,268.76	

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

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# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 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:** Townsend Public Affairs Contract Amendment

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### RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to approve an amendment to the existing contract with Townsend Public Affairs (TPA) for an additional \$96,000, for a revised not-to-exceed contract amount of \$264,000 and approve a one-year contract extension for State and Federal Legislative Advocacy services.

### BACKGROUND

The City has contracted with state legislative advocacy firm Townsend Public Affairs (TPA) since October 2013. TPA acts as the City's liaison with the California Legislature and Administration in Sacramento advocating for the City's position on legislative, regulatory, and programmatic matters of interest, in addition to facilitating meetings with various agencies such as the State Water Resources Control Board, California Department of Parks and Recreation, California Transportation Commission and Department of Water Resources to discuss funding opportunities and grant programs. The City has benefited from their presence in Sacramento and Washington DC due to the strong working relationships with the Legislature, and federal and state agencies by communicating and broadening the understanding of the City's priorities and needs.

### ISSUES/ANALYSIS

Over the years, TPA has met with City staff on several occasions to discuss specific legislative issues and potential grant projects. In addition, the City is regularly updated on legislative matters and activity in Sacramento and Washington DC, including assisting in monitoring and tracking the progress of specific legislation and attending legislative hearings before various Senate and Assembly committees on the City's behalf. TPA staff has been instrumental in submitting funding requests and receiving federal funding for the Escondido/Sultana traffic signal, street improvement projects for Maple Avenue and Cedar Street and over \$1.5 million from the Department of Transportation's Safe Streets for All Program.

### CITY GOAL SUPPORTED BY THIS ITEM

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

## **FISCAL IMPACT**

Funding has been included in the proposed FY 2025-26 budget for State Legislative and Federal Funding Advocacy Services.

## **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

## **ATTACHMENT(S)**

None.



**DATE:** June 17, 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:** Agreement with Go2Zero Strategies to conduct a Waste Characterization Study

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### RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to enter into an agreement with Go2Zero Strategies in an amount not-to-exceed \$131,685, funded by the Department of Resources Recycling and Recovery (CalRecycle) SB 1383 Local Assistance Grant Program, to conduct a Waste Characterization Study in the City of Hesperia.

### BACKGROUND

On February 18, 2025, representatives from Advance Disposal presented an update on SB 1383 compliance. During the presentation, Advance Disposal discussed working with the city to conduct a Waste Characterization Study to determine the percentage of organics and other materials in the City's waste stream. This study will allow the city to make an informed decision on whether to implement a second cart at the curb for the collection of organics or an alternative program enhancement.

### ISSUES/ANALYSIS

On April 6, 2025, the City of Hesperia released a Request for Proposal (RFP) 2024-25-007 to solicit proposals for a Waste Characterization Study. The RFP included a Scope of Work that explained that the contractor will sample representative portions of residential, commercial, and self-haul solid waste generated in the City of Hesperia; sort disposed waste by type; compile collected data; and report the results to the City of Hesperia. In addition, the contractor will conduct a study to determine a local per capita procurement target. The main deliverable is a final report summarizing the sample analysis, which will be used by Advance Disposal to develop and enhance recycling and waste diversion programs for the next several years. The deadline for submitting proposals was April 30, 2025.

A total of two proposals were received in response to the RFP. Each proposal was reviewed by an evaluation committee and evaluated based on the understanding of the RFP, approach to the scope of work and experience. Proposals were received by ReCREATE Waste Collaborative and Go2Zero Strategies. The final rating resulted in a higher score for Go2Zero Strategies.

If the contract is approved, City staff and Advance Disposal will work with Go2Zero to begin coordinating the study at the Advance Disposal facility within the next 60 days. Upon completion of the study, Advance Disposal will share the results with the City to prepare a program

enhancement plan for the City's diversion of organics which may include an additional cart at the curb.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

**Public Safety** - Ensure public safety resources adequately protect our community.

#### **FISCAL IMPACT**

There is no fiscal impact associated with approval of the recommended action. The study has been reviewed and approved by CalRecycle. Funds received from CalRecycle's SB 1383 grant will fund the study.

#### **ALTERNATIVE(S)**

Provide alternative direction to staff.

#### **ATTACHMENT(S)**

None.

# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works / City Engineer  
Brian Blackwell, Streets Operation Manager

**SUBJECT:** Pacific Products & Services, LLC Contract Amendment

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### RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to amend the existing agreement with Pacific Products & Services, LLC in the amount of \$120,000 for a new not-to-exceed amount of \$500,000 and approve a one-year contract extension for the purchase of traffic signs and sign materials during Fiscal Year (FY) 2025-26.

### BACKGROUND

The Public Works Traffic program is responsible for the installation and maintenance of roadway pavement markers and traffic signs throughout the City of Hesperia. Traffic signs are vital to regulate, warn, and guide motorists and pedestrians in and around the public right-of-way. All City traffic signs are maintained to State and Federal standards based on the California Manual on Uniform Traffic Control Devices (MUTCD). The Public Works Traffic program purchases these markers and signs under contract from Pacific Products and Services, LLC.

### ISSUES/ANALYSIS

Pacific Products & Services has met the expectation, as they have demonstrated the ability to deliver a quality product at competitive prices within the desired delivery timeframe. The current agreement with Pacific Products & Services, LLC expires on June 30, 2025. A contract extension is needed to continue to purchase traffic signs and sign materials for new locations, along with replacing those destroyed by vehicle impact, vandalism, and theft. The vendor has never increased prices since winning a request for bid (RFB) for FY 2021-22 and have agreed to hold the current pricing for one more year through June 30, 2026.

### CITY GOAL SUPPORTED BY THIS ITEM

**Public Safety** - Ensure that public safety resources adequately protect our community.  
**Financial Health** - Maintain a balanced budget and adequate reserves.

### FISCAL IMPACT

Sufficient funding has been included in the Fiscal Year 2025-26 Budget.

**ALTERNATIVE(S)**

1. Provide alternative direction to staff.

**ATTACHMENTS**

None.

# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works / City Engineer  
Brian Blackwell, Streets Operation Manager

**SUBJECT:** Fleet Maintenance Services for Fiscal Year 2025-26

---

### RECOMMENDED ACTION

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to execute a one (1) year agreement with G & M Automotive Center, Inc. (G&M) in the not-to-exceed amount of \$250,000 for fleet vehicle maintenance services.

### BACKGROUND

Preventative and corrective maintenance is required for the City of Hesperia's and Hesperia Water District's combined fleet of 111 vehicles, which includes:

- 62 light-duty vehicles,
- 12 medium-duty vehicles, and
- 37 heavy-duty vehicles.

This total reflects an updated count from the June 3, 2025, staff report, which had previously identified 117 vehicles. After further review, six vehicles were removed from the active fleet and designated for auction due to excessive maintenance costs or obsolescence.

While 69% of the fleet has been acquired since 2015, 31% remains over 10 years old, generating higher maintenance needs, especially in divisions such as Streets, Building Maintenance, and Animal Control.

A review of maintenance expenditures over the past decade shows a ten-year average of approximately \$350,000 annually, with notable peaks in FY 2016-17 (\$390,544), FY 2017-18 (\$545,804), and FY 2018-19 (\$448,952). These costs reflect the operational strain of maintaining an older fleet.

Since then, strategic fleet replacement efforts—including acquiring 17 new or replacement vehicles in FY 2024-25—have helped reduce costs. For the current fiscal year, maintenance expenditures are projected at \$240,000, a significant reduction from historical averages, demonstrating the long-term value of fleet modernization.

### ISSUES/ANALYSIS

On June 3, 2025, the City Council approved a contract increase of \$50,000 with G & M Automotive Center, Inc., raising the not-to-exceed amount for fleet maintenance services to \$925,000 through

the end of FY 2024-25. This extension ensured continued service while staff completed the bidding process for the following fiscal year.

The City Council directed staff to not extend the FY 2024-25 fleet maintenance services contract with G&M towing into FY 2025-26 and instead seek bids for these services. Often, when contracts are extended, the vendor will hold pricing. As directed, a formal solicitation was issued on May 25, 2025, with bids solicited from five Hesperia vendors and eight vendors from neighboring High Desert cities. This direct solicitation was in addition to advertising the bid per the City procedures.

Despite soliciting multiple vendors, only G&M submitted responses and those responses included an increased labor rate. Since G&M was the only respondent, they were deemed the sole responsive and responsible bidder.

Staff recommends entering into a new one-year agreement with G&M for FY 2025-26 in the not-to-exceed amount of \$250,000. The following updated labor rates represent increases from the extended FY 2024-25 agreement:

	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>%</b>
	<b>Contract</b>	<b>Bid</b>	<b>increase</b>
Light	\$ 105	\$ 120	14%
Medium	\$ 105	\$ 160	52%
Heavy	\$ 120	\$ 185	54%
Parts Markup	35%	35%	0%

Given the City Council's prior direction, the City did not prepare nor request a multi-year bid; should the City Council approve this contract with G&M, staff will rebid the fleet maintenance services in May 2026.

### **CITY GOAL SUPPORTED BY THIS ITEM**

**Financial Health** - Maintain a balanced budget and adequate reserves.

### **FISCAL IMPACT**

Sufficient funding will be included in the Fiscal Year 2025-26 Proposed Operating Budget.

### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.



# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works / City Engineer  
Brian Blackwell, Streets Operation Manager

**SUBJECT:** Three-Month Contract Amendment for Street Sweeping Services

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### RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to approve an amendment of \$103,500 to the existing contract with Guardian Street Sweeping (Guardian), resulting in a revised not-to-exceed total of \$1,176,255 for street sweeping services, and extend the term of the contract through September 30, 2025.

### BACKGROUND

Street sweeping services help eliminate litter and debris on City streets and reduce the amount of waste entering the storm drain system. Services are provided weekly, bi-weekly, and monthly across various locations, including Main Street, Bear Valley Road, I Avenue, E Avenue, Hesperia Road, City facilities, residential tracts, and schools with curb and gutter infrastructure. Bike lanes throughout the City are swept quarterly.

### ISSUES/ANALYSIS

The City's current contract with Guardian Street Sweeping is set to expire on June 30, 2025. However, the FY 2025–26 Budget, approved by City Council on June 3, 2025, includes a plan to bring street sweeping services in-house. While this transition is underway, an interim solution is necessary to ensure continued street sweeping coverage and avoid service interruptions.

To facilitate the City's transition to an in-house program, staff recommends extending Guardian's contract by three months, through September 30, 2025. This extension provides essential lead time for:

- **Recruitment of Personnel:** Hiring an Equipment Operator to manage future in-house operations.
- **Equipment Acquisition:** Procurement of a new City-owned street sweeper, which has a manufacturer lead time of approximately six to eight months.
- **Program Development:** Allowing staff to finalize operational protocols, schedules, and administrative systems to support the internal program.

During this transition period, once the three-month contract extension concludes, the City plans to rent a temporary street sweeper to be operated by the newly hired Equipment Operator until the permanent equipment is received. In an upcoming City Council meeting, staff will present a detailed plan for the new in-house street sweeping program.

Guardian has agreed to the proposed extension at a 15% increase to the current contracted rates. This short-term cost adjustment reflects updated market conditions and temporary service continuity during the City's operational shift.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

**Financial Health** - Maintain a balanced budget and adequate reserves.

#### **FISCAL IMPACT**

Sufficient funding will be included in the Fiscal Year 2025-26 Proposed Operating Budget.

#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENTS**

None.



**DATE:** June 17, 2025

**TO:** Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Jeremy McDonald, Water Operations Manager

**SUBJECT:** D&H Water Systems - New Contract

---

## RECOMMENDED ACTION

It is recommended that the City Council and Board Members of the Hesperia Water District authorize the City Manager to enter into a one (1) year agreement with D&H Water Systems for the purchase of calcium hypochlorite chlorine in the not-to-exceed amount of \$86,405, which includes a 10% contingency.

## BACKGROUND

The Hesperia Water District disinfects the water that is pumped from the ground to control microbial contaminants and comply with State and Federal water quality regulations, which are set by the State Water Resources Control Board (SWRCB) and the Environmental Protection Agency (EPA). Chlorine is used to disinfect the groundwater and is treated at each well site. The required chlorine residual is 0.2 to 4.0 parts per million (ppm), and the District has continued to meet these standards with an average of 0.7 ppm as stated in the District's 2024 Annual Water Quality Report.

## ISSUES/ANALYSIS

The chlorinators at each well site are designed to use a specific chlorine tablet, known as Constant Chlor Plus Briquettes. These are supplied by D&H Water Systems, Inc., who is the sole distributor of this product.

## CITY GOAL SUPPORTED BY THIS ITEM

**Public Safety** - Ensure public safety resources adequately protect our community.

**Financial Health** - Maintain a balanced budget and adequate reserves.

## FISCAL IMPACT

Sufficient funding has been included in the proposed Fiscal Year 2025-26 Water Operating Fund 700 Budget.

## ALTERNATIVES

1. Provide alternative direction to staff.

## ATTACHMENTS

None.

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# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Brian Blackwell, Streets Operation Manager

**SUBJECT:** Contract Amendment for Unarmed Security Services with Alltech Industries, Inc.

---

### RECOMMENDED ACTION

It is recommended that the City Council and Board of Directors of the Hesperia Water District (District) authorize the City Manager to approve an amendment to the existing contract with Alltech Industries, Inc. for an additional \$164,400 for a revised not-to-exceed contract amount of \$579,364 and approve a one-year contract extension for unarmed security services.

### BACKGROUND

The City and District have continued to use unarmed security patrols after business hours and weekends at the Civic Center and Public Works Corporate Yard to minimize theft and vandalism, and provide a safe environment for staff after normal business hours, which has been proven to be beneficial. The current vendor, Alltech Industries, Inc., began services in November 2022 and has provided excellent service, responded to City inquiries in a timely manner, and provided daily service reports that are automatically generated at the end of each shift.

### ISSUES/ANALYSIS

Public Works requested bids for Fiscal Year 2022-23 from local vendors located in the High Desert that could provide security services, with two (2) bidders responding. The contract was originally awarded to Infinity National Services. Due to repeated break-ins and two (2) vehicles being stolen from the Public Works yard, the contract was terminated with Infinity National Services for lack of performance.

Alltech Industries Inc. was the second bidder on the list from the original RFB in April 2022 and was contacted and agreed to hold the original bid price to finish out the 2022-23 fiscal year contract for security services. Alltech Industries completed the contract through June 30, 2024. Then, in the 2024-25 fiscal year, Alltech Industries, Inc. agreed to continue security services with the City of Hesperia with a (6.5%) increase to pricing. Staff researched their request through the consumer price index (CPI) and found it to be acceptable, as there was an increase for the same services noted at (7.1%). With the (6.5%) increase and no security issues finishing out the 2023-24 fiscal year, the City of Hesperia, with council approval, chose to extend Alltech's contract into fiscal year 2024-2025.

All mentioned above, with Alltech Industries, they have chosen to hold pricing with no increase for fiscal year 2025-26 to continue excellent security services with the City of Hesperia. As a note, there has not been a security breach at any city-owned locations monitored by Alltech Industries from their original start date of November 2022.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

**Public Safety** - Ensure public safety resources adequately protect our community

**Financial Health** - Maintain a balanced budget and adequate reserves

#### **FISCAL IMPACT**

Sufficient funding will be included in the FY 2025-26 Proposed Operating Budget.

#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENT(S)**

None.

# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Kevin Sin, Deputy City Engineer  
Dena Alcayaga, Administrative Analyst

**SUBJECT:** Final Parcel Map No. 20899

---

### RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-16 approving Final Parcel Map No. 20899 to create two parcels from 2.5 gross acres within the Limited Agricultural (A1) zone located on the south side of Olive Street, approximately 850 feet east of Cottonwood Avenue (Applicant: G & S Outdoor Design, Inc. APN: 0409-022-07).

### BACKGROUND

On October 16, 2024, the Development Review Committee approved Tentative Parcel Map No. 20899 to create two parcels from 2.5 gross acres within the Limited Agricultural (A1) zone located on the south side of Olive Street, approximately 850 feet east of Cottonwood Avenue in conjunction with a categorical exemption under CEQA Section 15315 Minor Land Divisions (Applicant: G & S Outdoor Design, Inc. APN: 0409-022-07).

Staff has reviewed Final Parcel Map No. 20899 and determined that it complies with all General Plan and zoning regulations and with all local ordinances related to the creation of these parcels.

### ISSUES/ANALYSIS

There are no issues identified with this item.

### 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 significant fiscal impacts to the City related to this action.

### ALTERNATIVE(S)

1. Provide alternative direction to staff.

**ATTACHMENT(S)**

1. Resolution No. 2025-16
2. Final Parcel Map No. 20899



**RESOLUTION NO. 2025-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 20899 TO CREATE TWO PARCELS FROM 2.5 GROSS ACRES WITHIN THE LIMITED AGRICULTURAL (A1) ZONE LOCATED ON THE SOUTH SIDE OF OLIVE STREET, APPROXIMATELY 850 FEET EAST OF COTTONWOOD AVENUE (APPLICANT: G & S OUTDOOR DESIGN, INC. APN: 0409-022-07).**

**WHEREAS**, on October 16, 2024, the Development Review Committee approved Tentative Parcel Map No. 20899 to create two parcels from 2.5 gross acres within the Limited Agricultural (A1) zone located on the south side of Olive Street, approximately 850 feet east of Cottonwood Avenue in conjunction with a categorical exemption under CEQA Section 15315 Minor Land Divisions; and

**WHEREAS**, staff has reviewed Final Parcel Map No. 20899 and determined that it complies with all General Plan and zoning regulations and with all local ordinances related to the creation of these parcels.

**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. Final Parcel Map No. 20899 is hereby approved, and the City Clerk is authorized to present same to the County Recorder to be filed for record.

Section 2. 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 17th day of June 2025.

---

Allison Lee  
Mayor

ATTEST:

---

Jessica Giber  
Assistant City Clerk



PARCEL MAP 20899

SHEET 1 OF 2 SHEETS

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,  
BEING A SUBDIVISION OF LOT 153 OF TRACT NO. 4957, OLD TRAIL RANCHOS #2  
AS RECORDED IN BOOK 60 OF MAPS, PAGES 73 THROUGH 76, RECORDS OF SAID COUNTY

MERRELL JOHNSON COMPANIES

JANUARY 2025

OWNER'S STATEMENT:

I HEREBY STATE I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND THAT I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

G&S OUTDOOR DESIGN, INC., A CALIFORNIA CORPORATION

*Armen Ghari*

ARMEN GHARIBYAN, INCORPORATOR

BOARD OF SUPERVISORS CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES (STATE, COUNTY, MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY OF SAN BERNARDINO ASSESSOR-RECORDER-COUNTY CLERK, ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS; AND SAID BOND IS HEREBY ACCEPTED.

DATED: \_\_\_\_\_

LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_ DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARMEN GHARIBYAN IN JANUARY 2025. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

*4/19/25*

DATED: \_\_\_\_\_



CRAIG JOHNSON  
L.S. 7562

*Craig Johnson*

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF San Bernardino

ON April 30, 2025 BEFORE ME, Cheri Bradbury  
A NOTARY PUBLIC, PERSONALLY APPEARED Armen Ghari  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

*Cheri Bradbury*  
NAME PRINTED

*Cheri Bradbury*  
SIGNATURE

MY COMMISSION EXPIRES 07-30-2025 COMMISSION NO. 2368447

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

SIGNATURE OMISSION:

THE SIGNATURES OF THE CALIFORNIA ELECTRIC COMPANY, THE OWNERS OF AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3857, PAGE 225, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE. SAID RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED.

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ \_\_\_\_\_

DATED: \_\_\_\_\_

ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_ DEPUTY

CITY SURVEYOR'S STATEMENT:

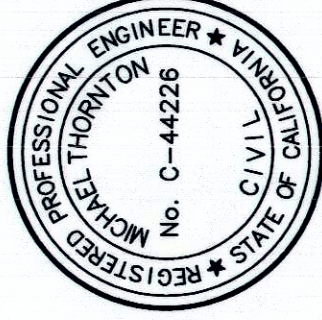
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

*meep. set*

MICHAEL P. THORNTON  
CITY ENGINEER, R.C.E. 44226 AND L.S. 6867  
CITY OF HESPERIA, CALIFORNIA

DATE: \_\_\_\_\_

*slr/rs*



CITY COUNCIL'S ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP.

DATED: \_\_\_\_\_

MELINDA SAYRE  
CITY CLERK  
CITY OF HESPERIA, CALIFORNIA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN \_\_\_\_\_

BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_

IN THE AMOUNT OF \$ \_\_\_\_\_

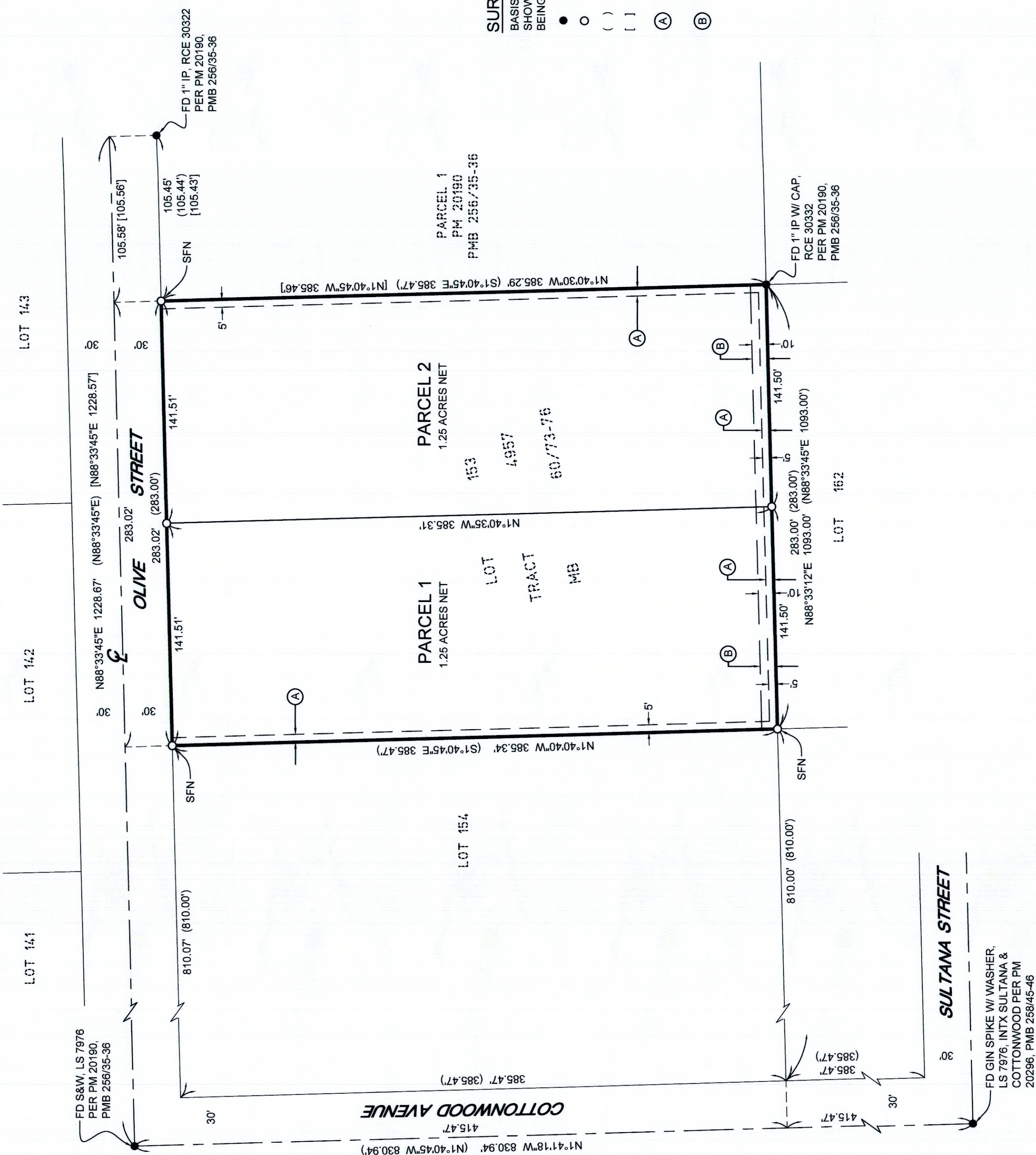
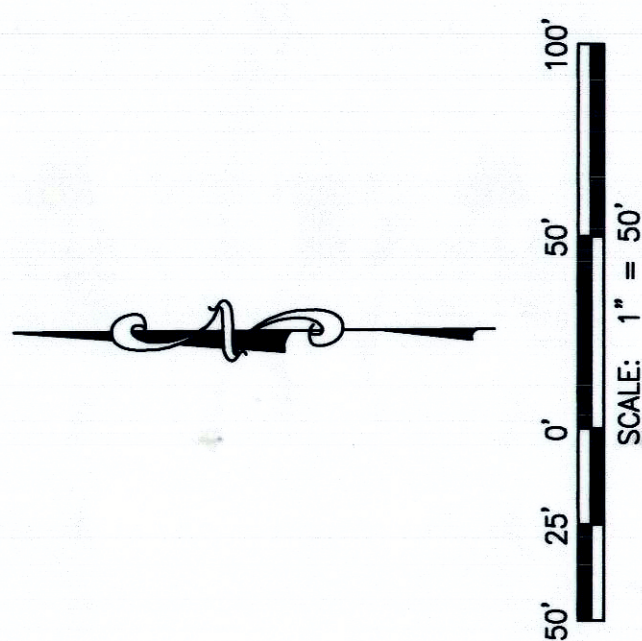
JOSIE GONZALES  
ASSESSOR-RECORDER  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_  
DEPUTY RECORDER



**MERRELL JOHNSON COMPANIES**

**JANUARY 2025**



## SURVEYOR'S NOTES

BASIS OF BEARINGS: TAKEN FROM THE CENTERLINE OF OLIVE STREET AS  
 SHOWN ON TRACT NO. 4957, M.B. 60/73-76  
 BEING: N88°33'45"E

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE WITH BRASS TAG STAMPED L.S. 7562
- ( ) INDICATES RECORD INFORMATION PER TRACT NO. 4957, M.B. 60/73-76
- [ ] INDICATES RECORD INFORMATION PER PARCEL MAP 20190, P.M.B. 256/35-36
- Ⓐ 5' EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE EQUIPMENT PER 3857/225, O.R.
- Ⓑ 10 PUBLIC UTILITY EASEMENT PER TRACT NO. 4957, M.B. 60-73-76



PARCEL MAP 20899

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,  
BEING A SUBDIVISION OF LOT 153 OF TRACT NO. 4957, OLD TRAIL RANCHOS #2  
AS RECORDED IN BOOK 60 OF MAPS, PAGES 73 THROUGH 76, RECORDS OF SAID COUNTY

MERRELL JOHNSON COMPANIES

JANUARY 2025

OWNER'S STATEMENT:

I HEREBY STATE I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND THAT I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

G&S OUTDOOR DESIGN, INC., A CALIFORNIA CORPORATION

*Armen Gharibyan*

ARMEN GHARIBYAN, INCORPORATOR

BOARD OF SUPERVISORS CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES (STATE, COUNTY, MUNICIPAL, OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY OF SAN BERNARDINO ASSESSOR-RECORDER-COUNTY CLERK, ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE; AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS; AND SAID BOND IS HEREBY ACCEPTED.

DATED: \_\_\_\_\_

LYNNA MONELL, CLERK OF THE BOARD OF SUPERVISORS  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_ DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARMEN GHARIBYAN IN JANUARY 2025. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

*4/30/25*

DATED: \_\_\_\_\_



*Craig Johnson*  
\_\_\_\_\_  
CRAIG JOHNSON L.S. 7562

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Bernardino

ON April 30, 2025 BEFORE ME, Cheri Bradley,  
A NOTARY PUBLIC, PERSONALLY APPEARED Armen Gharibyan,  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

*Cheri Bradley*  
\_\_\_\_\_  
NAME PRINTED

*Cheri Bradley*  
\_\_\_\_\_  
SIGNATURE

MY COMMISSION EXPIRES: 07-30-2025 COMMISSION NO.: 2368447

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

SIGNATURE OMISSION:

THE SIGNATURES OF THE CALIFORNIA ELECTRIC COMPANY, THE OWNERS OF AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3857, PAGE 225, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE. SAID RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED.

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ \_\_\_\_\_

DATED: \_\_\_\_\_

ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_ DEPUTY

CITY SURVEYOR'S STATEMENT:

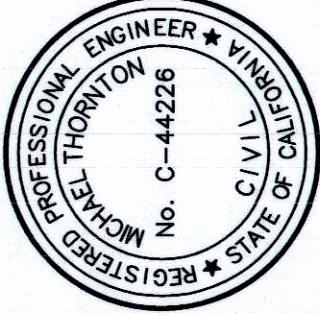
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

*Michael P. Thornton*

MICHAEL P. THORNTON  
CITY ENGINEER, R.C.E. 44226 AND L.S. 6867  
CITY OF HESPERIA, CALIFORNIA

5/2/25

DATE: \_\_\_\_\_



CITY COUNCIL'S ACCEPTANCE CERTIFICATE:

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP.

DATED: \_\_\_\_\_

MELINDA SAYRE  
CITY CLERK  
CITY OF HESPERIA, CALIFORNIA

SAN BERNARDINO COUNTY RECORDERS' CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN \_\_\_\_\_

BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_

IN THE AMOUNT OF \$ \_\_\_\_\_

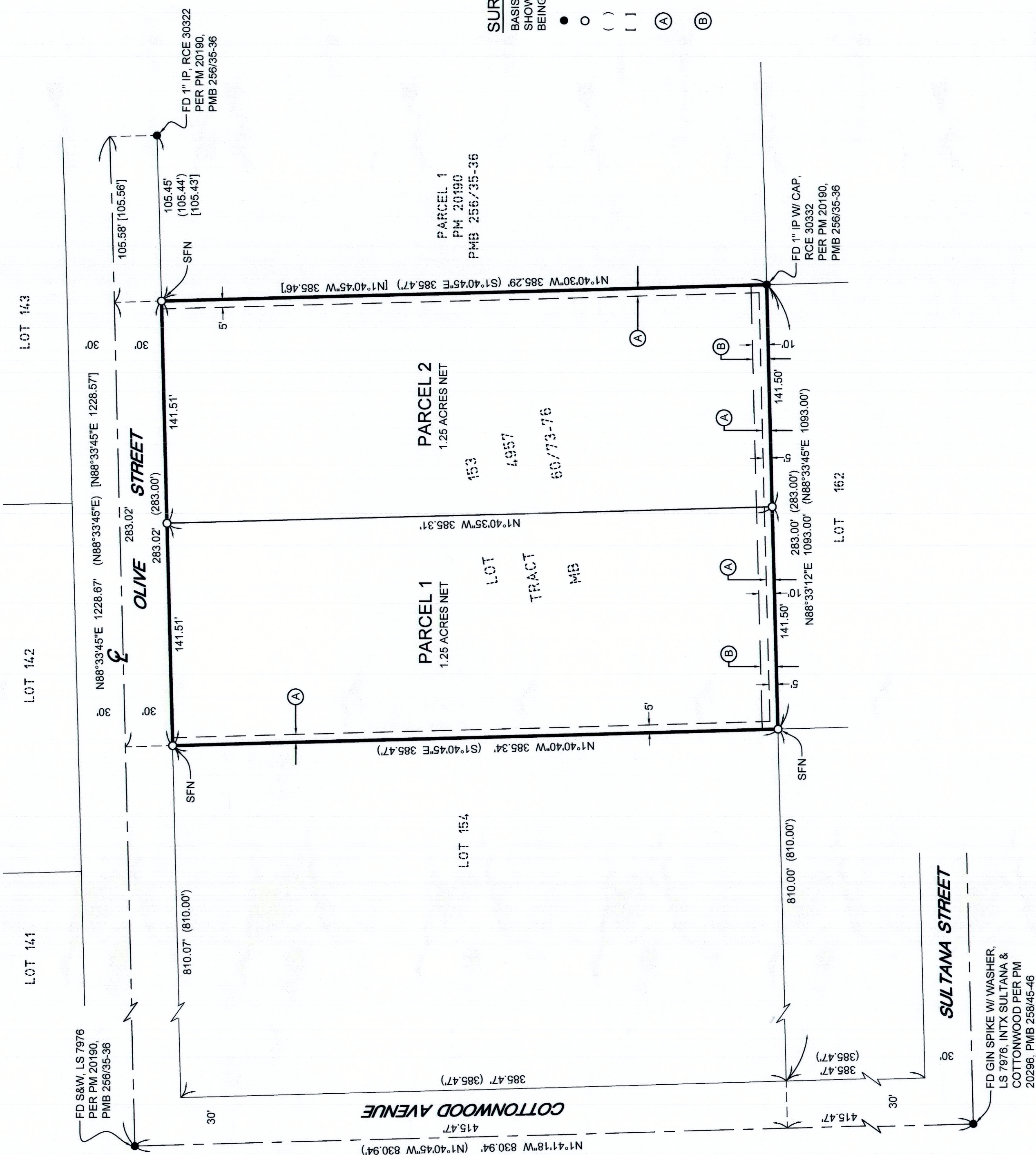
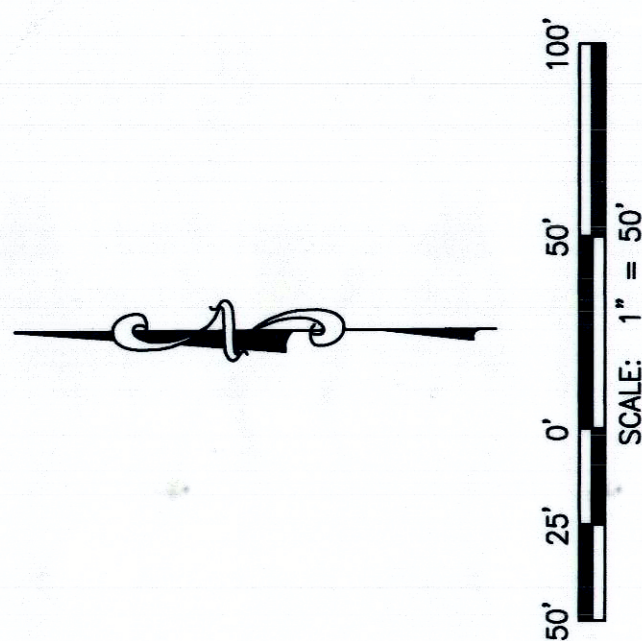
JOSIE GONZALES  
ASSESSOR-RECORDER  
SAN BERNARDINO COUNTY

BY: \_\_\_\_\_  
DEPUTY RECORDER



**MERRELL JOHNSON COMPANIES**

**JANUARY 2025**



## SURVEYOR'S NOTES

BASIS OF BEARINGS: TAKEN FROM THE CENTERLINE OF OLIVE STREET AS SHOWN ON TRACT NO. 4957, M.B. 60/73-76  
BEING: N88°33'45"E

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE WITH BRASS TAG STAMPED L.S. 7562
- ( ) INDICATES RECORD INFORMATION PER TRACT NO. 4957, M.B. 60/73-76
- [ ] INDICATES RECORD INFORMATION PER PARCEL MAP 20190, P.M.B. 256/35-36
- Ⓐ 5' EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE EQUIPMENT PER 3857225, O.R.
- Ⓑ 10 PUBLIC UTILITY EASEMENT PER TRACT NO. 4957, M.B. 60-73-76



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# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and City Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Nathan R. Freeman, Director of Development Services

**SUBJECT:** Assignment and Assumption Agreement Related to the Density Bonus Agreement for the Three Palms Apartments Development

---

### RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-22, approving the Assignment and Assumption Agreement related to the previously executed Density Bonus and Incentive Agreement for the Three Palms Apartments development, and authorizing the City Manager to execute all related documents.

### BACKGROUND

On October 5, 1998, the City Council approved a Density Bonus and Incentive Agreement with Three Palms Apartments, LP, and Opportunity Builders. In exchange for a density bonus, the developer, as required by the agreement, restricted 100% of the apartment units at the Three Palms Apartments, located at 9800 7th Avenue, to low-income senior households for a period of thirty (30) years.

### ISSUES/ANALYSIS

Pursuant to Section 8 of the Density Bonus Agreement, any assignment of rights and obligations under the agreement requires the prior written consent of the City Council.

Three Palms Apartments, LP, has requested to assign its rights and obligations under the agreement to Western Community Housing, Inc., a California-based affordable housing operator. Western Community Housing, Inc., has agreed to assume full responsibility for all terms, conditions, and obligations of the existing Density Bonus Agreement.

The Assignment and Assumption Agreement will become effective upon its recordation in the Official Records of San Bernardino County. This agreement does not alter the terms of the original Density Bonus Agreement, and all affordability restrictions will remain in effect for the remaining term of the agreement.

The proposed Assignment and Assumption Agreement is included as Attachment 2, and the original Density Bonus and Incentive Agreement is included as Attachment 3. Approval of this action ensures that the existing affordability commitments remain in place and are honored by the new party.

Upon Council approval, staff will record the executed agreement with the San Bernardino County Recorder and retain a copy for the City's permanent records.

### **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 item.

### **ALTERNATIVE(S)**

- The City Council may provide alternative direction to staff.

### **ATTACHMENT(S)**

1. Resolution No. 2025-22 Approving the Assignment and Assumption Agreement
2. Assignment and Assumption Agreement – Three Palms Apartments
3. Density Bonus and Incentive Agreement and Covenant Restricting Use



## **RESOLUTION NO. 2025-22**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT RELATED TO THE DENSITY BONUS AGREEMENT FOR THE THREE PALMS APARTMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS**

**WHEREAS**, the City of Hesperia ("City") is a municipal corporation duly organized under the laws and Constitution of the State of California and

**WHEREAS**, on October 5, 1998, the City Council approved a Density Bonus and Incentive Agreement with Three Palms Apartments, LP and Opportunity Builders ("Agreement").

**WHEREAS** in exchange for a density bonus, the developer, as required by the Agreement, restricted 100% of the apartment units at the Three Palms Apartments, located at 9800 7th Avenue, to low-income senior households for a period of thirty (30) years; and

**WHEREAS**, Section 8 of the Agreement requires the written consent of the City Council prior to any assignment of rights and obligations under the Agreement; and

**WHEREAS**, Three Palms Apartments, LP seeks to assign all rights, duties, and obligations under the Agreement to Western Community Housing, Inc.; and

**WHEREAS**, Western Community Housing, Inc. has agreed to assume all terms and obligations of the original Agreement and to continue complying with all affordability and use restrictions.

**WHEREAS**, approval of the Assignment and Assumption Agreement will ensure that the existing affordability commitments remain in place and are honored by Western Community Housing, Inc.

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

- Section 1. The City Council hereby approves the Assignment and Assumption Agreement attached hereto as Exhibit A.
- Section 2. The City Council authorizes the City Manager to execute the Assignment and Assumption Agreement and any related documents necessary to complete the assignment.
- Section 3. All terms of the original Density Bonus and Incentive Agreement shall remain in full force and effect, unless otherwise modified in writing and approved by the City Council.

**ADOPTED AND APPROVED** this 17<sup>th</sup> day of June, 2025.

---

Allison Lee, Mayor

**ATTEST:**

---

Jessica Giber, Assistant City Clerk

Recording Requested by and  
When Recorded Return to:

City of Hesperia  
9700 Seventh Avenue  
Hesperia, CA 92345  
ATTN: City Clerk

(Space Above This Line for Recorder's Office Use Only)

## ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT (this "**Agreement**") is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the THREE PALMS APARTMENTS, LP, a California limited partnership ("**Assignor**"), and Western Community Housing, Inc. ("**Assignee**"). Assignor and Assignee are jointly referred to herein as the "Parties" and each individually as a "Party". This Assignment pertains to the transfer of specified assumed liabilities and related obligations arising in connection therewith.

### RECITALS

- A. Assignor owns property located within the City of Hesperia, south of Cajon Street between 7th and 8th Avenues ("the Property"), described in further detail in **Exhibit A** herein.
- B. City of Hesperia, a municipal corporation ("City"), Assignor, and OPPORTUNITY BUILDERS, a not-for-profit development corporation ("Opportunity Builders") previously entered into a Density Bonus and Incentive Agreement and Covenant Restricting Use, dated as of October 5, 1998 (the "Density Bonus Agreement"), and recorded in the Official Records of the County of San Bernardino as Document Number 19980450749, with respect to the development of the Property as a multi-family housing development ("Project").
- C. The Density Bonus Agreement required that 100% of the Units in the Project be restricted to low-income households consisting entirely of senior citizens, as those terms are defined in the Density Bonus Agreement.
- D. Section 8 of the Density Bonus Agreement requires that any and all assignment of rights and obligations under the Density Bonus Agreement be approved by the City Council of the City prior to such an assignment.
- E. The Assignor desires to assign all rights and obligations of the Density Bonus Agreement to Assignee, Assignee desires to assume all rights and obligations of the Density Bonus Agreement, and the City Council hereby consents to such assignment, as provided for in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises of the Parties and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor and Assignee agree as follows:

1. **Effective Date.** This Agreement shall be effective as of the date it is recorded in the Official Records of San Bernardino County, California ("**Effective Date**").
2. **Assignment.** Assignor hereby assigns and conveys and otherwise transfers to the Assignee all of Assignor's interests, rights and obligations under the Density Bonus Agreement.
3. **Assumption of Agreement.** Assignee hereby accepts all of Assignor's interests, rights and obligations under the Density Bonus Agreement, and assumes and agrees to perform all of Assignor's corresponding obligations, terms, covenants, and conditions under said Density Bonus Agreement on and after the Effective Date.
4. **Force and Effect.** The Parties further agree that, except as specifically otherwise provided or evidenced by a written agreement, the terms of the Density Bonus Agreement remain unchanged and in full force and effect except as otherwise amended in writing executed by the appropriate Parties.
5. **Miscellaneous.** This Assignment shall be binding on the Parties and their respective successors and assigns. The headings to paragraphs of this Assignment are for convenient reference only and shall not be used in interpreting this Assignment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed and entered into this Assignment & Assumption Agreement as of the date first above written.

ASSIGNOR  
THREE PALMS APARTMENTS, LP  
a California limited partnership

ASSIGNEE  
NAME

\_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Name:  
Title:

**EXHIBIT A**  
**DENSITY BONUS AND INCENTIVE AGREEMENT**  
**AND COVENANT RESTRICTING USE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2025 before me, \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2025 before me, \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:



**PLEASE COMPLETE THIS INFORMATION**

**RECORDING REQUESTED BY:**  
CITY CLERKS OFFICE  
CITY OF HESPERIA  
15776 MAIN STREET, #10  
HESPERIA CA 92345

**AND WHEN RECORDED MAIL TO:**

CITY CLERKS OFFICE  
CITY OF HESPERIA  
15776 MAIN STREET, #10  
HESPERIA CA 92345

Recorded in Official Records, County of  
San Bernardino, Errol J. Mackzum, Recorder

No Fee

**Doc No. 19980450749**  
**2:23pm 10/22/98**

205 40148867 01 05

1	2	3	4	5	6	7	8	9	0
PR	FEE	APP	GRMS	PH CPT	CRT CPT	ADD MM	PEN PR	PCOR	
13	0								
			5				6		
NON ST	LM	SVY	CIT-CD	TRANS TAX	GA	CHRG	EXAM		

**SPACE ABOVE FOR RECORDER'S USE ONLY**

DENSITY BONUS AND INCENTIVE AGREEMENTS

Title of Document

**THIS AREA FOR  
RECORDER'S  
USE ONLY**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)**

Recording Requested By  
and When Recorded Mail To:

City of Hesperia  
15776 Main Street  
Hesperia, California 92345

Attention: City Clerk

---

Exempt from Recording Fees Per Gov't Code §6103

APN No.: 0407-221-01

DENSITY BONUS AND INCENTIVE AGREEMENT  
AND COVENANT RESTRICTING USE

THIS DENSITY BONUS AND INCENTIVE AGREEMENT AND COVENANT RESTRICTING USE (this "Covenant") entered into as of October 5, 1998, by and among OPPORTUNITY BUILDERS, A NOT-FOR-PROFIT DEVELOPMENT CORPORATION, a California nonprofit corporation ("Developer"), THREE PALMS APARTMENTS, LP, a California limited partnership ("Owner"), and the CITY OF HESPERIA, a municipal corporation ("City"), is made with reference to the following:

Recitals

A. Owner is the owner in fee of that certain real property (the "Site") described in Exhibit A attached hereto and incorporated herein by reference, which is located within the City, south of Cajon Street between 7th and 8th Avenues.

B. Developer has submitted Site Plan Review Application #SPR-98-010 and Density Bonus Agreement Application # DA-98-001 (together, the "Application") for approval of, and intends to construct, a rental residential development (the "Project") on the Site containing 112 rental units (the "Units") and at least one but no more than two manager's units (the "Manager's Units"). The Units will be 1- and 2-bedroom units, each of which will be restricted to occupancy by Qualified Households. "Qualified Household" means is a household that is a Low-Income Household (as that term is defined in the City of Hesperia Municipal Code ("Municipal Code") § 16.20.195) at the time the household begins its tenancy at the Project, and that consist entirely of Senior Citizens, as hereinafter defined.

C. Under existing zoning, the maximum allowable number of residential units at the Site is 64 units.

D. City desires to, and, under the Municipal Code §§ 16.20.190, *et seq.*, (the "City's Density Bonus Program") and California Government Code § 65915 is required to, grant Owner a density bonus of at least 25% (or 16 units) and one additional incentive in consideration for their commitment to restrict occupancy as herein described.

E. As an inducement to the City to approve the Application, Owner and Developer have agreed to enter into this Agreement and hereby consent to be regulated and restricted by the City as provided herein.

NOW, THEREFORE, Owner, Developer and City mutually agree as follows:

1. Term. The term (the "Term") of this Agreement shall commence on the date of its execution by all parties and shall continue in full force and effect until the date that is the 30th anniversary of the date on which the final certificate of occupancy for the Project is received from City.

2. Covenants. Owner and Developer hereby covenant by and for themselves, and for their representatives, successors and assigns and every successor in interest to the Site or any part thereof, to comply with the covenants, reservations and restrictions set forth in this Agreement. Owner further covenants that during the period set forth in Paragraph 1 hereof, Owner shall devote the Site for use only in conformance with this Agreement. Each and every contract, deed or other instrument hereafter executed covering or conveying the Site, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments.

a. Owner and Developer agree that the Project shall be constructed substantially in accordance with the plans, drawings, and specifications approved by the City.

b. Owner shall ensure that 100% of the Units be restricted to occupancy by Qualified Households (as those terms are defined in Recital B, above) at rent levels ("Qualified Rent Levels") that do not exceed the limits set forth in Municipal Code § 16.20.255. The Manager's Units may be occupied by maintenance or management personnel employed by the property management company.

c. Owner shall obtain and maintain or cause to be obtained and maintained on file reasonable verification in written form as to the income and age of each tenant of each Unit ("Tenant"). Owner shall prepare and submit to the City annually a Certification of Continuing Program Compliance, in substantially the form attached hereto as Exhibit B and incorporated herein by this reference, executed by Owner.

3. City's Covenants.

a. Density Bonus and Equivalent. Pursuant to Municipal Code § 16.20.205(C), City hereby agrees to grant Owner and Developer a combination of a density bonus and a financial incentive that together are equivalent to a total density bonus of 100%, as follows:

(1) City grants Owner a density bonus of 48 bonus units above the presently allowable number of units, resulting in a density bonus of 75%.

(2) City grants Owner a financial incentive equivalent to the remaining 25% density bonus (16 units) in the form of a conditional deferral of applicable development impact fees in the amount of \$16,428.48 (the "Financial Incentive"), which equals 16 units multiplied by the per unit cost of the land (\$125,000 divided by 112 units). The Financial Incentive is conditioned upon Owner's continued compliance, for the duration of the Term, with its obligation to ensure that 100% of the Units are occupied by Qualified Households at Qualified Rent Levels, and shall be repaid by Owner to the City immediately, upon demand, if Owner fails to so comply.

(3) Owner agrees that Owner is not entitled to any further density bonus or the financial equivalent thereof beyond those set forth in this subparagraph 3(a).

b. Additional Incentives. Pursuant to Municipal Code § 16.20.230 and Government Code § 65915, City agrees to grant Owner the following additional incentives to encourage the supply of affordable housing by helping to reduce construction costs:

(1) City agrees that, notwithstanding the definition of "Senior Citizen" set forth in Municipal Code § 16.20.195, "Senior Citizen" for the purposes of this Agreement only shall be any person 55 years of age or older.

(2) City agrees to reduce building setback requirement along all street frontages to 15 feet, and next to the proposed bus turnout on 7th Avenue to 5 feet.

(3) City agrees to allow one additional monument sign that otherwise complies with City's sign regulations on Cajon Street in addition to the two monument signs by the entrances to the Project on 7th and 8th Avenues.

4. Accounting to City.

a. The books and accounts of the Project shall be kept in conformity with generally accepted accounting practices.

b. Owner shall maintain a complete and accurate rent roll listing all Units, the names of all Tenants, the dates of their tenancies and the amounts of rents charged and collected.

c. The City, its agents and employees, shall have the right, after reasonable notice, to review and inspect, at reasonable times during business hours, the books, records and accounts of the Owner and Developer specifically regarding the Site, from and after the date of the recordation of this Agreement and until the expiration of this Agreement.

5. Inspections. Subject to the rights of the Tenants, the City shall have the right to perform an annual on-site inspection of the Units, common areas and grounds.

6. Default.

a. Failure or delay by the Owner or Developer to perform any term or provision or comply with any covenant of this Agreement constitutes a default under this Agreement, except that Owner shall not be in default of its obligation to ensure that the Units are occupied by Qualified Households if the Owner shows that it reasonably relied on a Tenant's representations regarding age or income level. Should Owner or Developer default and fail to cure such default to the City's satisfaction within thirty (30) days after the date City delivers written notice of the default to Owner or Developer, then the City may, at its option, take one or any combination of the following actions:

(1) demand that Owner and/or Owner's successors in interest as owner of the Site, immediately pay to City the Financial Incentive;

(2) demand Owner to cause the Site to be brought into compliance with the maximum allowable density restrictions, and all other parking, setback, and signage requirements, that would apply to the Site absent this Agreement, unless Owner proposes and obtains City Council approval for alternative measures that, in the City Council's sole discretion, otherwise achieve the objectives of Government Code Section 65915, the City's Density Bonus Program, and this Agreement;

(3) declare the Site and/or the Project a public nuisance under Chapter 8.24 of the Municipal Code and take all actions authorized therein with respect to the public nuisance and the abatement thereof, including, but not limited to, summary abatement and recordation of a nuisance abatement lien to collect abatement and related administrative costs; and/or

(4) bring actions at law or in equity in a court of competent jurisdiction to enforce the provisions of this Agreement and record a lis pendens against the Site providing notice of same.

The remedies of the City herein are cumulative, and the exercise of one or more of such remedies shall not be deemed an election of all remedies and shall not preclude the exercise by the City of any one or more of its other remedies.

b. Notwithstanding subparagraph (a) above, violations of the Building Code shall be handled by appropriate building officials resolved under the same terms as available to any other development.

7. Lien. Owner's obligations to pay any amounts to the City in accordance with Section 6 shall constitute a lien encumbering the Site, and City shall have the right to foreclose such lien if any sums owed hereunder are not paid when due to the City. Such lien shall be foreclosed in the manner provided in California Civil Code Section 2924c, et seq., or any successor statute providing for the foreclosure of trust deeds and mortgages by means of a power of sale.

8. Successors Bound. This Agreement and the covenants reservations, restrictions and agreements contained herein shall be a burden upon the Site and shall bind Owner, Developer, and their successors, assigns, transferees and every successor in interest to the Site. Neither Owner nor Developer may assign any of the benefits of this Agreement, or delegate any of their obligations hereunder, voluntarily or by operation of law, without the prior written approval of the City Council.

9. Benefit of Covenants, Reservations and Restrictions. City, Owner, and Developer hereby declare their understanding and intent that the covenants, reservations and restrictions set forth herein directly benefit the land by enhancing and increasing the enjoyment of use of the Site by certain low income residents of the City of Hesperia, and benefit City as owner of the public rights of way in the adjoining public streets. City and its successors and assigns, are deemed the beneficiary of the covenants, reservations and restrictions contained herein, without regard to technical classification and designation. The covenants, reservations and restrictions shall benefit and run with the land in favor of the City, its successors and assigns, and shall be enforceable by same without regard to whether same has been, remains, or is an owner of any land or interest therein.

10. Notice. Any notice required to be given hereunder shall be given by certified or registered mail, postage prepaid, return receipt requested, at the addresses specified below, or at such other addresses as may be specified in writing by the parties hereto as follows:

If to City: City of Hesperia  
15776 Main Street  
Hesperia, California 92345  
Tel: (760) 947-1030  
Fax: (760) 947-2881

Attention: City Manager

If to Developer: Opportunity Builders  
845 W. Market Street, Suite P  
Salinas, California 93901  
Tel: (831) 758-8455  
Fax: (831) 758-8100

Attention: Eric D. Kjeldgaard

If to Owner: Three Palms Apartments, LP  
845 W. Market Street, Suite P  
Salinas, California 93901  
Tel: (831) 758-8455  
Fax: (831) 758-8100

Attention: Eric D. Kjeldgaard

11. Modifications.

This Agreement may be amended or modified only by a written instrument signed by all parties hereto. City agrees that the City's Planning Director, with the concurrence of the City Attorney, shall have the authority to execute any such instrument on behalf of the City, without formal action by the City Council, but only if such instrument does not materially alter this Agreement nor increase the quantity or value of the density bonus or incentives hereby granted to Developer and Owner.

12. Recording and Filing.

This Agreement shall be acknowledged by each of the parties and recorded by City in the Official Records of the County of San Bernardino. This Agreement shall be indexed in the grantor index in the name of the Owner and in the grantee index in the name of City.

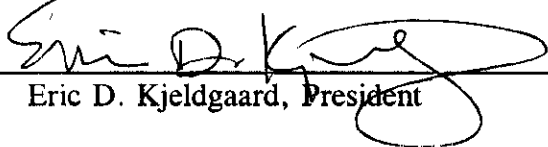
IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day and year first above written.

**"Owner":**

THREE PALMS APARTMENTS, LP, a California limited partnership

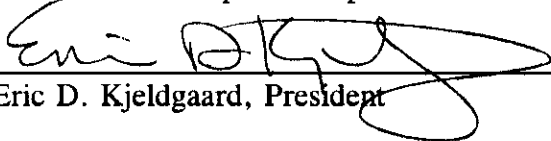
By: OPPORTUNITY BUILDERS, A NOT-FOR-PROFIT  
DEVELOPMENT CORPORATION, a California nonprofit  
corporation

Its: General Partner

By:   
Eric D. Kjeldgaard, President

**"Developer":**

OPPORTUNITY BUILDERS, A NOT-FOR-PROFIT DEVELOPMENT  
CORPORATION, a California nonprofit corporation


By:   
Eric D. Kjeldgaard, President

**"City":**

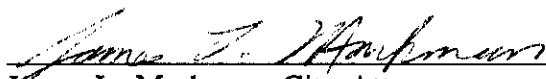
CITY OF HESPERIA, a municipal corporation

By:   
Steve West, City Manager

ATTEST:

  
Marsha Whalen, City Clerk

Approved as to Form:

  
James L. Markman, City Attorney

*[Signatures must be acknowledged.]*



## EXHIBIT A

### LEGAL DESCRIPTION OF SITE

BLOCK 243, MAP OF HESPERIA, IN THE COUNTY OF SAN BERNARDINO,  
STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS,  
PAGES 43 AND 44, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

EXHIBIT B

CERTIFICATION OF CONTINUING PROGRAM COMPLIANCE

The undersigned, \_\_\_\_\_, being duly authorized to execute this certificate on behalf of THREE PALMS APARTMENTS, LP, a California limited partnership ("Owner"), hereby represents and warrants that:

1. He/she has read and is thoroughly familiar with the provisions of the Density Bonus and Incentive Agreement and Covenant Restricting Use (the "Agreement") by and among OPPORTUNITY BUILDERS, A NOT-FOR-PROFIT DEVELOPMENT CORPORATION, a California nonprofit corporation, the CITY OF HESPERIA, a municipal corporation, and Owner, dated \_\_\_\_\_, 1998, of which a form of this Certification is an attachment.

2. As of the date of this Certification, the Units are all occupied by Qualified Households as that term is defined in the Agreement.

3. As of the date of this Certification, the Units are all rented at no more than Qualified Rent Levels as described in the Agreement.

"Owner"

THREE PALMS APARTMENTS, LP, a  
California limited partnership

By: \_\_\_\_\_

\_\_\_\_\_  
[Typed/printed name]

\_\_\_\_\_  
[Title]

Date: \_\_\_\_\_

State of California

County of Monterey

On October 7, 19 98, before me, Joan E. Santoro, a  
Notary Public, personally appeared Eric D. Rydgaard

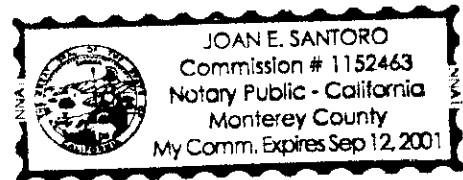
\_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which  
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Joan E. Santoro

(seal)



State of California

County of Monterey

On October 7, 19 98, before me, Joan E. Santoro, a  
Notary Public, personally appeared Eric D. Rydgaard

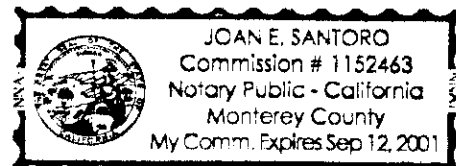
\_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which  
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Joan E. Santoro

(seal)



State of California

County of San Bernardino

On October 12, 1998, before me, Marsha Whalen, a  
Notary Public, personally appeared Steve West

\_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged  
to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by  
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which  
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Marsha Whalen



(seal)

State of California

County of \_\_\_\_\_

On \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a  
Notary Public, personally appeared \_\_\_\_\_

\_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which  
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(seal)



# City of Hesperia

15776 Main Street • Hesperia, California 92345 • (760) 947-1000 • TDD (760) 947-1119  
Fax (760) 949-7013 or (760) 947-1304

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within instrument to the City of Hesperia, County of San Bernardino, State of California, a municipal corporation, is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by Resolution No. 90-213 of the City Council adopted August 2, 1990, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: October 12, 1998

By: Roxanne L. Anderson  
City Clerk, City of Hesperia  
(Deputy)



### MISSION STATEMENT

*Hesperia is dedicated to enhancing our safe, friendly community, while blending a rural lifestyle with progress and responsible growth.*

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# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 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, Information Systems Specialist

**SUBJECT:** Council Chambers Equipment Upgrade

---

### RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to enter into a one-year contract with Matrix Audio Visual Designs Inc (MatrixAV) in an amount not-to-exceed \$239,183 to replace aging equipment with current and supported technology. This total includes a 5% contingency.

### BACKGROUND

Starting in 2006, City Council meetings have been conducted electronically when Council members were provided individual stations at the dais to allow Council members to electronically vote, view agendas, and presentations. In addition, real time streaming of the meeting to the City's website was established.

Since then, every five years City staff have conducted upgrades to the Council Chambers equipment to keep it modernized, supported, and to electronically run meetings. The last update was performed in 2020 by MatrixAV to modernize the system to meet requirements for remote conferencing and additional participation by the public. This required an entire overhaul of the software and hardware. MatrixAV, then became the City's main point of contact for technical support and is relied on for repairs, replacements and support for the system during on and off hours.

In addition, Windows 10 operating system is approaching the end of its lifecycle and will no longer be supported by Microsoft after October 14, 2025. As a result, users will be required to transition to the Windows 11 operating system to maintain security updates and technical support. Currently, all City systems operate on Windows 10, and planning for a phased upgrade to Windows 11 is essential to ensure continued functionality and compliance. During the preparation, IT staff discovered that there are several pieces of equipment that will not be compatible with Windows 11.

### ISSUES/ANALYSIS

A site walk was performed with MatrixAV for preventative maintenance and key components were identified that would require updates. These key components include the purchase of new network switches and upgrade of the Crestron software which manages the audio, video and

teleconferencing inside the council chambers, as well as upgrade to four 4k broadcast-rated cameras and the equipment to manage the higher resolution. A 135-inch video wall to replace the projector, and the purchase of seven digital name plates were included to improve the quality of the meetings and help modernize certain aspects for the benefit of the public's viewing experience both remotely and in the Council Chambers. This contract includes one year of service support and maintenance. As part of the council chambers upgrade, city staff will be upgrading the Granicus hardware and MatrixAV will be installing ten new computers that the City will be purchasing separately. The latter items of the upgrade are tied to the City's goal to upgrade all computers to Windows 11 before October 14, 2025.

### **CITY GOAL SUPPORTED BY THIS ITEM**

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

### **FISCAL IMPACT**

Funding for the implementation of this project has been included in the Adopted Fiscal Year 2025-26 Budget.

### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

### **ATTACHMENT(S)**

1. Council chambers price comparison



<b><u>Project</u></b>	<b><u>Pricing</u></b>
<b><u>service plan</u></b>	\$35,112.00
<b><u>Network upgrade and PC refresh</u></b>	\$15,055.59
<b><u>Screen Installation/Projector replacement - 135 inch video wall</u></b>	\$51,867.41
<b><u>Broadcast video system replacement</u></b>	\$100,037.52
<b><u>Digital name plates</u></b>	\$25,720.05
<b><u>Total</u></b>	\$227,792.57
<b><u>5% contingency</u></b>	\$11,389.63
<b><u>Total Contract amount</u></b>	\$239,182.20

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# City of Hesperia STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Casey Brooksher, Assistant City Manager

**SUBJECT:** Fiscal Year (FY) 2025-26 Proposed Capital Improvement Program (CIP) Budget Adoption

---

## RECOMMENDED ACTION

It is recommended that the City Council and the Board of Directors of the Hesperia Water District (HWD) hold a Public Hearing and adopt the following Resolutions approving the Fiscal Year (FY) 2025-26 Proposed CIP Budget for the City of Hesperia and the Hesperia Water District:

- 1) City of Hesperia Resolution No. 2025-20 adopting the FY CIP 2025-26 Budget
- 2) Resolution HWD 2025-05 adopting the FY CIP 2025-26 Budget

## BACKGROUND

In compliance with the City Council's policy direction, staff has prepared the FY 2025-26 CIP Budget for the City of Hesperia and the Hesperia Water District. The CIP Budget includes the funding of capital projects within the City. Additionally, California Government Code, Section 66002 provides that any local agency which levies a Development Impact Fee subject to California Government Code, Section 66001 may adopt a Capital Improvement Plan. The FY 2025-26 Proposed CIP Budget provides the funding plan for such projects.

In the past, the CIP Budget was presented in conjunction with the City's operating budget. To comply with the state code, the CIP Budget will be presented for Council and Board consideration separate from the operating budget.

## ISSUES/ANALYSIS

As an attachment to this staff report, the FY 2025-26 Proposed CIP Budget includes the following type of projects: Street Improvements, Storm Drainage, Facilities, Water, and Sewer projects. Upon Council and Board approval, the CIP Budgeted expenditures and revenues will be included into the City's overall FY 2025-26 Proposed Budget, which was presented and approved by the City Council on June 3, 2025.

Staff requests authority to make technical corrections, minor edits, etc. to the FY 2025-26 Proposed CIP Budget document to be incorporated into the final FY 2025-26 CIP Budget as approved by the City Council and Hesperia Water Board.

### **CITY GOAL SUPPORTED BY THIS ITEM**

**Financial Health-** Maintain a balanced budget and adequate reserves

**Capital Improvement -** Continually evaluate capital improvement priorities.

### **FISCAL IMPACT**

See Fiscal Year 2025-26 CIP Proposed Budget.

### **ALTERNATIVE**

Provide alternate direction to staff.

### **ATTACHMENTS**

1. Resolution No. 2025-20
2. Resolution HWD 2025-05
3. Fiscal Year 2025-26 Capital Improvement Program (CIP) Budget (On file in the City Clerk's Office)

## RESOLUTION NO. 2025-20

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING THE FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PROGRAM BUDGET

**WHEREAS**, the City Manager has prepared the proposed capital improvement program budget for Fiscal Year 2025-26 for the City of Hesperia; and

**WHEREAS**, the City Council has received the Fiscal Year 2025-26 proposed capital improvement program budget and held a public hearing concerning its adoption; and

**WHEREAS**, the final document will be the City's official Capital Improvement Program Budget for the City of Hesperia for Fiscal Year 2025-26.

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

Section 1. In all respects, the facts as set forth in this Resolution are true and correct.

Section 2. To accept, approve, and adopt the Fiscal Year 2025-26 Capital Improvement Program Budget as proposed and presented by staff and as adjusted by Council direction, as the official Capital Improvement Program budget document for the City of Hesperia for Fiscal Year 2025-26, which includes:

Section 2a. City General Fund expenditures of \$350,000.

Section 2b. Other City funds expenditures of \$31,406,863 are from the following funds, exclusive of transfers:

<u>Fund No.</u>	<u>Fund Name</u>	<u>Expenditure</u>
204	Measure I - Renewal	\$ 6,775,591
207	Local Transportation Fund (LTF) Article 8	104,875
209	Gas Tax RMRA	6,334,983
251	Community Development Block Grant	3,675,554
301	DIF – Storm Drain	1,375,149
306	DIF 2018-Streets	5,512,028
313	A-04 Drainage	50,000
504	City-wide Projects	<u>7,578,683</u>
	Total	\$31,406,863

Section 3. That the City Manager and department head staff shall have the authority to transfer funds as incorporated in the Fiscal Year 2025-26 Capital Improvement Program Budget and consistent with the policy adopted by the City Council.

Section 4. 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 17<sup>th</sup> day of June 2025.

ATTEST:

---

Allison Lee, Mayor

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Jessica Giber, Assistant City Clerk

## RESOLUTION HWD 2025-05

### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, CITY OF HESPERIA, CALIFORNIA, ADOPTING THE FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PROGRAM BUDGET

**WHEREAS**, the General Manager has prepared the proposed capital improvement program budget for Fiscal Year 2025-26 for the Hesperia Water District; and

**WHEREAS**, the Board of Directors has received the Fiscal Year 2025-26 proposed capital improvement program budget and held a public hearing concerning its adoption; and

**WHEREAS**, the final capital improvement program document will be the District's official Capital Improvement Program budget for the Hesperia Water District for Fiscal Year 2025-26.

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

Section 1. In all respects, the facts as set forth in this resolution are true and correct.

Section 2. To accept, approve, and adopt the Fiscal Year 2025-26 Capital Improvement Program Budget as proposed and presented by staff and as adjusted by Board direction, as the official Capital Improvement Program budget document for the Hesperia Water District for Fiscal Year 2025-26, which includes:

Section 2a. Water District expenditures of \$2,633,284 from the following funds, exclusive of transfers:

<u>Fund No.</u>	<u>Fund Name</u>	<u>Expenditure</u>
700	Water Operating	\$ 855,114
711	Sewer Capital	<u>1,778,170</u>
	Total	\$2,633,284

Section 3. That the General Manager and department head staff shall have the authority to transfer funds as incorporated in the Fiscal Year 2025-26 Capital Improvement Program Budget and consistent with the policy adopted by the District's Board of Directors.

Section 4. That the Secretary of the Board of Directors shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

**ADOPTED AND APPROVED** this 17<sup>th</sup> day of June 2025.

---

Allison Lee, Chair

ATTEST:

---

Jessica Giber, Secretary

ATTACHMENT 3 AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE



# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/ City Engineer  
Kevin Sin, Deputy City Engineer  
Dena Alcayaga, Administrative Analyst

**SUBJECT:** Vacate a Portion of Outpost Road

---

### RECOMMENDED ACTION

It is recommended that the City Council hold a public hearing to receive public comments pursuant to Section 8320, subdivision (a) of the California Streets and Highways Code, and adopt Resolution 2025-21 to vacate a portion of Outpost Road as described in attachments Exhibit "A" and Exhibit "B."

### BACKGROUND

Outpost Road is located between the I-15 Freeway and Joshua Road. The portion of Outpost Road that is being recommended for vacation is south of Joshua Street, located west of APN 3039-361-01 and east of APN's 3039-331-06 & 07. The total area being vacated is 0.75 acres.

The City of Hesperia is proposing the vacation of a portion of Outpost Road to facilitate the realignment and dedication of a new public right-of-way that better serves the regional transportation needs and supports the future development of the adjacent parcel owned by Love's Country Stores of California. The existing alignment is no longer suitable due to planned infrastructure improvements and access requirements. The vacation will eliminate redundant or obsolete right-of-way and enable the City to complete a lot-split, ensuring proper legal configuration of the parcels while preserving public access through a newly dedicated and realigned portion of Outpost Road.

City staff does not anticipate that this portion of Outpost Road will ever be needed for public access. However, because of existing public utilities remaining, the City will require utility easements to remain in place. Therefore, staff has concluded that there is no reason to retain actual right-of-way on this parcel.

### ISSUES/ANALYSIS

Public right-of-way should be vacated when it is determined that the area is no longer required for present or future public use. Staff has reviewed the proposal and concluded that the existing dedication for highway and road purposes is not needed.

Pursuant to Sections 8320 and 8334(a) of the California Streets and Highways Code, the City Council may vacate a street or portion thereof by resolution, upon finding that it is unnecessary for present or prospective public street purposes. Section 8320 also requires a public hearing not less than 15 days after the initiation of proceedings and the posting of Notices of Vacation along the proposed site.

In compliance with Section 8323 of the Streets and Highways Code, Notices of Vacation were posted on June 2, 2025, along the subject portion of Outpost Road. These notices included the intent of the City to vacate the described area as outlined in Exhibits "A" and "B," along with the date and time of the public hearing.

Following vacation, the affected area will revert to private ownership and is no longer required for street or highway purposes, consistent with Section 8334 (a) of the subdivision (a) of the Streets and Highways Code.

#### **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.

#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENT(S)**

1. Resolution No. 2025-21
2. Exhibit "A" – Legal Description
3. Exhibit "B" – Plat Map

## **RESOLUTION NO. 2025-21**

### **A RESOLUTION OF THE CITY OF HESPERIA, CALIFORNIA, TO VACATE A PORTION OF OUTPOST ROAD AS DESCRIBED IN EXHIBIT “A” AND EXHIBIT “B.”**

**WHEREAS**, Outpost Road is located between the I-15 Freeway and Joshua Road. The portion of Outpost Road that is being recommended for vacation is south of Joshua Street, located west of APN 3039-361-01 and east of APN's 3039-331-06 & 07. The total area being vacated is 0.75 acres; and

**WHEREAS**, the City of Hesperia is proposing the vacation of a portion of Outpost Road to facilitate the realignment and dedication of a new public right-of-way that better serves the regional transportation needs and supports the future development of the adjacent parcel owned by Love's Country Stores of California; and

**WHEREAS**, the existing alignment is no longer suitable due to planned infrastructure improvements and access requirements. The vacation will eliminate redundant or obsolete right-of-way and enable the City to complete a lot-split, ensuring proper legal configuration of the parcels while preserving public access through a newly dedicated and realigned portion of Outpost Road; and

**WHEREAS**, the City Council is authorized to vacate any street or portion thereof within the City by Streets and Highways Code Section 8320; and

**WHEREAS**, this portion of Outpost Road is not needed for street or highway purposes; and

**WHEREAS**, this vacation is made pursuant to the requirements of California Streets and Highway Code, Division 9. – Change of Grade and Vacation, Part 3. – Public Streets, Highways, and Service Easement Vacation Law, Chapter 3. – General Vacation Procedure (sections 8300 et seq.); and

**WHEREAS**, on June 2, 2025, the Notices of Public Hearing to vacate said portion of street were posted in the area of Outpost Road not less than two weeks before the date of the public hearing; and

**WHEREAS**, the Public Hearing was held on June 17, 2025; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred;

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

- Section 1. The City Council hereby specifically finds that all of the facts set forth in this resolution are true and correct; and
- Section 2. The City Council finds and declares that the portion of Outpost Road, which is proposed to be vacated, is not required for street or highway purposes under Section 8334, subdivision (a) of the Streets and Highways Code; and

- Section 3. The City Council, under the authority vested in it by the Streets and Highways Code, sections 8334, subdivision (a) and 8335, hereby orders the vacation of the portion of Outpost Road as described on the attached Exhibits "A" and "B"; and
- Section 4. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions; and
- Section 5. The City Clerk is authorized to present this Resolution to the County Recorder to be filed for record.

**ADOPTED AND APPROVED** this 17th day of June 2025.

---

Allison Lee  
Mayor

ATTEST:

---

Jessica Giber  
Assistant City Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ROAD VACATION**  
**OUTPOST ROAD**

A portion of all that real property of Old Outpost Road per Relinquishment of State Highway in County of San Bernardino, Road VIII-SBd-15-30.7-33.9 request No. 1235, recorded in Book 6322 at Pages 367 through 369, in the City of Hesperia, County of San Bernardino, State of California, more particularly described as follows:

**Beginning** at the Southwest corner of the Northwest quarter of Section 27 Township 4 North, Range 5 West San Bernardino Meridian; thence North 00°08'40" East, 881.33 feet per said Relinquishment to the South Right-of-Way of Joshua Street and the beginning of non-tangent curve, concave Southerly having a radius of 748.86 feet; thence Easterly along said curve and said Joshua Street South Right-of-Way, through a central angle of 03°53'04", 50.77 feet to the East line of said Old Outpost Road; thence along the East line of Old Outpost Road South 00°08'40" West, 546.90 feet to the beginning of a non-tangent curve, concave Easterly having a radial bearing of North 65°16'07" West and radius of 530.00 feet, thence Southerly along said curve, through a central angle of 24°43'34", 228.72 feet; thence South 01°26'57" West, 85.93 feet to the **Point of Beginning**.

The land described herein contains 0.75 AC, more or less.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Michael P. Thornton

Michael P. Thornton, L.S. 6867, Exp. 9-30-26

5/14/25

Date



APN: 3039-361-02

SW CORNER OF THE  
NW 1/4 OF SECTION  
27 T4N, R5W, SBM

APN: 3039-331-07

APN: 3039-361-01  
(AREA: 0.22 AC)

WEST LINE OF THE  
NW 1/4 OF SECTION 27  
T4N, R5W, SBM

P.O.B.

85.93'  
S01°26'57"W

4=24°43'34" R=530.00" L=228.72'

N00°08'40"E

RAD=N90°00'0"W

S00°08'40"W

OUTPOST RD.

PER RELINQUISHMENT OF STATE HIGHWAY  
ROAD VII-SB4-15-30.7-33.9 REQUEST NO.  
1235, BK 6322 / 367 - 369

546.90'

APN: 3039-331-06

881.33'

HWY 395

RAD=N08°07'26"E

RAD=N12°00'30"E

FUTURE ALIGNMENT  
OF OUTPOST ROAD  
BY SEPARATE DOCUMENT  
FOR REFERENCE ONLY

PORTIONS OF NW 1/4 OF  
SECTION 27 T4N, R5W, SBM

APN: 3039-361-01  
(AREA: 9.25 AC)

APN: 3039-371-01

Page 88

# LEGEND

P.O.B. POINT OF BEGINNING

AREA OF VACATION  
(0.75 ACRES)

S.B.C. SEGMENT 3  
BOOK 6322, PAGE 367 TO  
369  
RELINQUISHMENT

OUTPOST RD.

LINE	LENGTH	RADIUS	DELTA
C1	50.77'	748.86'	03°53'04"



SCALE: 1" = 100'



CITY OF HESPERIA

EXHIBIT 'B'  
OUTPOST ROAD  
VACATION

JOSHUA STREET

SB 15

NB 15

# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works / City Engineer  
Jeremy McDonald, Water Operations Manager

**SUBJECT:** Amendments to Title 14, Chapter 14 of the Hesperia Municipal Code related to Cross Connections and Backflow Devices

---

### RECOMMENDED ACTION

It is recommended that the City Council and Board Members of the Hesperia Water District (District) introduce and place on first reading Ordinance No. 2025-02 regarding cross connections and backflow devices; amending Title 14, Chapter 14.04 of the Hesperia Municipal Code.

### BACKGROUND

The Hesperia Water District is responsible for safeguarding the City's potable water supply from contamination and pollution resulting from the backflow of water into the distribution system. Backflow is the undesired or unintended reversal of flow of water and/or other liquids, gases, or other substances into a water distribution system.

Additionally, the City is responsible for identifying and mitigating cross connections, a condition where there is an interconnection between a potable water supply and a non-potable source via any actual or potential connection or structural arrangement between a water distribution system and any source or distribution system containing liquid, gas, or other substances not from an approved water supply. When a cross connection is identified, the user is required to install a backflow prevention device, a mechanical device consisting of two spring loaded check valves which prevents the reversal of flow into the distribution system.

There are currently 1,579 backflow prevention devices in service throughout the City. Each backflow device is annually inspected and tested by a certified tester who has been certified by the American Water Works Association. Public Works staff is responsible for managing the cross-connection control and backflow program which includes performing cross connection control surveys and record keeping of backflow prevention devices.

### ISSUES/ANALYSIS

On October 6, 2017, Assembly Bill 1671 (AB 1671) was approved and filed with the Secretary of State. AB 1671 amended California's Safe Drinking Water Act through the establishment of California Health Safety Code (CHSC) sections 116407 and 116555.5. On October 2, 2019, Assembly Bill 1180 (AB 1180) was approved and filed with the Secretary of State. AB 1180 amended Section 116407 of the CHSC and added section 13521.2 to the Water Code. The

adoption of each assembly bill required the State to establish standards for backflow protection and cross-connection control through the adoption of the Cross Connection Control Policy Handbook (CCCPH). Prior to AB 1671 and the adoption of the CCCPH, California's regulations pertaining to cross-connection control were set forth in regulations in California Code of Regulations, Title 17, which were adopted in 1987 with minor revisions in 2000.

Included within the CCCPH is the requirement for public water systems to perform an initial hazard assessment of each user's premises within its service area. The recommended change to the municipal code includes this requirement and specifies the requirements for a backflow prevention assembly to be considered acceptable.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

**Public Safety** - Ensure public safety resources adequately protect our community.

#### **FISCAL IMPACT**

There are no fiscal impacts identified with this action.

#### **ALTERNATIVE(S)**

Provide alternative direction to staff.

#### **ATTACHMENT(S)**

1. Ordinance 2025-02
2. Attachment 2 – Exhibit "A" Municipal Code Title 14, Chapter 14.04. Section 14.04.09 redlines and alternative language



**ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
HESPERIA AND THE BOARD OF DIRECTORS OF THE HESPERIA  
WATER DISTRICT, CALIFORNIA, AMENDING TITLE 14,  
CHAPTER 14.04 OF THE HESPERIA MUNICIPAL CODE,  
RELATED TO CROSS CONNECTIONS AND BACKFLOW  
DEVICES**

**WHEREAS**, Title 14 of the Hesperia Municipal Code contains regulations related to cross connections and backflow devices; and

**WHEREAS**, Title 17 of the California Code of Regulations has been replaced with the passing of Assembly Bills 1671 and 1180, creating the Cross-Connection Control Policy Handbook; and

**WHEREAS**, The Cross-Connection Control Policy Handbook and its standards apply to all California public water systems, as defined in California's Health and Safety Code, Section 116275 (h); and

**WHEREAS**, performing cross connection control surveys will help safeguard the potable water system.

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

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

Section 2. Title 14, Chapter 14.04 of the Hesperia Municipal Code is hereby amended by replacing 14.04.090 as set forth in Exhibit "A", attached hereto.

Section 3. This Ordinance shall take effect thirty (30) days from the date of adoption.

Section 4. 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 No. 2007-101.

**ADOPTED AND APPROVED** this 15 day of July, 2025.

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Allison Lee, Mayor

ATTEST:

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Jessica Giber, Assistant City Clerk

## Attachment 2

### 14.04.090 Cross connections and backflow devices.

- A. The owner shall comply with state and federal laws enforcing the installation of backflow prevention assemblies to protect the public potable water supply from the danger of cross connections. Backflow prevention assemblies must be installed directly downstream from the service and shall be open to test and inspection by the district at all times. Plans for installation of backflow prevention assemblies must be approved by the district prior to installation. Whenever backflow protection has been found necessary on a water supply line entering an owner's premises, then any and all water supply lines from the district's mains entering such premises, building, or structures shall be protected by an approved backflow prevention assembly, regardless of the use of the additional water supply lines.

- B. Backflow Prevention. ~~District will establish and maintain a list of approved backflow prevention assemblies.~~ Only those backflow prevention assemblies that meet the requirements below will be accepted by the District.

(1) Standards found in Chapter 10 of the Manual of Cross-Connection Control, Tenth Edition, published by the University of Southern California Foundation for Cross-Connection Control and Hydraulic Research; or

(2) certification requirements for backflow prevention assemblies in the Standards of American Society of Sanitary Engineering (ASSE) International current as of 2022 that include ASSE 1015-2021 for the DC, ASSE 1048-2021 for the DCDA & DCDA-II, ASSE 1013-2021 for the RP, and ASSE 1047-2021 for the RPDA & RPDA-II and must have the 1YT mark.

~~Only backflow prevention assemblies which have been approved by the district shall be acceptable for installation by a water user.~~ The type of backflow prevention assembly that may be required (listed in decreasing level of protection) includes: Air Gap Separation (A.G.), Reduced Pressure Principle Backflow Prevention Assembly (R.P.), Double Check Valve Assembly (D.C.), for fire services, Reduced Pressure Detector Assembly (R.P.D.A.), and Double Check Detector Assemblies (D.C.D.A.). The water user may choose a higher level of protection then required by the district. The minimum types of backflow protection required to protect the public potable water system at the user's water connection to premises with varying degrees of hazard are listed in ~~Table 1 of Section 7604, Title 17 of the California Code of Regulations.~~ **APPENDIX D of the State Water Resources Control Board Cross-Connection Control Policy Handbook.**

Situations which are not covered in ~~Table 1~~ **APPENDIX D of the State Water Resources Control Board Cross-Connection Control Policy Handbook** shall be evaluated on a case by case basis and the appropriate backflow protection shall be determined by the district. In special circumstances when the owner is engaged in the handling of especially dangerous corrosive liquids, industrial or processed water the owner shall be required to install an air gap separation as an additional precaution as a protection to the district's water supply.

A list of approved backflow prevention assemblies will be provided at request to any affected customer. Backflow prevention assemblies shall be installed in a manner prescribed in the district's policy and procedures document. Location of the assemblies shall be as close as practical to the user's connection. The district shall have the final authority in determining the required location of a backflow prevention assembly.

- C. Testing Backflow Prevention Assemblies. The district may inspect and test backflow prevention assemblies at random. Testing of backflow prevention assemblies shall be conducted only by certified testers. A list of certified testers will be provided to any affected customer. Testing of the assemblies shall be the responsibility of the water user. Backflow prevention assemblies will be tested at least annually and immediately after installation, relocation, or repair. More frequent testing may be required if deemed necessary by the district. Assemblies shall be serviced, overhauled, or replaced whenever they are found to be defective and all costs of repair, maintenance, and testing

shall be borne by the water user. Approval must be obtained from the Hesperia Water District prior to removing, relocating, or replacing a backflow prevention assembly.

- D. Termination of Service. Unprotected cross connections are prohibited. An appropriate backflow prevention assembly shall be installed, tested and maintained by and at the expense of the water user, at each user connection where required to prevent backflow from the water users premises to the public potable water system. It shall be the water user's responsibility to comply with the district's requirements. Failure to comply with the district requirements shall be cause for water service termination to the premises until corrective actions have been taken. The service of water to any premises may be immediately disconnected by the district if any defect is found in the backflow prevention assembly or if it is found that dangerous unprotected cross connections exist. Service will not be restored until such defects are corrected.

- E. Hazard Assessment. To evaluate the potential for backflow into the public potable water supply, the District must conduct an initial hazard assessment of all user's premises within its service area, excluding existing single and multi-family residences. Each hazard assessment must identify the degree of hazard to the distribution system as either a high hazard cross-connection, a low hazard cross-connection, or having no hazard.

Subsequent to the initial hazard assessment, the District must perform a hazard assessment under the following criteria:

- (1) if a user premises changes account holder, excluding single and multi-family residences;
- (2) if a user premises is newly connected, or re-connected, to the public water system, excluding existing single and multi-family residences;
- (3) if evidence exists of changes in the activities or materials on a user's premises, excluding single and multi-family residences;
- (4) if backflow from a user's premises occurs;
- (5) if found in violation of any of the following sections of Title 8, Chapter 32.03 of the Hesperia Municipal Code.

A. Open, unused, or abandoned wells, pools, ponds, pits, shafts, and other unsafe and/or unsecured situations;

B. Any hazardous or infectious material including, but not limited to, explosives, dangerous substances, toxic substances, sewage, human waste, gray water and infectious wastes, not kept with appropriate permits. Gray water shall be used in compliance with state law;

C. Other conditions which may be detrimental to public health and safety as defined in the California Health and Safety Code;

D. Any pool, pond or body of water which contains excessive or unhealthy levels of bacterial or algal growth, remains of animals or insects, refuse, debris, or any other foreign matter which may cause an unhealthy or unsafe condition.

- (6) Hazard assessments, will also be performed periodically for commercial and industrial land uses, as identified in the District's Cross-Connection Control Plan.

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# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Kevin Sin, Deputy City Engineer  
Tina Souza, Senior Project Manager

**SUBJECT:** Award Construction Contract for the Ranchero Road Aqueduct Crossing of the Ranchero Road Corridor Widening Project, C.O. No. 7139

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### RECOMMENDED ACTION

It is recommended that the City Council and Board of Directors of the Hesperia Water District

- 1) Award a construction contract for the Ranchero Road Aqueduct Crossing of the Ranchero Road Corridor Widening Project (C.O. No. 7139) to the lowest responsive/responsible bidder, Beador Construction Company, Inc. for the base bid amount of \$18,824,700;
- 2) Approve a 10% contingency in the amount of \$1,882,470 for a total not-to-exceed contract amount of \$20,707,170;
- 3) Approve the design of the project represented by the plans and Contract Documents and Specifications; and
- 4) Authorize the City Manager or designee to execute the contract and any documents related thereto.

### BACKGROUND

The Ranchero Corridor Project consists of several improvements in three phases: I) the undercrossing at the Burlington Northern Santa Fe Railway Company (BNSF) railroad tracks (at the eastern terminus of the corridor project boundary) which was completed in June 2013; II) the interchange at Interstate 15 (I-15) (at the western terminus of the corridor project boundary) which was completed in March 2015; and III) improvements to widen the five-mile roadway segment of Ranchero Road from two lanes to five lanes between these two structures for increased vehicular capacity, the Ranchero Road Corridor Widening Project (Project).

Work on the Project began in 2007 with initial surveys followed by the start of design in 2008, which was ultimately met with suspension of the Project on various occasions due to lack of funding. Most notably, the loss of Redevelopment Agency funds significantly delayed Project progress. The project was able to resume, and Design of the Project was completed in 2021.

Utility relocations began in December 2021 and construction of the roadway portion of the Project began in April 2022 in partnership with San Bernardino County (SBC), apart from the aqueduct crossing, which is a City only portion of Phase III.

In addition, San Bernardino County Transportation Authority (SBCTA) is a funding partner for the improvements. The City Council approved a funding agreement June 20, 2017, along with subsequent amendments for the utilization of Measure I, Major Local Highway Program (MLHP) funds for the Project.

The widening of the roadway portion is complete; however, construction of the bridge over the California Department of Water Resources (DWR) aqueduct and adjacent roadway approaches remain to be constructed.

## ISSUES/ANALYSIS

There are multiple components and construction plan sets for the Project which collectively make up one project, referred to as the Ranchero Road Corridor Widening Project, which is how the project was originally bid. The construction phase of the project was awarded to Sully-Miller Contracting Co., Inc. (SMCC) in October 2021 with construction commencing in April 2022. SMCC has completed roadway improvements along the corridor with the exception of roadway approaches related to the new aqueduct bridge from South Kern Avenue to just east of Via Antiqua Street as well as the bridge.

In the best interest of the City and due to unanticipated delays and other unforeseen circumstances beyond the City's control, the City made the difficult yet necessary decision to suspend demolition and construction of the crossing (bridge) over the Department of Water Resources (DWR) aqueduct in February 2025. This allowed for the evaluation of the best course of action while considering alternative strategies and working through various challenges related to moving forward with the project as well as oversight by DWR. After reaching an improved understanding with DWR regarding the needs of the aqueduct and carefully reviewing all of the alternatives, it was determined to move forward with rebidding the project.

Formal solicitation for the construction of the aqueduct crossing was conducted and over 6,000 contractors were notified about the project through Public Purchase, the City's online bidding platform. This includes potential prime contractors and subcontractors. Bids were received, opened, and publicly read on April 23, 2025.

The City received four bids, which were utilized to determine the lowest responsible/ responsive bidder:

Beador Construction Company, Inc.	\$18,824,700.00
Security Paving Company, Inc.	\$20,134,248.88
Ames Construction, Inc.	\$21,861,640.90
Steve P. Rados, Inc.	\$24,603,631.10

After thorough review of the submitted bids and evaluation of several references, staff has determined that Beador Construction Company, Inc. (Beador) is the lowest responsive/ responsible bidder. Founded in 1996, Beador has the expertise and specializes in bridge infrastructure related work. Beador has performed work for numerous, counties, cities, and Caltrans. Because of their extensive experience with bridge projects, combined with their industry reputation as demonstrated in the reference evaluations, staff believes Beador can meet the City's needs and deliver the Ranchero Road Aqueduct Crossing Project.

## **CITY GOAL SUPPORTED BY THIS ITEM**

**Capital Improvement** – Continually evaluate capital improvement priorities.

## **FISCAL IMPACT**

Funding has been included in the Fiscal Year 2025-26 Capital Improvement Program (CIP) Budget, under Construction Order Number 7139, in the amount of \$9,331,531 for the Ranchero Road Aqueduct Crossing, of the Ranchero Road Corridor Widening Project. Remaining Funding will be allocated in the Fiscal Year 2026-27 CIP Budget as needed to complete the project.

## **ALTERNATIVE(S)**

1. Do not award a construction contract and restore the bridge project site to original conditions.
2. Provide alternative direction to staff.

## **ATTACHMENT(S)**

None.

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# City of Hesperia

## STAFF REPORT



**DATE:** June 17, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Nathan R. Freeman, Director of Development Services  
Eydee Jimenez, Economic Development Supervisor

**SUBJECT:** 2025-2026 Community Assistance Program – Grant Awards

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### RECOMMENDED ACTION

It is recommended that the City Council, after reviewing the Hesperia City Council Advisory Committee (CCAC) Community Assistance Program (CAP) applicant rankings (Exhibit A), adopt Resolution No. 2025-017 to approve Program Year (FY 2025–26) CAP funding for each applicant.

### BACKGROUND

To be eligible for CAP, applicants must be tax-exempt nonprofit organizations serving Hesperia residents, with at least 75 percent of their unduplicated service goal delivered between July 1, 2025, and June 30, 2026. Applicants must also demonstrate the capacity to collect and submit client intake forms. Required documentation includes:

- Articles of Incorporation and bylaws.
- IRS nonprofit determination letter.
- Organizational chart for FY 2025–26.
- Current list of board of directors for FY 2025–26.

On January 14, 2025, staff published the Notice of Funding Availability (NOFA) for CAP, promoting it via the City's website, official social media channels, the Hesperia Branch Library, and City Hall. The City received 16 applications by the February 13, 2025, deadline.

On March 6, 2025, staff presented these applications to the CCAC for review and scoring. The CCAC noted that the original application lacked clarity and detail, which hindered effective evaluation, and requested a larger applicant pool.

In response, staff revised the application to improve response quality and clarify requirements:

- Section B – Program/Project Description: Increased minimum word count from 25 to 100 to elicit more detailed responses.
- Section D – Other Funding Sources: Applicants must specify intended uses of "Other" funding and list all current external funding sources.
- Section F – Required Documents: Clarified that submission of both Articles of Incorporation and bylaws is mandatory.

The revised NOFA reopened on March 31, 2025, with a deadline of April 28, 2025. To support applicants, Economic Development division staff hosted a CAP Application Workshop (offered in-person and virtually) on April 9, 2025.

The City received 20 applications during the second round, meeting the CCAC's request for a larger pool. Resolution No. 2024-037 originally established CAP guidelines to fund ten applicants, each to receive \$5,000, for a total of \$50,000. However, the CCAC's May 13, 2025, ranking (Exhibit A) recommends funding twelve applicants. In cases of tied scores, organizations were ranked alphabetically by name. This recommendation exceeds the adopted guidelines by two grantees.

#### Scoring Methodology:

The CCAC evaluated a total of eighteen (18) eligible applications during its May 13, 2025, special hearing. Each committee member independently ranked the applications in order of preference, assigning a score from one (1) to eighteen (18), with one (1) indicating the highest preference. The individual rankings from each committee member were then compiled and summed to calculate a cumulative score for each applicant. Applications with lower cumulative scores reflect higher overall preference by the committee. In the event of a tie score, organizations were ranked alphabetically by name.

The final rankings are shown in Exhibit A and form the basis of the CCAC's recommendation to fund the top twelve applicants.

#### **ISSUES/ANALYSIS**

The CCAC took the following under consideration when making their recommendations:

1. Eligibility.
2. Community need.
3. Financial need of the program/project.
4. Financial capacity to administer the program.
5. Funding the applicants receive from other sources.

City Council must reconcile the discrepancy between the CCAC's recommendation for twelve grantees and the adopted guideline of ten grantees. Options include:

- Amend Resolution No. 2024-037 to allocate \$50,000 among twelve grantees.
- Limit awards to the top ten ranked applicants, at \$5,000 per grantee.

The City Council retains the discretion to modify or disregard CCAC recommendations in making final award determinations.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

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

### **FISCAL IMPACT**

Funding for this program in the amount of \$50,000 will be included in the FY 2025–26 Budget within account 100.01.100.0000.8000.

### **ALTERNATIVE(S)**

Provide alternative direction to staff.

### **ATTACHMENT(S)**

1. Resolution No. 2025-017
2. Exhibit A: CCAC Ranking Recommendations
3. Application Notebooks (Binders provided under separate cover)

## **RESOLUTION NO. 2025-17**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING THE FUNDING ALLOCATIONS FOR THE COMMUNITY ASSISTANCE PROGRAM 2025-26 FOR THE PROGRAM YEAR**

**WHEREAS**, the City of Hesperia is a municipal corporation duly organized under the laws and Constitution of the State of California; and

**WHEREAS**, the City Council directed staff to allocate \$50,000 in funding to the Community Assistance Program (CAP) for the 2025–26 Program Year (PY); and

**WHEREAS**, on January 14, 2025, staff published a Notice of Funding Availability (NOFA) for CAP via the City’s website, official social media channels, the Hesperia Branch Library, and City Hall; and

**WHEREAS**, CAP applications were made available on January 14, 2025, and were due by February 13, 2025; and

**WHEREAS**, on March 6, 2025, staff presented the 16 received applications to the City Council Advisory Committee (CCAC) for review and scoring; and

**WHEREAS**, the CCAC noted that the original application lacked clarity and detail, which hindered effective evaluation, and requested a larger applicant pool; and

**WHEREAS**, staff revised the application to improve response quality and clarify requirements; and

**WHEREAS**, the revised NOFA reopened on March 31, 2025, with a deadline of April 28, 2025; and

**WHEREAS**, to support applicants, Economic Development Division staff hosted a CAP Application Workshop (offered in-person and virtually) on April 9, 2025; and

**WHEREAS**, the City received 20 applications during the second round, meeting the CCAC’s request for a larger pool; and

**WHEREAS**, the CCAC reconvened on May 13, 2025, to review, score, and rank eligible CAP applications; and

**WHEREAS**, the CCAC forwarded its ranking recommendations to the City Council; and

**WHEREAS**, on June 17, 2025, the City Council evaluated the CCAC’s recommendations for the FY 2025–26 CAP Program.

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

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

Section 2. The City Council approves the recipients and funding levels for the 2025-26 PY.

Section 3. The City Manager, or designee, is hereby authorized to execute all necessary documents and any certifications to implement the PY 2025-26 CAP Program.

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** this 17th day of June 2025.

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Allison Lee, Mayor

**ATTEST:**

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Jessica Giber, Assistant City Clerk

### **Exhibit A**

The following table reflects the cumulative ranking scores for the FY 2025–26 Community Assistance Program (CAP) applicants, as evaluated by the Hesperia City Council Advisory Committee (CCAC). Lower total scores indicate higher overall preference. Rankings were determined by summing individual committee member scores, with tied scores resolved alphabetically.

<b>Rank</b>	<b>Organization</b>	<b>Points / Notes</b>	
1	Genesis Reentry Services	12	
2	New Life Chapel Food Ministry	13	
3	Orenda Veterans Project	20	
4	Restore Unity	24	
5	Hesperia Leisure League	29	Tie
6	No Drugs America	29	Tie
7	Victor Valley Community Services Council	31	
8	God's Hand Extended	33	
9	Moses House Ministries	36	
10	Feed My Sheep in the High Desert	40	
11	High Desert Animal Coalition	42	
12	HD Stallions	43	
13	US Elite Non-profit Math Tutoring	47	
14	I am Love Movement	53	Tie
15	Rock'n Our Disabilities	53	Tie
16	Community Health Action Network	57	Tie
17	Rolling Start, Inc.	57	Tie
18	Victor Valley Family Resource Center	65	

**Rank Organization****Points / Notes**

**Disqualified (did not meet committee standards)**

19	Call for Life Pregnancy Help Center	—	Application did not meet committee standards (no official bylaws submitted).
20	Holy Family Food Pantry	—	Application did not meet committee standards (no official bylaws submitted, Articles of Incorporation missing, and IRS nonprofit letter not provided).

ATTACHMENT 3 AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE