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

Meeting Agenda

Tuesday, April 21, 2026

Closed Session - 5:00 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

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

THIS PAGE LEFT INTENTIONALLY BLANK

NOTICE AND CALL OF SPECIAL MEETING
HESPERIA FIRE PROTECTION DISTRICT

NOTICE IS HEREBY GIVEN that a special meeting of Hesperia Fire Protection District will be held on Tuesday, April 21, 2026, at 6:30 p.m. in the City Council Chambers, at 9700 Seventh Avenue, Hesperia, CA 92345.

Brigit Bennington

Brigit Bennington, Mayor

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

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

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

Prior to action of the Council, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar.

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

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

CLOSED SESSION - 5:00 PM

Roll Call

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

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*

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

1. Negotiating Parties: Hesperia Lake Park and City of Hesperia
Location: APN: 0398-031-34
Under Negotiation: Price and terms

Conference with Labor Negotiator
Government Code Section 54957.6

1. Negotiations between the City of Hesperia and the Teamsters Local 1932

with the City's Negotiator. (Staff person: Casey Brooksher, Assistant City Manager)

CALL TO ORDER - 6:30 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

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

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation of Recognition to resident Paul Orloski, Neighborhood Pride Enhancement Program Honoree.
2. Presentation of Recognition to VVWRA for the 2025/2026 Tertiary Plant of the Year awarded by the California Water Environment Association.

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 Regular Meeting held Tuesday, April 7, 2026.

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular meeting held Tuesday, April 7, 2026.

Staff Person: Assistant City Clerk Jessica Giber

Attachments: Draft CC Min 2026-04-07

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 4-21-2026

Attachment 1 - Warrant Run

3. Page 17

Treasurer's Cash Report for the unaudited period ended February 28, 2026.

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 4-21-2026

Attachment 1 - Treasurer's Report

4. Page 29

Audited Financial Statements for Fiscal Year Ended June 30, 2025

Recommended Action:

It is recommended that the City Council, Community Development Commission, Hesperia Housing Authority Board, Hesperia Water District Board, and Hesperia Fire Protection District Board receive and file the audited Financial Statements for the Fiscal Year Ended June 30, 2025.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Audited Financial Statements 4-21-2026

5. Page 31

Contract Amendment for Printing Services

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to approve an amendment of $80,000

to the existing contract with Wirz and Company Printing, Inc., for a revised not-to-exceed amount of $160,000 and approve a one-year contract extension for printing services.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Wirz and Company Printing, Inc Contract Amendment 4-21-2026

6. Page 33

Award Construction Contract for FY 2024-25 CDBG Street Improvements, Construction Order No. 7175

Recommended Action:

It is recommended that the City Council:

1. Award a construction contract for the FY 2024-25 CDBG Street Improvements, Construction Order (C.O.) No. 7175 project to the lowest responsive/responsible bidder, Sully-Miller Contracting Company for the bid amount of $339,900; approve an additional 10% contingency in the amount of $33,990, for a not-to-exceed total construction contract amount of $373,890; and
2. Authorize the City Manager to execute the contract.

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

Attachments: SR FY 24-25 CDBG Street Improvements Contract Award 4-21-2026

7. Page 37

Acceptance of 2025 December Adverse Weather Emergency Road Repair No. 1 and No. 2, and Sewer Repairs

Recommended Action:

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

1. Accept the completed 2025 December Adverse Weather Emergency Road Repair No. 1 and No. 2, and Sewer Repairs;
2. Authorize staff to record a Notice of Completion for each project; and
3. Authorize the release of all withheld retention amounts no sooner than (30) calendar days following the date of recordation.

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

Attachments: SR December Weather Emergency Road & Sewer Repairs 4-21-2026

Attachment 1- Notice of Completion Road Repair No. 1

Attachment 2- Notice of Completion Road Repair No. 2

Attachment 3 - Notice of Completion Sewer Repair

Attachment 4 - Project Photos

8. Page 51

Award Professional Services Agreement with PlaceWorks, Inc. for a Comprehensive Development Code Update

Recommended Action:

It is recommended that the City Council authorize the City Manager to execute a Professional Services Agreement with PlaceWorks, Inc. in the amount of $344,530 and reserve a contingency of $34,453 for a total contract cost of $378,983 for a Comprehensive Development Code Update.

Staff Person: Principal Planner Ryan Leonard

Attachments: SR Placeworks, Inc Contract 4-21-2026

Attachment 1 - Placeworks Proposal

Attachment 2 - Proposal Fee Schedule

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.

9. Page 135 2026-2027 Community Development Block Grant Annual Action Plan

Recommended Action:

It is recommended that the City Council conduct a public hearing and, upon receiving public testimony:
(1) Adopt Resolution No. 2026-14 approving the 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan (AAP);
(2) Authorize staff to modify the AAP as directed by the City Council;
(3) Authorize the City Manager or designee to execute and transmit all required documents, including the adopted 2026-2027 AAP and any amendments, to the U.S. Department of Housing and Urban Development (HUD), to ensure timely receipt of funds.

Staff Person: Economic Development Supervisor Eydee Jimenez

Attachments: SR Community Development Block Grant Annual Action Plan 4-21-2026

Resolution 2026-14

Attachment 2 - Exhibit A Action Plan Decommendation

Attachment 3 - Exhibit B Application Matrix Summary

Attachment 4 - Draft Annual Action Plan

Attachment 5 - Application Notebooks

10. Page 213 Conditional Use Permit CUP24-00012; Applicant: AUE Energy LLC; APN: 3064-401-10

Recommended Action:

The Planning Commision recommends that the City Council adopt Resolution

No. 2026-07 Approving Conditional Use Permit CUP24-00012 and adopting the associated mitigated negative declaration pursuant to the provisions of CEQA.

Staff Person: Associate Planner Leilani Henry

Attachments: SR Conditional Use Permit CUP24-00012 4-21-2026
Attachment 1 - Site Plan
Attachment 2 - Floor Plan
Attachment 3 - Aerial Photo
Attachment 4 - General Plan Map
Attachment 5 - Census Tract Map
Attachment 6 - Colored Elevations
Attachments 7- Comment Letters
Attachment 8 - Initial Study/ Mitigated Negative Declaration
Resolution 2026-07
Attachment 10 - Draft Conditions of Approval

NEW BUSINESS

11. Page 365 Award Construction Contract for the Maple Avenue Street Improvement Project, Construction Order No. 7169

Recommended Action:

It is recommended that the City Council:
1. Award a construction contract for the Maple Avenue Street Improvement Project (Construction Order No. 7169) to the lowest responsive/responsible bidder, LCR Earthwork and Engineering, Corp. for the total bid amount of $4,902,678, inclusive of Additive Alternate No. 1;
2. Approve an additional 14% contingency in the amount of $686,375, for the not-to-exceed total construction contract amount of $5,589,053; and
3. Authorize the City Manager or designee to execute the contract and any documents related thereto.

Staff Person: Assistant Project Manager Dena Alcayaga

Attachments: SR Award Contract for Maple Avenue Improvement Project 4-21-2026
Attachment 1 - Notice of Exemption

12. Page 369 Proposed Hesperia Merchandise Store Program

Recommended Action:

It is recommended that the City Council provide direction to staff on opportunities to implement a Hesperia Merchandise Store program.

Staff Person: Director of Development Services Orlando Acevedo

Attachments: SR Proposed Merchandise Store Program 4-21-2026

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, April 16, 2026 at 5:30 p.m. pursuant to California Government Code §54954.2.

_____

Jessica Giber, Assistant City Clerk

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

THIS PAGE LEFT INTENTIONALLY BLANK

City of Hesperia
Meeting Minutes – Draft
City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, April 7, 2026 **6:30 PM**

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

CLOSED SESSION – 5:00 PM

Roll Call

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

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

1. One (1) Case

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

1. Real Property Negotiations
Negotiating Parties: City of Hesperia and Hesperia Park and Recreation District
Location: APN 0398-0131-34
Under Negotiations: Price and Terms

CALL TO ORDER - 6:31 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

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

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation of Proclamation to The San Bernardino County Children's Network declaring April as Child Abuse Prevention Month.

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

The following people commented:
Bob Nelson via voicemail
Kim Jones
Al Vogler
Hesperia News
Ken Anderson

JOINT CONSENT CALENDAR

A motion was made by Gregg, seconded by Pullen, that the Joint Consent Calendar minus item 3, 7, and 12 be approved. The motion carried by the following vote:

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

Nay: 0

1. Consideration of the Draft Minutes from the Regular Meeting held Tuesday, March 17, 2026.

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, March 17, 2026.
Sponsors: Assistant City Clerk Jessica Giber

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

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

3. Ratification of Emergency Purchases from Winter Storm 2025

Recommended Action:

It is recommended that the City Council and the Board of Directors of the Hesperia Water District (District) ratify, by Resolution No. 2026-18, emergency purchases in the amount of $1,047,222 made in response to the December 23, 2025 storm event. It is further recommended that the City Council and Board adopt Resolution No. 2026-03 amending the Fiscal Year 2025-26 Budget by $1,276,587 to account for total storm-related costs
Sponsors: Assistant City Manager Casey Brooksher

4. OpenGov, Inc. for Financial Reporting and Budgeting & Planning Software Contract

Recommended Action:

It is recommended that the City Council authorize the City Manager to enter into a five-year (5) agreement with OpenGov, Inc. (OpenGov), in an amount not-to-exceed $289,516, to continue providing software pertaining to its financial transparency portal and the development and preparation of the City's budget.

Sponsors: Assistant City Manager Casey Brooksher

5. Attachment Procurement - Sweeper and Loader Bucket

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to enter into an agreement with Sonsray Machinery for the purchase of one (1) sweeper attachment and one (1) 4 x 1 loader bucket in the not-to-exceed amount of $55,000.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

6. Vehicle Procurement - One (1) 8-Yard Dump Truck

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to enter into an agreement with Valew Quality Truck Bodies - 1954 MFG for the purchase of one (1) 2027 Mack MD7 8-Yard dump truck in the not-to-exceed amount of $136,863.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

7. Amend Professional Services Agreement for Construction Support Services for the Ranchero Road Aqueduct Crossing Project, C.O. No. 7139

Recommended Action:

It is recommended that the City Council amend Professional Services Agreement No. 2021-22-064 with TranSystems Corporation for additional construction support services for the Ranchero Road Aqueduct Crossing Project, C.O. No. 7139, in amount of $65,000, for a not-to-exceed total of $213,500.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

8. Acceptance of American Rescue Plan Act (ARPA) Grant - Tank Coatings - Plant 23, Plant 21, and Plant 22 Projects

Recommended Action:

It is recommended that the City Council:

1. Accept the completed Tank Coatings - Plant 23-R23/1 (C.O. No. 8094), Plant 21-R21/1 (C.O. No. 8095), and Plant 22-R22/2 (C.O. No. 8090) Projects; and
2. Authorize staff to record a "Notice of Completion;" and
3. Release all withheld retention amounts after a minimum of thirty (30) calendar days from the date of recordation.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

9. Amendment to Street Sweeper Rental Agreement with Haaker Equipment Company

Recommended Action:

It is recommended that the City Council Authorize the City Manager to execute an amendment to the existing street sweeper rental agreement with Haaker Equipment Company to increase contract authority by $40,000, for a revised not-to-exceed amount of $125,000.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

10. D&H Water Systems - Increase to Contract

Recommended Action:

It is recommended that the City Council and Board Members of the Hesperia Water District authorize the City Manager to amend the agreement with D&H Water Systems in the amount of $15,000 in the new not-to-exceed amount of $101,405, for the purchase of calcium hypochlorite chlorine.
Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

11. Acceptance of Public Improvements for Tract 16591-1

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District adopt Resolution No. 2026-06 accepting the public improvements for Tract 16591-1 located on the west side of Tamarisk Avenue and south of Muscatel Street. (Applicant: Harris Homes Inc.)
Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

12. Animal Shelter Evaporative Cooler Replacement

Recommended Action:

It is recommended that the City Council authorize the City Manager to enter into an agreement with Allison Mechanical Inc to replace (10) Evaporative Coolers at the Animal Shelter in the not-to-exceed amount of $98,995 that includes a contingency of 10%.
Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

A motion was made by Ochoa, seconded by Lee, that items 3, 7, and 12 be approved. The motion carried by the following vote:

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

Nay: 0

13. Annual Report on Status and Implementation of the General Plan

Recommended Action:

The Planning Commission recommends that the City Council review this annual report, and direct staff to transmit copies to the Governor's Office of Land Use and Climate Innovation, and the Department of Housing and Community Development as required by law.
Sponsors: Principal Planner Ryan Leonard

14. CalRecycle Beverage Container Recycling City/County Payment Program

Recommended Action:

It is recommended that the City Council adopt Resolution No. 2026-013 authorizing the City Manager to submit payment program applications for the California Department of Resources Recycling and Recovery (CalRecycle)
City/County Payment Program for all CalRecycle payment programs for a period of five (5) years from the date of adoption of this resolution.
Sponsors: Assistant to the City Manager Tammy Pelayes

NEW BUSINESS

15. Consideration of Resolution No. 2026-017 Approving the Measure I Continuation Expenditure Plan Developed by the San Bernardino County Transportation Authority

Recommended Action:

It is recommended that the City Council adopt Resolution No. 2026-017 approving the Measure I Continuation Expenditure Plan developed by the San Bernardino County Transportation Authority.
Sponsors: Assistant to the City Manager Tammy Pelayes

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

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

Nay: 0

16. Reject all Bids and Appropriate Funding for Waterline Material Betterment for the Highway 395 Waterline Relocation Project, Construction Order No. 8096

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District:
1. Reject all submitted bids for the Highway 395 Waterline Relocation Project (Construction Order No. 8096).
2. Adopt Joint Resolution No. 2026-05 and Hesperia Water District Resolution No. 2026-03, amending the Fiscal Year (FY) 2025-26 Capital Improvement budget by appropriating an additional $24,000, for a total of $274,000 to Water Capital Fund 701 for waterline betterments associated with the project.
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 - Gregg, Bennington, Lee, Ochoa, and Pullen

Nay: 0

17. Acceptance of Safe Streets and Roads for All Grant Funds

Recommended Action:

It is recommended that the City Council:
1. Accept Safe Streets and Roads for All (SS4A) grant funds in the amount of $1,577,600 for the City of Hesperia Vision Zero Action Plan, the supplemental Complete Streets Plan, and supporting studies.
2. Authorize the City Manager or designee to execute all grant-related documents, agreements, and amendments as necessary to implement the grant.
3. Adopt Resolution No. 2026-04, accepting SS4A grant funds, authorizing execution of the grant agreement.
Sponsors: Project Manager Deanna Lestina

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

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

Nay: 0

Al Vogler commented on item #17.

18. Contract Award - Dirt Road & Shoulder Repair and Retention Basin Rehabilitations

Recommended Action:

It is recommended that the City Council approve the award of up to four (4) contracts for dirt road repairs, dirt shoulder repairs, Tamarisk Basin rehabilitation, and H-01 Basin rehabilitation, in a combined not-to-exceed
amount of $1,001,356.
Sponsors: Assistant City Manager Casey Brooksher

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

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

Nay: 0

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Mayor and Council Members reported from various events and Committees.

Council Member Gregg requested a memo regarding the County's Rock Springs Road project.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

None

ADJOURNMENT

The meeting was adjourned at 7:36 p.m. in memory of Taylor Cole.

_____

Jessica Giber, Assistant City Clerk

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Keith Cheong, Deputy Finance Director
Verenise Fierros, Accountant

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

RECOMMENDED ACTION

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

BACKGROUND

The Warrant Run totals represented below are for the period February 28, 2026, through March 13, 2026.

Agency/District	Accounts Payable	Payroll	Wires	Totals
City of Hesperia	$1,691,673.80	$410,064.28	$0.00	$2,101,738.08
Successor Agency	0.00	0.00	0.00	0.00
Housing Authority	2,409.20	161.04	0.00	2,570.24
Community Development Commission	0.00	0.00	0.00	0.00
Water	929,866.50	156,312.88	0.00	1,086,179.38
Totals	$2,623,949.50	$566,538.20	$0.00	$3,190,487.70

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
2/28/2026-03/13/2026

Attachment 1

FUND #	FUND NAME	W/E 3/6/2026	W/E 3/13/2026	WARRANT TOTALS	Wires	YEAR-TO DATE TOTALS *	PRIOR FY YTD DATE TOTALS
Accounts Payable							
100	GENERAL	$ 377,448.55	$ 228,812.70	$ 606,261.25	$ -	$ 28,231,029.00	$ 26,492,201.17
105	PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ -
106	OPEB TRUST	$ -	$ -	$ -	$ -	$ -	$ -
110	SILVERWOOD	$ -	$ 10,063.00	$ 10,063.00	$ -	$ 83,294.75	$ 77,280.98
200	HESPERIA FIRE DISTRICT	$ -	$ -	$ -	$ -	$ -	$ -
204	MEASURE I - RENEWAL	$ 106,357.77	$ 16,666.30	$ 123,024.07	$ -	$ 2,488,268.57	$ 37,231.76
207	LOCAL TRANSPORT-SB 325	$ -	$ -	$ -	$ -	$ -	$ 1.64
209	GAS TAX-RMRA	$ -	$ -	$ -	$ -	$ 1,976.49	$ -
210	HFPD (PERS)	$ -	$ -	$ -	$ -	$ 1,896,318.00	$ 1,755,819.00
241	CFD 2021-1 Resid Maint. & Serv	$ -	$ -	$ -	$ -	$ 1,890.00	$ 1,280.00
242	CFD 2022-1 Non-Resd Maint & Serv	$ -	$ -	$ -	$ -	$ 3,373.00	$ 1,280.00
243	CFD 2023-1 Silverwood Maint	$ -	$ -	$ -	$ -	$ 3,344.00	$ 1,280.00
251	CDBG	$ 47,261.50	$ -	$ 47,261.50	$ -	$ 1,496,049.14	$ 2,903,062.40
254	AB2766 - TRANSIT	$ -	$ -	$ -	$ -	$ -	$ -
255	AB3229 SUPPLEMENTAL LAW	$ -	$ -	$ -	$ -	$ -	$ -
256	ENVIRONMENTAL PROGRAMS GRANT	$ 785.40	$ 907.20	$ 1,692.60	$ -	$ 31,306.39	$ 36,803.37
262	SB 1383 LOCAL ASSISTANCE GRANT	$ -	$ -	$ -	$ -	$ 164,739.76	$ 104,497.49
263	STREETS MAINTENANCE	$ 33,692.74	$ 25,993.08	$ 59,685.82	$ -	$ 1,129,505.95	$ 1,937,869.04
300	DEV. IMPACT FEES - STREET	$ -	$ -	$ -	$ -	$ -	$ 149,570.82
301	DEV. IMPACT FEES - STORM DRAIN	$ -	$ -	$ -	$ -	$ 59,843.30	$ 129,647.43
306	DEV. IMPACT FEES - 2018-STREETS	$ -	$ 173,726.17	$ 173,726.17	$ -	$ 1,532,834.27	$ 1,230,619.55
307	DIF 2018-DRAINAGE FACILITIES	$ -	$ -	$ -	$ -	$ 26,353.00	$ 168,099.30
309	DIF 2018-CITY HALL FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -
312	DIF 2018-POLICE FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -
313	DIF A-04 DRAINAGE	$ -	$ -	$ -	$ -	$ -	$ 1,154,638.51
402	WATER RIGHTS ACQUISITION	$ -	$ -	$ -	$ -	$ 1,127,640.97	$ 1,666,463.80
403	2013 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ -	$ -
404	2023 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ 577,279.98	$ 2,500.00
504	CITY WIDE STREETS - CIP	$ -	$ -	$ -	$ -	$ 1,300,523.39	$ 2,785,354.47
509	CITY FACILITIES CIP	$ -	$ -	$ -	$ -	$ -	$ -
800	EMPLOYEE BENEFITS	$ 95,800.17	$ 563,831.51	$ 659,631.68	$ -	$ 7,229,337.21	$ 6,981,382.19
801	TRUST/AGENCY	$ 9,722.19	$ 605.52	$ 10,327.71	$ -	$ 1,567,367.80	$ 1,246,370.69
802	AD 91-1 AGENCY	$ -	$ -	$ -	$ -	$ -	$ -
804	TRUST-INTEREST BEARING	$ -	$ -	$ -	$ -	$ 2,854.70	$ 42,379.11
807	CFD 2005-1	$ -	$ -	$ -	$ -	$ 1,278,658.33	$ 1,186,302.97
808	HFPD (TRANSITION)	$ -	$ -	$ -	$ -	$ 335,635.00	$ 317,435.02
815	PLAN REVIEW TRUST - FRONTIER	$ -	$ -	$ -	$ -	$ -	$ -
	CITY	$ 671,068.32	$ 1,020,605.48	$ 1,691,673.80	$ -	$ 50,569,423.00	$ 50,409,370.71
163	REDEVELOP OBLIG RETIREMENT-2018	$ -	$ -	$ -	$ -	$ 8,475,979.87	$ 9,690,950.62
	SUCCESSOR AGENCY	$ -	$ -	$ -	$ -	$ 8,475,979.87	$ 9,690,950.62
370	HOUSING AUTHORITY	$ -	$ 2,409.20	$ 2,409.20	$ -	$ 15,292.92	$ 42,724.10
	HOUSING AUTHORITY	$ -	$ 2,409.20	$ 2,409.20	$ -	$ 15,292.92	$ 42,724.10
170	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -
	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -
700	WATER OPERATING	$ 200,399.81	$ 261,864.52	$ 462,264.33	$ -	$ 16,738,451.94	$ 10,830,843.25
703	WATER CAPITAL REHAB AND REPLACE	$ -	$ -	$ -	$ -	$ 545,796.29	$ -
705	WATER PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ 750,000.00
701	WATER CAPITAL	$ -	$ -	$ -	$ -	$ 1,007,040.14	$ 16,473.00
710	SEWER OPERATING	$ 459,906.26	$ 3,962.25	$ 463,868.51	$ -	$ 10,671,067.12	$ 4,590,626.67
711	SEWER CAPITAL	$ -	$ 145.00	$ 145.00	$ -	$ 1,330,766.95	$ 1,617,514.95
720	RECLAIMED WATER OPERATIONS	$ 3,468.68	$ 119.98	$ 3,588.66	$ -	$ 263,540.73	$ 276,546.60
	WATER	$ 663,774.75	$ 266,091.75	$ 929,866.50	$ -	$ 30,556,663.17	$ 18,082,004.47
	ACCOUNTS PAYABLE TOTAL	$ 1,334,843.07	$ 1,289,106.43	$ 2,623,949.50	$ -	$ 89,617,358.96	$ 78,225,049.90
REG. PAYROLL							
	City	$ -	$ 410,064.28	$ 410,064.28	$ -	$ 5,993,018.35	$ 6,135,489.13
	Housing Authority	$ -	$ 161.04	$ 161.04	$ -	$ 2,896.40	$ 4,822.97
	Water	$ -	$ 156,312.88	$ 156,312.88	$ -	$ 2,844,840.21	$ 2,843,296.31
	PAYROLL TOTAL	$ -	$ 566,538.20	$ 566,538.20	$ -	$ 8,840,754.96	$ 8,983,608.41

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Marc Morales, Senior Accountant
Jonathan Settle, Accountant

SUBJECT: Treasurer's Cash Report for the unaudited period ended February 28, 2026.

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 for each agency, Income Statement for the Hesperia Golf Course, and Cash Summary Report for the Animal Control Donation Trust are presented on the following pages.

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 February 28, 2026.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1. City of Hesperia Investment Report
2. Successor Agency to the Hesperia Community Redevelopment Agency Investment Report
3. Hesperia Housing Authority Investment Report
4. Community Development Commission Investment Report
5. Hesperia Water District Investment Report
6. Hesperia Golf & Country Club Consolidated Income Statement – Unaudited February 2026
7. Animal Control Donation Trust Cash Flow Summary – Unaudited February 2026

CITY OF HESPERIA

FUND	VALUE
General Fund (100 & 800)	41,998,167.54
Pension Obligation Trust (105)	594,686.87
OPEB Trust (106)	5,901.15
Silverwood	106,152.03
Measure I - Renewal (204)	13,840,656.34
Gas Tax Fund (205)	2,855,335.93
Gas Tax Swap (206)	2,114,169.98
Local Transportation SB325 (207)	1,211,149.58
Gas Tax - RMRA (209)	12,619,620.95
HFPD (PERS) (210)	1,606,178.00
Public Art (230)	273,888.80
CFD 2021-1 Resid Maint & Serv	3,201.31
CFD 2022-1 Non-Resid Maint & Serv	442,759.13
CFD 2023-1 Silverwood Maint	37,750.11
Community Dev Block Grant (251, 252, & 253)	(314,099.46)
AB27666 - Transit (254)	26,819.92
AB3229 Supplemental Law (255)	567,298.35
Beverage Recycling Grant (256)	336,376.38
Disaster (260)	64,961.95
American Rescue Plan Grant (261)	6,947,543.47
SB 1383 Local Assistance Grant (262)	92,114.89
Public Works Street Maint (263)	1,892,033.61
Development Impact Fund 2018 (306-312)	34,227,877.26
Development Impact Fund A-04 Drainage (313)	611,495.28
Development Impact Fund (300-304)	7,851,002.32
2012 Water Rights Acquisition (402)	792,620.19
2013 Refunding Lease Rev Bonds (403)	-
2023 Refunding Lease Rev Bonds (404)	1,594,731.81
City Wide-Capital Projects (504)	(7,338,950.77)
AD No. 91-1 (802)	417,914.52
CFD 2005-1 (807)	2,082,510.16
HFPD Transition (808)	-
Trust Fund (801, 803-806, & 815)	1,300,122.52
TOTAL CITY FUNDS	**$ 128,861,990.12**

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

FUND		VALUE
RORF Retention - (163)	**$**	**1,664,871.21**

HESPERIA HOUSING AUTHORITY

FUND		VALUE
Hesperia Housing Authority Fund (370)	$	4,692,103.87
VVEDA Housing Authority (371)		2,061,989.62
TOTAL HOUSING AUTHORITY FUNDS	**$**	**6,754,093.49**

COMMUNITY DEVELOPMENT COMMISSION

FUND		VALUE
Community Development Commission Fund (170)	**$**	**3,725,790.08**

WATER

FUND		VALUE
Water Operating (700)	$	14,615,628.13
Water Capital (701)		10,341,278.14
Water Capital Rehab and Replace (703)		4,011,221.09
Water Contamination Mitigation (704)		2,818,771.88
Water Pension Obilgation Trust (705)		13,221.94
Water OPEB Trust (706)		15.15
Sewer Operating (710)		6,334,691.35
Sewer Capital (711)		511,043.25
Sewer Capital Rehab and Replace (713)		897,071.18
Reclaimed Water Operations (720)		362,608.16
TOTAL WATER FUNDS	**$**	**39,905,550.27**

ATTACHMENT 1

City of Hesperia
Investment Report
Unaudited

February 28, 2026

Type of Investment	Institution/ Fiscal Agent	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of Calif.	3.871%	28-Feb-26	Demand	$ 106,842,395.87	106,842,395.87	106,842,395.87	
Local Bank Checking Accounts	U.S. Bank	n/a	28-Feb-26	Demand	22,019,594.25	22,019,594.25	22,019,594.25	
Total Unaudited Investments under the direction of the City					**$ 128,861,990.12**	**$ 128,861,990.12**	**$ 128,861,990.12**	
Investments under the direction of fiscal agents:								
2012 Lease Revenue Bonds	US Bank	0.293%	28-Feb-26	Demand	819.10	819.10	819.10	2012 - Water Rights Revenue Fund
2012 Lease Revenue Bonds	US Bank	0.305%	28-Feb-26	Demand	65,095.72	65,095.72	65,095.72	2012 - Water Rights Interest Fund
2012 Lease Revenue Bonds	US Bank	0.304%	28-Feb-26	Demand	1,475,889.39	1,475,889.39	1,475,889.39	2012 - Water Rights Reserve Fund
2012 Lease Revenue Bonds	US Bank	0.305%	28-Feb-26	Demand	1,843.59	1,843.59	1,843.59	2012 - Water Rights Surplus Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.269%	28-Feb-26	Demand	935.53	935.53	935.53	2023 Refunding Lease Revenue Bonds Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.265%	28-Feb-26	Demand	34.07	34.07	34.07	2023 Refunding Lease Revenue Interest Funds
2023 Refunding Lease Revenue Bonds	US Bank	0.265%	28-Feb-26	Demand	117.13	117.13	117.13	2023 Refunding Lease Revenue Interest Funds
2024 CFD 2005-1 Refunding	US Bank	0.269%	28-Feb-26	Demand	1,012.21	1,012.21	1,012.21	2024 CFD 05-1 - Special Tax Fund
2024 CFD 2005-1 Refunding	US Bank	0.269%	28-Feb-26	Demand	259,252.56	259,252.56	259,252.56	2024 CFD 05-1 - Bond Fund
2024 CFD 2005-1 Refunding	US Bank	0.277%	28-Feb-26	Demand	1,140,825.41	1,140,825.41	1,140,825.41	2024 CFD 05-1 - Reserve Fund
Deposits - Workers' Comp	PERMA	n/a	28-Feb-26	n/a	987,995.04	987,995.04	987,995.04	GL 1352
Sully Miller Retention - Ranchero	US Bank	0.000%	28-Feb-26	n/a	1.08	1.08	1.08	Ranchero Road - Escrow Account
City of Hesperia Stabalized Trust	Charles Schwab	n/a	28-Feb-26	n/a	5,340,460.52	5,340,460.52	5,340,460.52	City Pension
City of Hesperia OPEB Trust	Charles Schwab	n/a	28-Feb-26	n/a	982,506.53	982,506.53	982,506.53	City OPEB
Hesperia Fire Protection PST	Charles Schwab	n/a	28-Feb-26	n/a	1,722,471.31	1,722,471.31	1,722,471.31	Fire Pension
Total Unaudited Investments under the direction of fiscal agents					**$ 11,979,259.19**	**$ 11,979,259.19**	**$ 11,979,259.19**	

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

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

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

Marc Morales, Senior Accountant

Successor Agency to the Redevelopment Agency

Investment Report
Unaudited

February 28, 2026

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of Calif.	3.871%	28-Feb-26	Demand	$ 1,380,382.44	$ 1,380,382.44	1,380,382.44	
Local Bank Checking Accounts	U.S. Bank	n/a	28-Feb-26	Demand	284,488.77	284,488.77	284,488.77	
Total Unaudited Investments under the direction of the City					**$ 1,664,871.21**	**$ 1,664,871.21**	**$ 1,664,871.21**	
Investments under the direction of fiscal agents:								
2018 Refunding Bonds	US Bank	3.591%	28-Feb-26	Demand	11.14	11.14	11.14	2018A & 2018B - Debt Service Account
2018 Refunding Bonds	US Bank	0.305%	28-Feb-26	Demand	1,695,025.80	1,695,025.80	1,695,025.80	2018A & 2018B - Interest Account
2018 Refunding Bonds	US Bank	0.000%	28-Feb-26	Demand	1.00	1.00	1.00	2018A & 2018B - Reserve Account
Total Unaudited Investments under the direction of fiscal agents					**$ 1,695,037.94**	**$ 1,695,037.94**	**$ 1,695,037.94**	

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

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

Marc Morales, Senior Accountant

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

ATTACHMENT 3

Hesperia Housing Authority

Investment Report
Unaudited

February 28, 2026

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value
Investments under the direction of the City:							
Local Agency Investment Funds	State of California	3.871%	28-Feb-26	Demand	$ 5,599,971.95	5,599,971.95	5,599,971.95
Local Bank Checking Accounts	U.S. Bank	n/a	28-Feb-26	Demand	1,154,121.54	1,154,121.54	1,154,121.54
Total Unaudited Investments under the direction of the City					**$ 6,754,093.49**	**$ 6,754,093.49**	**$ 6,754,093.49**

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

Marc Morales, Senior Accountant

ATTACHMENT 4

Hesperia Community Development Comission

Investment Report
Unaudited

February 28, 2026

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value
Investments under the direction of the City:							
Local Agency Investment Funds	State of California	3.871%	28-Feb-26	Demand	$ 3,089,136.98	3,089,136.98	3,089,136.98
Local Bank Checking Accounts	U.S. Bank	n/a	28-Feb-26	Demand	636,653.10	636,653.10	636,653.10
Total Unaudited Investments under the direction of the City					**$ 3,725,790.08**	**$ 3,725,790.08**	**$ 3,725,790.08**

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

Marc Morales, Senior Accountant

ATTACHMENT 5

Hesperia Water District

Investment Report
Unaudited

February 28, 2026

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of California	3.871%	28-Feb-26	Demand	$ 33,086,595.94	33,086,595.94	33,086,595.94	
Local Bank Checking Accounts	U.S. Bank	n/a	28-Feb-26	Demand	6,818,954.33	6,818,954.33	6,818,954.33	
Total Unaudited Investments under the direction of the City					**$ 39,905,550.27**	**$ 39,905,550.27**	**$ 39,905,550.27**	
Investments under the direction of fiscal agents:								
Hesperia Water District PST	Charles Schwab	n/a	28-Feb-26	n/a	1,473,095.07	1,473,095.07	1,473,095.07	HWD Pension
Hesperia Water District OPEB	Charles Schwab	n/a	28-Feb-26	n/a	295,792.85	295,792.85	295,792.85	HWD OPEB
Deposits - Workers' Comp	PERMA	n/a	28-Feb-26	n/a	1,041,561.53	1,041,561.53	1,041,561.53	GL 1352
Total Unaudited Investments under the direction of fiscal agents					**$ 2,810,449.45**	**$ 2,810,449.45**	**$ 2,810,449.45**	

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

Hesperia Golf and Country Club
Consolidated Income Statement - Unaudited
February 2026

	Feb 26	Oct 25-Feb 26
Income		
General & Administrative	281.37	1,487.78
Course	78,905.00	494,479.01
Carts	2,010.00	8,864.00
Proshop	5,111.31	26,957.08
Food & Beverage	14,930.60	91,408.28
Total Income	101,238.28	623,196.15
Proshop	2,526.11	16,687.87
Food & Beverage	5,984.05	32,648.00
Cost of Goods Sold	8,510.16	49,335.87
Gross Profit	92,728.12	573,860.28
Expense		
50000 · Payroll Expenses		
General & Administrative	12,478.12	71,609.92
Course	33,124.40	176,744.29
Carts	8,387.13	43,027.62
Proshop	7,577.35	42,105.58
Food & Beverage	4,574.95	25,474.68
Total 50000 · Payroll Expenses	66,141.95	358,962.09
60000 · Operating Expenses		
General & Administrative	17,067.19	72,771.97
Course	35,627.96	142,389.36
Carts	8,273.31	46,260.63
Proshop	388.93	2,270.32
Food & Beverage	6,561.84	9,962.81
Total 60000 · Operating Expenses	67,919.23	273,655.09
Total Expense	134,061.18	632,617.18
Net Income	**-41,333.06**	**-58,756.90**

ATTACHMENT 7

Animal Control Donation Trust
Cash Flow Summary - Unaudited
February 28, 2026

Beginning Balance (February 1, 2026)	**$**	**103,400**
Adjustments (record donation & fees)		(782)
Adjusted Beginning Balance (February 1, 2026)		102,618
Activity During Month:		
Donations Received		150
Fees Paid (HDCF Administrative Fees)		(10)
Net Change in Balance		140
Ending Balance (February 28, 2026)	**$**	**102,758**

Information Provided by High Desert Community Foundation

DATE: April 21, 2026

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Keith Cheong, Deputy Finance Director

SUBJECT: Audited Financial Statements for Fiscal Year Ended June 30, 2025

RECOMMENDED ACTION

It is recommended that the City Council, Community Development Commission, Hesperia Housing Authority Board, Hesperia Water District Board, and Hesperia Fire Protection District Board receive and file the audited Financial Statements for the Fiscal Year Ended June 30, 2025.

BACKGROUND

City governments that receive Federal funding in excess of $750,000 in a fiscal year are required by Federal law (Office of Management and Budget [OMB] Circular A-133) to be audited. In addition, the bond documents for the City's debt require annual audits of the City's financial transactions.

ISSUES/ANALYSIS

The City's independent auditor, CliftonLarsonAllen LLP (CLA) performed the audit for Fiscal Year 2024-25.

The documents that comprise the Financial Statements, commonly referred to as the Audit for the City, are as follows:

- City of Hesperia–Annual Comprehensive Financial Report – June 30, 2025
- Single Audit of Federally Assisted Grant Programs – June 30, 2025
- Community Development Commission–Component Unit Financial Statements – June 30, 2025
- Hesperia Housing Authority–Component Unit Financial Statements – June 30, 2025
- Hesperia Water District–Component Unit Financial Statements – June 30, 2025
- Hesperia Fire Protection District–Component Unit Financial Statements – June 30, 2025

The Hesperia Housing Authority Component Unit Financial Statement was distributed on December 16, 2025 in compliance with State requirements. The Annual Comprehensive Financial Report (ACFR) was distributed on January 8, 2026, and the remaining Component Unit Financial Statements were provided to the Council on February 26, 2026. Finally, the Single Audit of Federally Assisted Grant Programs was distributed on March 31, 2026. Public copies of all the above-referenced documents are available in the City Clerk's Office and have been posted on the City's website.

As a matter of information, the City was awarded the Certificate of Achievement for Outstanding Financial Reporting for Fiscal Year 2023-24 by the Government Finance Officers' Association (GFOA). That was the twenty-third consecutive year the City has earned this prestigious award.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health - Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

None

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

The reports listed below were previously submitted to the Council (#1 on January 8, 2026, #2, #4, and #5 on February 26, 2026, #3 on December 16, 2025, and #6 on March 31, 2026). Public copies are available in the City Clerk's Office and have been posted on the City's website:

1. June 30, 2025 Annual Comprehensive Financial Report
2. June 30, 2025 Component Unit Financial Statements for the Community Development Commission
3. June 30, 2025 Component Unit Financial Statements for the Hesperia Housing Authority
4. June 30, 2025 Component Unit Financial Statements for the Hesperia Water District
5. June 30, 2025 Component Unit Financial Statements for the Hesperia Fire Protection District
6. June 30, 2026 Single Audit of Federally Assisted Grant Programs

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Jonathan Settle, Accountant

SUBJECT: Contract Amendment for Printing Services

RECOMMENDED ACTION

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to approve an amendment of $80,000 to the existing contract with Wirz and Company Printing, Inc., for a revised not-to-exceed amount of $160,000 and approve a one-year contract extension for printing services.

BACKGROUND

Departments Citywide need printed items for their various functions and utilize a City-wide agreement. These items include, but are not limited to, business cards, calendars, envelopes, W2 forms, inspection/violation forms, water quality reports, and newsletters. Ordering through a comprehensive agreement allows staff to operate more efficiently by streamlining printing services that are tailored to the department's needs.

ISSUES/ANALYSIS

The current contract is set to expire June 30, 2026, and a contract extension is needed to continue to utilize printing services. City Staff recommends extending the contract for an additional year. Additionally, the vendor has agreed to hold the current contract pricing for one more year through June 30, 2027.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health - Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

Sufficient funding will be included for the various departments in the proposed Fiscal Year 2026-27 Budget.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None

THIS PAGE LEFT INTENTIONALLY BLANK

DATE: April 21, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

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

SUBJECT: Award Construction Contract for FY 2024-25 CDBG Street Improvements, Construction Order No. 7175

RECOMMENDED ACTION

It is recommended that the City Council:

1. Award a construction contract for the FY 2024-25 CDBG Street Improvements, Construction Order (C.O.) No. 7175 project to the lowest responsive/responsible bidder, Sully-Miller Contracting Company for the bid amount of $339,900; approve an additional 10% contingency in the amount of $33,990, for a not-to-exceed total construction contract amount of $373,890; and
2. Authorize the City Manager to execute the contract.

BACKGROUND

The City Council has continuously expressed a desire to improve existing roadways within the City. As a result, staff has sought innovative ways to fund such improvements. Annually the City receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). In the past, a large part of this funding was directed to programs, which left small amounts available for capital projects. In order to accomplish the Council's goal of improving more streets throughout the City, staff has designated a larger amount of CDBG funding towards the CDBG Capital projects.

The FY 2024-25 CDBG Street Improvements (Project) consists of the reconstruction of the existing roadway along Live Oak Street, between Maple Avenue and Cottonwood Avenue. The project will remove existing asphalt and place new asphalt to restore the roadway surface.

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction) as the project involves the repair or reconstruction of an existing roadway within the public right-of-way with negligible or no expansion of use or capacity. A Notice of Exemption will be filed with the County Clerk and State Clearinghouse upon approval of award.

ISSUES/ANALYSIS

This project was advertised for bids beginning on February 18, 2026. More than 1,000 contractors were notified about the project through Public Purchase, the City's online bidding platform. Bids were received, opened, and publicly read on March 19, 2026.

The City received the following eleven (11) bids, which were utilized to determine the lowest responsible/responsive bidder:

Contractor	Bid Amount
Sully-Miller Contracting Company	$ 339,900.00
ONYX PAVING COMPANY, INC.	$ 387,000.00
Hardy and Harper, Inc.	$ 432,000.00
S Christensen Engineering, Inc.	$ 485,398.16
Calmex Engineering, Inc.	$ 491,417.00
C. A. Rasmussen, Inc.	$ 679,212.00
H L Hitchcock Construction Inc.	$ 700,500.00
Nolimit Construction	$ 944,777.97
LCR Earthwork & Engineering, Corp.	$ 968,257.50
Van Engineering, Inc	$ 1,051,078.00
Shiraz Construction	$ 1,088,600.00

After review of the submitted bids, staff has determined that Sully-Miller Contracting Company is the lowest responsive/responsible bidder. Sully-Miller Contracting Company complied with the requirements of the bid documents, including that which is a requirement of HUD. Sully-Miller Contracting Company is a licensed general engineering contractor and has successfully completed projects of similar size and scope. After staff's review and due diligence, the contractor is qualified to perform the work required for this project. Therefore, staff is recommending that Council award a contract to Sully-Miller Contracting Company for construction of the FY 2024-25 CDBG Street Improvements, C.O. No. 7175.

CITY GOAL SUPPORTED BY THIS ITEM

Capital Improvement – Continually evaluate capital improvement priorities.

FISCAL IMPACT

Funding for the Project is budgeted in the FY 2025-26 Capital Improvement Program (CIP). Funding includes $1,444,777 in Fund 251 – Community Development Block Grant (CDBG) for the FY 2024-25 CDBG Street Improvements Project, C.O. 7175.

The recommended construction contract, including contingency, as well as construction engineering and materials testing, is within the projects available budget.

ALTERNATIVE(S)

1. Do not award the construction contract. HUD grant funds may be at risk for failure to use funds timely.
2. Provide staff an alternative direction.

ATTACHMENT(S)

None

THIS PAGE LEFT INTENTIONALLY BLANK

DATE: April 21, 2026

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
Tina Souza, Senior Project Manager
Dena Alcayaga, Assistant Project Manager

SUBJECT: Acceptance of 2025 December Adverse Weather Emergency Road Repair No. 1 and No. 2, and Sewer Repairs

RECOMMENDED ACTION

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

1) Accept the completed 2025 December Adverse Weather Emergency Road Repair No. 1 and No. 2, and Sewer Repairs;
2) Authorize staff to record a Notice of Completion for each project; and
3) Authorize the release of all withheld retention amounts no sooner than thirty (30) calendar days following the date of recordation.

BACKGROUND

On December 23, 2025, a significant storm event brought unprecedented rainfall to the City of Hesperia and the surrounding High Desert region, with some areas receiving over 7.5 inches of rain. This event resulted in widespread flooding and extensive damage throughout the City.

On December 26, 2025, the City's Director of Emergency Services issued a local emergency declaration (Resolution No. 2025-051), which was subsequently ratified by the City Council on December 29, 2025.

To expedite the City's emergency response and protect public health, safety, and welfare, staff streamlined procurement procedures to advance critical repair work. This effort resulted in multiple emergency projects, including 2025 December Adverse Weather Emergency Road Repair No. 1 and No. 2, and Sewer Pipe Repair.

- **2025 December Adverse Weather Emergency Road Repair No. 1** included asphalt pavement repair and replacement on Arcadia Avenue, Lassen Avenue, Peach Avenue, and Tioga Street.
- **2025 December Adverse Weather Emergency Road Repair No. 2** included earthwork, grading, material import/export and placement, removal and disposal of a damaged storm drain box and other debris, and sewer line inspection on Cedar Street and Bandicoot Trail.
- **2025 December Adverse Weather Emergency Sewer Repairs** included earthwork, grading, material import/export and placement, sewer pipe replacement, roadway and

shoulder restoration, and installation of aggregate base and new asphalt pavement on Valencia Street and Topaz Avenue.

ISSUES/ANALYSIS

Construction for 2025 December Adverse Weather Emergency Road Repair No. 1 and No. 2, and Sewer Repairs were completed in February 2026, with a total cost of $286,375. These expenditures were ratified by the City Council on April 7, 2026, through Resolution No. 2026-018.

Description	Amount
2025 December Adverse Weather Emergency Road Repair No. 1	$145,558
2025 December Adverse Weather Emergency Road Repair No. 2	$27,737
2025 December Adverse Weather Emergency Sewer Repairs	$113,080

Upon acceptance of the projects, staff will record a Notice of Completion for each project. In accordance with applicable requirements, retention funds will be released no sooner than thirty (30) calendar days following recordation.

Following City Council acceptance, each project will be covered by a one-year warranty period.

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.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Notice of completion Road Repair 1
2. Notice of completion Road Repair 2
3. Notice of completion Sewer Repair
4. Project Photos

RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:

Attn: Justin Richard
CITY OF HESPERIA
Engineering Division
9700 Seventh Avenue
Hesperia, CA 92345

SPACE ABOVE THIS LINE FOR RECORDER'S USE
RECORDING FEE WAIVED PURSUANT TO CAL. GOV'T. CODE 27383

NOTICE OF COMPLETION

(CA Civil Code §§ 8180-8190 and 9200-9208)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER of an interest of estate in the hereinafter described real properties.
2. The FULL NAME of the undersigned is: **City of Hesperia**
3. The FULL ADDRESS of the undersigned is: **9700 Seventh Avenue, Hesperia, California 92345**.
4. Work of improvement on the properties hereinafter described was completed and accepted as a whole on **April 21, 2026**
5. The NAME AND ADDRESS OF THE DIRECT CONTRACTOR for such work of improvement as a whole is:
   H L Hitchcock Construction Inc. 10180 Victoria St. Rancho Cucamonga, Ca 91729
6. There was completed upon the herein described properties a work of improvement as a whole and is described as follows:
   Included asphalt pavement repair and replacement on Arcadia Avenue, Lassen Avenue, Peach Avenue, and Tioga Street.
7. The real properties on which said work of improvement was completed are located in the City of Hesperia, County of San Bernardino, State of California, and are described as follows:
   APN(S): **N/A – work was located within public right of way at various locations**
8. The street address(es) of said property(ies) is/are:
   N/A – work was located within public right of way at various locations

Justin Richard, Assistant Project Manager
Name and Title of Person Completing this Form for the City of Hesperia, a municipal corporation of the State of California

Signature: _____

Date: May 21, 2026

VERIFICATION

I, the undersigned authorized agent, declare under penalty of perjury under the laws of the State of California that I am the Assistant City Manager and Director of Development Services for the municipal corporation of the foregoing Notice of Completion; I make this verification on behalf of said municipal corporation, owner of the aforesaid interest of estate in the property therein described; I have read said Notice of Completion and know the contents thereof; and the facts therein stated are true and correct to the best of my knowledge.

Executed on _____, at Hesperia, California

Signed: _____

Kevin Sin, Deputy City Engineer

Attachment 2

RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:

Attn: Dena Alcayaga
CITY OF HESPERIA
Engineering Division
9700 Seventh Avenue
Hesperia, CA 92345

SPACE ABOVE THIS LINE FOR RECORDER'S USE
RECORDING FEE WAIVED PURSUANT TO CAL. GOV'T. CODE 27383

NOTICE OF COMPLETION

(CA Civil Code §§ 8180-8190 and 9200-9208)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER of an interest of estate in the hereinafter described real properties.
2. The FULL NAME of the undersigned is: **City of Hesperia**
3. The FULL ADDRESS of the undersigned is: **9700 Seventh Avenue, Hesperia, California 92345**.
4. Work of improvement on the properties hereinafter described was completed and accepted as a whole on **April 21, 2026**
5. The NAME AND ADDRESS OF THE DIRECT CONTRACTOR for such work of improvement as a whole is:
   H L Hitchcock Construction Inc. 10180 Victoria St. Rancho Cucamonga, Ca 91729
6. There was completed upon the herein described properties a work of improvement as a whole and is described as follows:
   included earthwork, grading, material import/export and placement, removal and disposal of a damaged storm drain box and other debris, and sewer line inspection on Cedar Street and Bandicoot Trail.
7. The real properties on which said work of improvement was completed are located in the City of Hesperia, County of San Bernardino, State of California, and are described as follows:
   APN(S): **N/A – work was located within public right of way at various locations**
8. The street address(es) of said property(ies) is/are:
   N/A – work was located within public right of way at various locations

Dena Alcayaga, Assistant Project Manager
Name and Title of Person Completing this Form for the City of Hesperia, a municipal corporation of the State of California

Signature: _____

Date: May 21, 2026

VERIFICATION

I, the undersigned authorized agent, declare under penalty of perjury under the laws of the State of California that I am the Assistant City Manager and Director of Development Services for the municipal corporation of the foregoing Notice of Completion; I make this verification on behalf of said municipal corporation, owner of the aforesaid interest of estate in the property therein described; I have read said Notice of Completion and know the contents thereof; and the facts therein stated are true and correct to the best of my knowledge.

Executed on _____, at Hesperia, California

Signed: _____

Kevin Sin, Deputy City Engineer

Attachment 3

RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:

Attn: Deanna Lestina
CITY OF HESPERIA
Engineering Division
9700 Seventh Avenue
Hesperia, CA 92345

SPACE ABOVE THIS LINE FOR RECORDER'S USE
RECORDING FEE WAIVED PURSUANT TO CAL. GOV'T. CODE 27383

NOTICE OF COMPLETION

(CA Civil Code §§ 8180-8190 and 9200-9208)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER of an interest of estate in the hereinafter described real properties.
2. The FULL NAME of the undersigned is: **City of Hesperia**
3. The FULL ADDRESS of the undersigned is: **9700 Seventh Avenue, Hesperia, California 92345**.
4. Work of improvement on the properties hereinafter described was completed and accepted as a whole on **April 21, 2026**
5. The NAME AND ADDRESS OF THE DIRECT CONTRACTOR for such work of improvement as a whole is:
   Kelley's Underground Construction, Inc 22411 US Highway 18 Apple Valley, Ca 92307
6. There was completed upon the herein described properties a work of improvement as a whole and is described as follows: included earthwork, grading, material import/export and placement, sewer pipe replacement, roadway and shoulder restoration, and installation of aggregate base and new asphalt pavement on Valencia Street and Topaz Avenue.
7.
8.
9. The real properties on which said work of improvement was completed are located in the City of Hesperia, County of San Bernardino, State of California, and are described as follows:
   APN(S): **N/A – work was located within public right of way at various locations**
10. The street address(es) of said property(ies) is/are:
    N/A – work was located within public right of way at various locations

Deanna Lestina, Project Manager

Name and Title of Person Completing this Form for the City of Hesperia, a municipal corporation of the State of California

Signature: _____

Date: May 21, 2026

VERIFICATION

I, the undersigned authorized agent, declare under penalty of perjury under the laws of the State of California that I am the Assistant City Manager and Director of Development Services for the municipal corporation of the foregoing Notice of Completion; I make this verification on behalf of said municipal corporation, owner of the aforesaid interest of estate in the property therein described; I have read said Notice of Completion and know the contents thereof; and the facts therein stated are true and correct to the best of my knowledge.

Executed on _____, at Hesperia, California

Signed: _____
Kevin Sin, Deputy City Engineer

2025 December Adverse Weather Emergency Road Repair No. 1

Peach Avenue

Before

After

Tioga Street

Before

After

Arcadia Avenue

After Repairs

Lassen Avenue

After Repairs

2025 December Adverse Weather Emergency Road Repairs No. 2

Cedar Street/ Bandicoot Trail

Before

After

2025 December Adverse Weather Emergency Sewer Repairs

Tamarisk Avenue/ Valencia Street

Before

After

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevedo, Director of Development Services
Ryan Leonard, Principal Planner

SUBJECT: Award Professional Services Agreement with PlaceWorks, Inc. for a Comprehensive Development Code Update

---

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to execute a Professional Services Agreement with PlaceWorks, Inc. in the amount of $344,530 and reserve a contingency of $34,453 for a total contract cost of $378,983 for a Comprehensive Development Code Update.

BACKGROUND

The City's Development Code establishes zoning regulations, land use standards, permitting procedures, and other development requirements that collectively form the regulatory framework shaping future development and guiding growth in accordance with the City's General Plan. Although individual sections of the Development Code have been periodically amended to address specific issues or comply with new State legislation, the Code has not undergone a comprehensive, system-wide update in more than 30 years.

As a result, the Development Code has become a collection of incremental amendments adopted at different times, which has created inconsistencies, outdated terminology, and internal conflicts between chapters. Additionally, many provisions no longer reflect community goals, modern planning and zoning practices, current development trends, objective design requirements, and/or updated State housing and land-use mandates.

Given the pace of regulatory changes in California and the City's ongoing residential and commercial growth, a comprehensive update is now necessary to ensure continued consistency with the General Plan, maintain compliance with State law, provide clear and predictable development standards, streamline permitting procedures, establish objective and measurable design criteria, and improve the overall organization and usability of the Code for staff, applicants, and the public.

Additionally, the City Council identified undertaking a comprehensive Development Code update as a key strategy to achieve the future development goals outlined in the adopted five-year Strategic Plan.

ISSUES/ANALYSIS

On January 4, 2026, a Request for Proposal (RFP) for work to be completed on the above-mentioned Development Code Update was published and made available for firms to submit proposals through a formal process utilizing Public Purchase, the City's online site. Eight proposals were received and reviewed by a selection committee. The proposals were evaluated based on certain criteria such as past experience, technical expertise and approach to the scope of work.

The selection committee conducted interviews for the top 3 ranked firms. Staff recommends PlaceWorks as the most qualified firm based on their experience, working knowledge of Hesperia, and demonstrated ability to deliver the required updates. Following receipt of the proposal, staff proceeded to negotiate a scope of work and a contract. The cost of the contract is $344,530. The expected time to complete the update is 12-18 months. A brief synopsis of the scope of work is discussed below:

Public Outreach and Engagement: Meaningful community and stakeholder engagement will be a key component of the comprehensive Development Code update. PlaceWorks will use a flexible, collaborative outreach strategy that balances public input with technical work.

Stakeholder Meetings*:* Six stakeholder meetings will be conducted with developers, local builders, real estate professionals, business owners, and property owners to identify constraints, opportunities, and desired improvements within the Code.

Community Workshops*:* Six in-person community workshops, held in conjunction with the Planning Commission and/or City Council meetings at key milestones, will be conducted throughout the process. These workshops will introduce the project, present draft concepts, and provide opportunities for public input on zoning issues and proposed revisions. They will also include review of residential, commercial, and industrial use standards; permit processing procedures; definitions; and draft Development Code chapters.

Online Survey*:* An online survey will be distributed to expand accessibility and engage a broader cross-section of City residents. The survey will complement in-person workshops and help capture additional community feedback.

Development Code Amendments: The update will include, but is not limited to, the following:

- Reorganize and reformat Title 16 of the Municipal Code as needed to ensure that the Development Code is user-friendly for the public and staff;
- A comprehensive review of the definitions;
- Examine the required findings for all entitlement applications to determine if additional findings need to be made;
- Address nonconforming uses and structures;
- Review the allowed uses in commercial and industrial zones to better differentiate uses across the three commercial zones and two industrial zones;
- Review commercial and industrial design materials and configuration;

- Review the allowed use table to determine if any changes should be made to the required approval process;
- Add additional development regulations for industrial developments that contain outdoor storage;
- Review animal regulations and best practices;
- Review and update allowed uses within the agricultural and rural residential zoning to bring uses more current and include standards where needed;
- Review landscape ordinance;
- Modify the wireless facilities section of the Code to be consistent with Federal and State law, add additional regulations for the ongoing maintenance of wireless facilities, and clarify location requirements;
- Review and revise the development standards to make sure that they are clear and easy for the public to understand;
- Ensure compliance with new State laws, and Housing Element programs;
- Add new regulations for short-term vacation rentals to limit large gatherings and properties on residential properties;
- Add new requirements for electric vehicle charging to be consistent with State law;
- Add new regulations for solar facilities located on commercial properties;
- Enhance signage design and materials standards.

PlaceWorks will also review the allowed uses and development standards in the Main Street and Freeway Corridor Specific Plan and determine, in coordination with staff, if there is a need to distinguish them more clearly from the Development Code.

FISCAL IMPACT

The cost of the contract is $344,530, with an industry standard contingency of 10 percent ($34,453), for a total project cost of $378,983. Funding for this project will extend through two fiscal years as shown below:

FY-2025/26	
Contract Cost	$100,000
Total- FY-2025/26	**$100,000**
FY-2026/27	
Contract Cost	$244,530
10% Contingency	$34,453
Total- FY-2026/27	**$278,983**
Total Contract Cost	**$344,530**
10% Contingency	**$34,453**
TOTAL	**$378,983**

The Fiscal Year (FY) 2025/26 Budget included funding in the amount of $100,000 for a Comprehensive Development Code Update. If approved, funding for year two of the agreement and the 10% contingency will be included in the FY 2026/27 Budget

CITY GOALS SUPPORTED BY THIS ITEM:

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

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

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Comprehensive Development Code Update Proposal from PlaceWorks
2. Proposal Fee Schedule

Attachment 1

PLACEWORKS

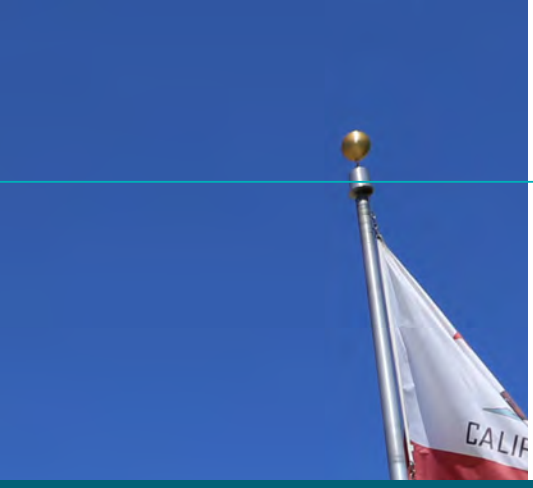
City of Hesperia

Comprehensive Development Code Update

TECHNICAL PROPOSAL IN RESPONSE TO RFP 2025-26-004

CITY OF HESPERIA • FEBRUARY 3, 2026

HESPERIA CITY HALL



PLACEWORKS

City of Hesperia
Comprehensive Development Code Update

TECHNICAL PROPOSAL IN RESPONSE TO RFP 2025-26-004

SUBMITTED TO:

CITY OF HESPERIA
Jonathan Settle, Accountant
9700 Seventh Avenue
Hesperia CA 92345
760.947.1188 | purchasing@hesperiaca.gov

SUBMITTED BY:

PLACEWORKS
Mark Teague AICP
Principal, Land Use and Environmental Strategies
3 MacArthur Place, Suite 1100
Santa Ana CA 92707
916.245.7500 | 714.966.9220 | mteague@placeworks.com

FEBRUARY 3, 2026

1975–2025

PLACEWORKS.COM

CONTENTS

1. COVER LETTER 1

2. UNDERSTANDING 3

What We Know and Why It Matters 3

3. APPROACH TO THE SCOPE OF WORK 5

Scope of Work 5

Proposed Schedule 12

4. EXPERIENCE 13

PlaceWorks 13

Team Organization 19

Brief Biographies 20

Resumes 25

Demonstrated Project Experience 45

5. REFERENCES 55

6. ADDENDA 57

1.
COVER LETTER

13201
WELCOME

1. COVER LETTER

February 3, 2026

Jonathan Settle
Accountant (Purchasing Section)
CITY OF HESPERIA | Planning Department
9700 Seventh Avenue
Hesperia CA 92345

Subject: PlaceWorks' Technical Proposal in Response to RFP 2025-26-004 Comprehensive Development Code Update for the City of Hesperia

Dear Jonathan Settle:

PlaceWorks is pleased to submit this proposal and is excited by the opportunity to continue to assist the City of Hesperia as it begins a comprehensive update to its Development Code. Having recently worked with the City on the focused General Plan update, we understand the significance of many of the issues the Development Code update is intended to address.

As one of the West's most eminent planning, design, and environmental consulting firms, we serve both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis and sciences, and GIS. Over our 50-year history, PlaceWorks has prepared numerous zoning and development code updates for communities throughout California. Our broad experience and technical proficiency give us a keen understanding of the complexities of translating high-level policy documents, like general plans, into enforceable development standards.

For this update, we have assembled a team of the brightest and best thinkers in planning and design, all of whom are well versed in zoning law and the many recent amendments to state and federal regulations that communities must now adhere to. We look forward to working alongside you to update your development code so that it both meets the changing statutory landscape for municipalities today and ensures new development is consistent with the goals and policies of the General Plan.

Through the General Plan update process, our team gained tremendous insight into the land use and zoning challenges the City is grappling with, as well as an appreciation for how passionately the residents and business owners care about the well-being of their community. We believe that our experience working with the City and familiarity with the High Desert make us uniquely qualified to assist Hesperia with this focused update.

PlaceWorks, Inc., a 100% employee-owned California S-Corporation headquartered in Santa Ana, California, was founded on September 5, 1975, and now employs a staff of approximately 150 people in six offices. We have five decades of experience with the public sector. Work on this project will be led by Cory Witter, the Project Manager of the 2025 General Plan Update, and performed from our corporate headquarters in Santa Ana (addresses and phone numbers below).

This Proposal, which contains no proprietary information, is submitted as a response to RFP 2025-26-004 Comprehensive Development Code Update. PlaceWorks has read and understands the RFP in its entirety,

including, without limitation, the scope and nature of the work, all appendices, attachments, exhibits, schedules, and addendum, as applicable. Per RFP instructions, our team's Cost Proposal is provided under separate cover. This proposal shall remain valid for 90 days from the date of submittal. As a Principal, Mark Teague is a duly authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. Please contact Cory Witter or Mark Teague with any questions.

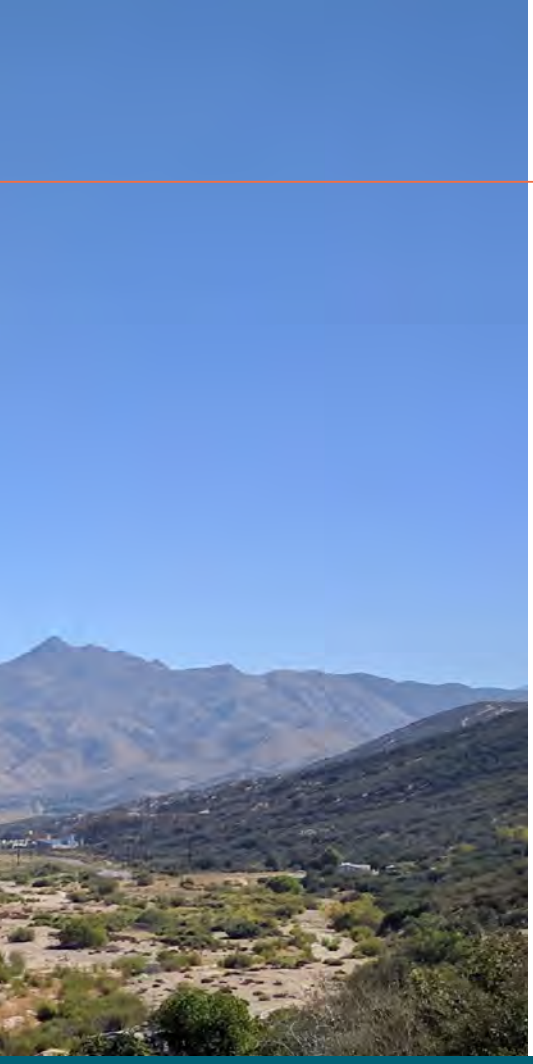
Thank you for this opportunity. We look forward to your response.

Respectfully submitted,

PLACEWORKS

Mark Teague AICP
Principal, Land Use & Environmental Strategies
Principal in Charge
916.245.7500 | mteague@placeworks.com

Cory Witter
Senior Associate
Project Manager
714.966.9220 x2337 | cwitter@placeworks.com



2. UNDERSTANDING

2. UNDERSTANDING

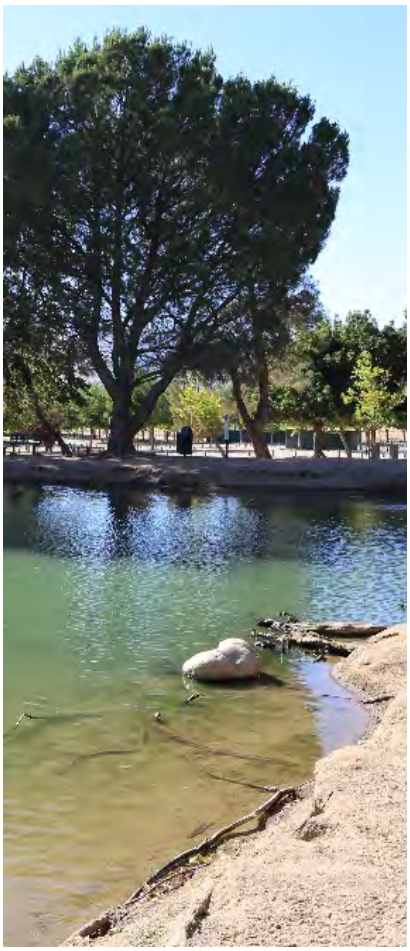
What We Know and Why It Matters

The PlaceWorks team has earned a wealth of knowledge and experience by successfully completing development code updates that vary from those seeking legislative consistency to those implementing new land uses guided by a bold vision for the future. It is critical to recognize where a jurisdiction sits on this spectrum before proposing a program that achieves their goal. The following discussion describes PlaceWorks' understanding of the goals of this focused update based on our due diligence during the preparation of this proposal.

Improving Usability

For many years, PlaceWorks has championed a transition away from cumbersome, monolithic planning documents and guided clients toward more streamlined, user-friendly experiences (both print and web based). We specialize in synthesizing complex materials into a concise package that more clearly conveys the spirit and intent of the original document(s). In the context of development codes, this could entail restructuring often-repetitive permitted uses sections into a single table and/or rephrasing specific standards in a more digestible way.

Understanding that many City staff interact with the code on a daily basis, it is imperative that the updated code be structured in a way that facilitates efficient project review procedures and intuitive navigation. When staff are comfortable with the code, they are better equipped to communicate otherwise complex zoning issues to members of the community. Ultimately, a more user-friendly code is not only a practical tool, but a demonstration that the City is committed to transparency and to expanding public understanding of how local government functions.

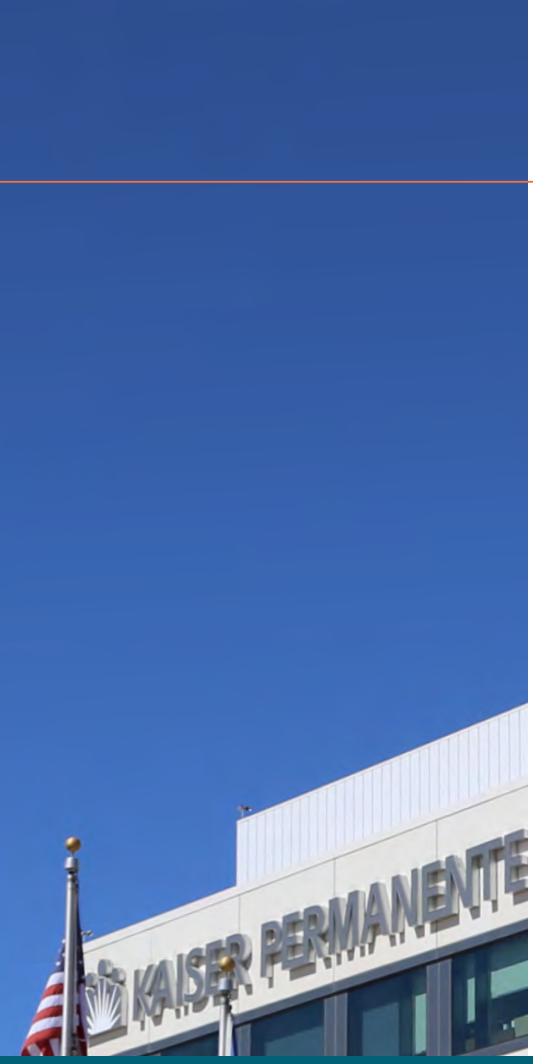


Encouraging Entrepreneurship

Given its prime location along a major interstate highway and proximity to activity centers down the hill, Hesperia is well positioned to capture business and household growth as it leaves the valley region. The City's Land Use Element carves out ample acreage for employment- and revenue-generating uses, so it is imperative that the standards and procedures in the existing development code be structured to support the General Plan's vision. Through the comprehensive development code update effort, the City will have the opportunity to sit down with stakeholders in the development community and discuss how the code can be revised to reduce friction points. By making the development code clearer and more accessible, the City shows that it is open to embracing new development that positively contributes to the Hesperia community.

Safeguarding Sensitive Uses

The City has already seen an uptick in development activity over the last decade and, with the adoption of its recent focused General Plan, has established a framework that ensures new development improves the quality of life that community members already enjoy. Throughout the update process, we heard the importance of protecting neighborhoods, schools, and recreation areas from incompatible commercial and industrial development, such as pallet yards. The development code update process will allow the City to address the community's concerns and ensure that new development is consistent with general plan goals and aligns with the City's vision for the future.



3. APPROACH TO THE SCOPE OF WORK

welcome

3. APPROACH TO THE SCOPE OF WORK

Scope of Work

Task 1. Project Kick-off, Management, and Coordination

Task 1.1 Project Kick-off Meeting

The project kick-off meeting is a critical event in shaping a successful development code update. City staff and consultant team members must collaborate effectively if the work plan is to be completed with the desired quality and within the expected time frame and budget. The kick-off meeting allows the project team to:

- Introduce key participants.
- Refine the work program, scope of work, and schedule (confirm desired timelines for milestone deliverables).
- Identify the roles of anticipated stakeholders such as outside agencies, organizations, property owners, and individuals.
- Identify available resources and any current or related projects that must be considered.
- Refine communication protocols for the project.
- Address ongoing implementing projects or programs that could potentially affect the project.

The kick-off meeting could also include representatives from other City departments, such as Public Works, Finance, and the City Manager's Office, among others.

Deliverable(s):

» Preparation for and attendance at kick-off meeting
» Summary notes

Task 1.2 Ongoing Project Management

The project schedule will define the sequence and critical path for performance of work tasks, including document submittal deadlines to the City, City staff review periods, and time frames for document revisions. This task accounts for the ongoing operational and coordination activities that are essential for keeping a project on schedule and within budget. This task assumes an 18-month schedule and includes activities such as project start-up, minutes and agendas, budget and schedule tracking, and ongoing coordination with the consultant team.

Deliverable(s):

» Project schedule (either in Excel or MS Project)
» Coordination with the City's designated Project Manager
» Subconsultant Coordination
» Review and processing of project invoices

Task 1.3 Coordination and Meetings with City Staff

PlaceWorks will participate in twice-monthly meetings with Planning Department staff to coordinate work tasks and deliverable products among our team members and other consultants, review project progress, schedule future tasks, and discuss and identify solutions for any issues impacting the successful performance of the work program. For budgeting purposes, we assume one in-person and one virtual meeting each month over the course of the project schedule (up to 36 meetings over an 18-month schedule). These meetings are intended for communication with the core project team but can be expanded to include additional City and PlaceWorks staff, as necessary.

Deliverable(s):

- Preparation for and attendance at up to 36 meetings (18 in-person, 18 virtual)

Task 2. Public Engagement

Task 2.1 Stakeholder Meetings

In our experience, stakeholder interviews conducted soon after project kick-off are one of the best ways for the team to quickly assess perspectives on project issues, opportunities, and challenges as well as to solicit input on the best ways to reach out and involve various members of the community, stakeholder organizations, and the city at large. This is also an opportune time to engage with focus groups who are interested in sharing their input regarding the zoning code update.

PlaceWorks will work with City staff to identify relevant stakeholders and schedule meetings with those groups. Interviews and focus groups help to pinpoint issues, opportunities, and constraints as a means to inform the update. The primary purpose is to capitalize on participants' wealth of information, history, institutional knowledge, and understanding of issues. Interviews with outside agencies are also useful for discussing the zoning code, future projects, activities for greater coordination and understanding, and how each will shape or influence the updates.

It is assumed that the meetings will be scheduled over two concurrent days (grouped for efficiency) and could be held in person or virtually with two PlaceWorks staff in attendance.

Deliverable(s):

- Preparation for and attendance of 2 PlaceWorks staff at up to 6 stakeholder interviews
- Meeting materials such as presentations, handouts, and summary notes (for posting on website if desired)

Task 2.2 Online Engagement

PlaceWorks will supplement traditional in-person engagement with online tools to broaden accessibility and reach a larger cross-section of Hesperia residents. Our budget assumes content creation for and preparation of one online, self-selected response survey that complements critical discussions at in-person workshops. The survey can be made available in English and Spanish if desired, and a QR code can be provided for easy access to the survey.

Deliverable(s):

- Online survey (1)

Task 2.3 Community Meetings

In-person public meetings are expected by the public for large-scale planning efforts. PlaceWorks has extensive experience designing and conducting in-person meetings that are meaningful and productive for both City staff and the Hesperia community. We will build upon the success of the General Plan Update process to gather input and generate buy-in from a broad range of community members and enable City and consultant staff to more efficiently and personally connect with and engage many individual residents and stakeholders.

PlaceWorks recommends holding six community workshops concurrent with City Council and/or Planning Commission study sessions to maximize visibility and transparency throughout the update process. This approach was very well received during the General Plan Update because community members were able to share their feedback directly with the City's decisionmakers and, in turn, could hear decisionmakers' insights and considerations.

The workshops would be held at key points of the planning process to introduce the project and receive community feedback on zoning concerns as well as feedback on the Public Review Draft Development Code. For each community meeting, PlaceWorks will prepare draft and final materials, including a meeting agenda, sign-in sheet, presentation, open house boards and/or workshop activity, comment cards, and handouts as needed. PlaceWorks will also facilitate the workshop sessions with support from City staff, as necessary.

During the Kick-off Meeting (Task 1.1), the outreach scope and schedule can be refined further to better align with staff's understanding of the community's expectations. For purposes of budgeting, PlaceWorks plans to facilitate a total of six meetings/workshops.

PlaceWorks recommends structuring the sessions as follows:

- 1 meeting to review residential uses
- 1 meeting to review commercial uses
- 1 meeting to review industrial uses
- 1 meeting to review permit processing, definitions, and additional minor revisions
- 1 floating meeting to review topics requiring additional discussion
- 1 meeting to present the draft Development Code

Additional study sessions may be added to the scope and reflected in any necessary budget augments at the request of City staff.

PlaceWorks will prepare necessary materials for the Planning Commission and City Council, including ordinances, presentations, and attachments as needed. This scope assumes that the City will distribute the notices and publish as required by law.

Deliverable(s):

» Preparation for and attendance at up to 6 community workshops and summary notes
» Meeting materials such as presentations, handouts, and other related materials

Task 2.4 Public Engagement Summaries

PlaceWorks will prepare concise engagement summaries following each community workshop and at the conclusion of each online engagement activity. The summaries will provide a bullet point list of key themes and issues that we heard from the community and decisionmakers and describe how the feedback will inform the Development Code update.

Deliverable(s):

» Engagement summaries (7)

Task 3. Development Code Update

Based on direction from City staff, PlaceWorks will prepare Development Code amendments as identified in the subtasks below.

Task 3.1 Existing Code Review and Best Practice Research

PlaceWorks will review and assess the current Development Code (Title 16 and Title 17) against the adopted General Plan,adopted specific plans, and applicable State laws. We will also review staff-identified Development Code concerns or issues that should be addressed as part of the update. Following the assessment of background data, PlaceWorks will conduct a review of best practices to help guide subsequent Development Code update tasks.

Deliverable(s):

» Memorandum summarizing Key Findings

Task 3.2 Administrative Review Draft Development Code Amendments

PlaceWorks will prepare the Administrative Review Draft Development Code Amendments for internal review and comment by City staff. The Administrative Draft will demonstrate consistency with the General Plan Update, the 2021-2029 Housing Element, and applicable State laws and will incorporate best practice findings from Task 3.1.

PlaceWorks will also prepare graphics and/or illustrations to be included in the Development Code to better clarify requirements such as height and setbacks.

Based on our experience working alongside staff on the General Plan Update, we anticipate that the Development Code Updates will address, but not necessarily be limited to:

- Reorganization and reformat of Title 16 as needed to ensure that the Development Code is user friendly for the public and staff.
- A comprehensive review of the definitions.
- Examination of the required findings for entitlement applications to determine if additional findings need to be made.
- Addressing nonconforming uses and structures.
- Review of the allowed uses in commercial and industrial zones to better differentiate uses across the three commercial zones and two industrial zones.
- Review of commercial and industrial design materials and configuration.

- Review of the allowed-use table to determine if any changes should be made to the required approval process.
- Additional development regulations for industrial developments that contain outdoor storage.
- Review of animal regulations against best practices.
- Review and update of allowed uses within the agricultural and rural residential zoning to bring uses more current and include standards where needed.
- Review of landscape ordinance.
- Modification of the wireless facilities section of the Code to be consistent with federal and State law, addition of regulations for the ongoing maintenance of wireless facilities, and clarification of location requirements.
- Review and revisions to ensure that development standards are clear and easy for the public to understand.
- Ensure compliance with new State laws and Housing Element programs.
- Additional new regulations for short-term vacation rentals to limit large gatherings on residential properties.
- Additional new requirements for electric vehicle charging consistent with State law.
- Additional new regulations for solar facilities located on commercial properties.
- Prepare edits to the Sign Code focusing on design requirements, including materials, architectural features, etc.

PlaceWorks will also review the allowed uses and development standards in the Main Street and Freeway Corridor Specific Plan and determine, in coordination with staff, if there is a need to distinguish them more clearly from the Development Code.

Before preparing the Administrative Review Draft, PlaceWorks will consult with City staff to determine the appropriate file format(s) and preferred tracking procedures to ensure ease of internal use and review. It is assumed that the City will provide a single, consolidated set of comments following the review.

Task 3.3 Public Review Draft Development Code Amendments

Following receipt of consolidated City staff comments, PlaceWorks will prepare a Public Review Draft Development Code that is suitable to be published on the City's website and presented during the workshops and to the Planning Commission and City Council.

Task 3.4 Revised Draft Development Code Amendments

PlaceWorks will provide the Revised Draft Development Code Amendments to City staff for consideration for adoption. The Revised Draft Development Code Amendments will address any typos or errors and will incorporate a summary of edits and responses to comments on the Public Draft from staff, Planning Commission, City Council, and the public.

Task 3.5 Final Development Code Amendments

Following Planning Commission recommendation and City Council adoption hearings, PlaceWorks will prepare the Final Development Code with all revisions in PDF or other preferred format. We assume that the City will be responsible for updating the Development Code website (e.g., Municode).

Deliverable(s):

- Administrative Review Draft Development Code Amendments
- Public Review Draft Development Code Amendments
- Revised Draft Development Code Amendments
- Final Development Code Amendments

Task 3.6 Zoning Map Update

PlaceWorks will prepare updated Citywide zoning map(s) and overlay district maps, if necessary, to implement the updated Development Code. Mapping products will be provided in both graphic and GIS-compatible formats.

Deliverable(s):

- Draft and Final zoning maps
- Updated GIS data (map package)

Task 4. Environmental Review

Task 4.1 Addendum

PlaceWorks will prepare an addendum to the General Plan EIR, herein referred to as the "GP EIR," to evaluate the Development Code update. This approach to prepare an EIR Addendum is based on the presumption that the proposed Development Code update will be within the scope of and consistent with the General Plan and would therefore not create any new or greater impacts than those identified in the GP EIR. PlaceWorks recommends an addendum rather than a tiered mitigated negative declaration because an addendum is a more legally defensible CEQA document.

The Administrative Draft Addendum will be prepared following a format discussed during the kick-off meeting. Our default format for an Addendum follows the findings in section 15162 of the CEQA Guidelines without a lengthy initial study. If an initial study is requested, we will need to increase the budget and scope accordingly. The analysis will be qualitative, meaning that no technical studies will be necessary. A contract modification would be required for any new modeling or major quantitative analysis. One administrative draft will be provided for review.

Using one set of consolidated comments from the City on the administrative Draft Addendum, PlaceWorks will prepare the Final Addendum for use in the Staff Report. This task assumes that comments received on the Screencheck Draft Addendum will be minimal and require minor textual edits or revision. This scope of work also assumes that the Final Addendum will not be circulated for public review; therefore, a response to comments process and budget is not required. However, we are available to prepare responses to comments and addendum revisions, if requested, for an additional cost.

Deliverable(s):

- Administrative Draft Addendum (Word and PDF)
- Final Addendum (PDF)

Task 4.2 Notice of Determination

PlaceWorks will prepare a Notice of Determination (NOD) for submittal to the County Clerk. If requested, PlaceWorks will submit the NOD to the Governor's Office of Land Use and Climate Innovation's State Clearinghouse. Our scope assumes that City staff will submit the NOD to the County Clerk and pay all applicable filing fees at the time of posting. The budget does not include payment of any filing fees.

Deliverable(s):

- Notice of Determination (PDF as state form)

Task 5. Adoption Hearings

Task 5.1 Planning Commission

PlaceWorks will attend one session with the Planning Commission to present the draft Development Code for consideration and action. PlaceWorks will prepare and conduct a PowerPoint presentation and answer questions from the commissioners and public. A digital copy of the PowerPoint presentation will be provided in a format suitable for printing and for posting on the City's website. PlaceWorks can also help prepare staff report content.

Deliverable(s):

- In-person presentations at one session
- Presentation suitable for printing/posting on the internet
- Content for staff reports, as necessary

Task 5.2 City Council

PlaceWorks will attend one session with the City Council to present the draft for consideration and action. PlaceWorks will prepare and conduct a PowerPoint presentation and answer questions from the council members and public. A digital copy of the PowerPoint presentation will be provided in a format suitable for printing and for posting on the City's website. PlaceWorks can also help prepare staff report content.

Deliverable(s):

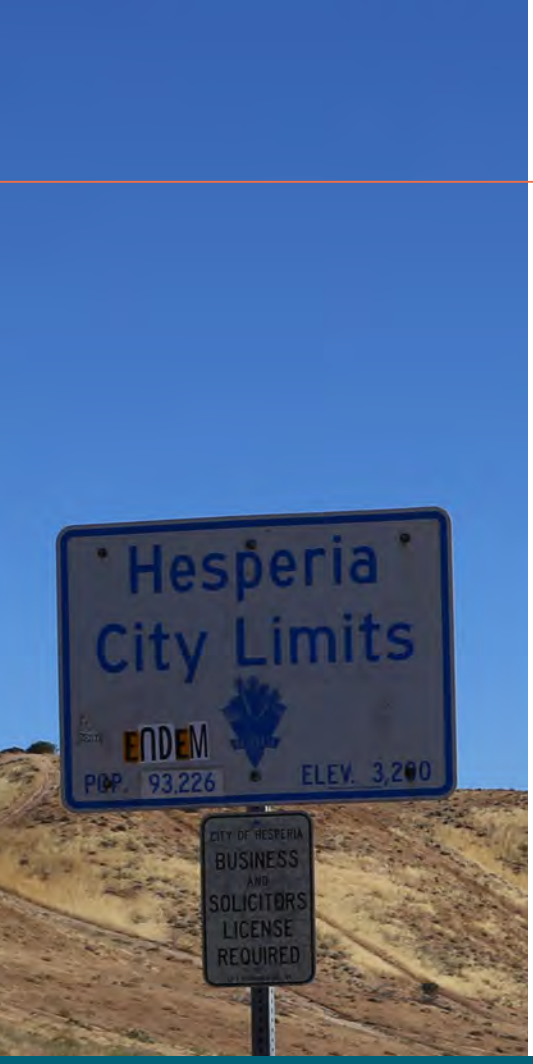
- In-person presentations at one session
- Presentation suitable for printing/posting on the internet
- Content for staff reports, as necessary

Proposed Schedule

PlaceWorks proposes the following schedule to prepare an update to the Hesperia Development Code.

Proposed Schedule

Task	Date Due
2026	
Project Kick-off	February
Administrative Draft Development Code	February–June
City Staff Review	July–August
Public Review Draft Development Code	September–October
City Staff Review	November–December
2027	
Planning Commission and City Council Adoption Hearings	January/February
Final Development Code	March



4. EXPERIENCE

4. EXPERIENCE

PlaceWorks

PlaceWorks is one of California's most eminent planning, design, and environmental consulting firms serving communities. We serve both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis, economics, and GIS. We celebrated our 50th anniversary in business last year, and we currently employ a staff of approximately 145 people in six office locations statewide. We have provided similar services since our firm's inception.

Our broad experience and technical proficiency give us a keen understanding of the complexities of public policies, project designs, environmental compliance, and legal requirements. Our services include, but are not limited to, the following:

Community Planning

- Housing Research and Analysis
- Zoning and Form-Based Code
- Comprehensive Planning, including General Plans, Specific Plans
- Community Outreach and Engagement
- Climate Adaptation & Resiliency
- Environmental Justice Planning
- Infill Planning and Design
- Corridor Planning
- TOD Planning
- Geographic Information Systems
- Creative Media

Economics

- Economic and Market Analysis
- Economic Development Planning
- Site Selection and Development
- Feasibility Studies
- Transfer of Development Rights

Design

- Transit-Oriented Design
- Downtown Design and Planning
- Design Standards and Guidelines
- Site Planning
- Large-Scale Planning and Design
- Strategic Plans

Environmental Services

- CEQA/NEPA Documentation
- Tiered Environmental Review:
  - Addendums
  - Supplemental or Subsequent EIRs and MNDs
  - Project Consistency Reviews
- Third-Party Review
- Technical Studies:
  - Air Quality and GHG
  - Energy
  - Noise, Vibration, and Acoustics
  - Hydrology, Water Quality & Supply
  - Health Risk Assessments
  - Title 5 Risk Studies
  - Wildfire and Safety
  - Visual Impact Analyses
- Regulatory Compliance
- Scoping Meeting Preparation and Facilitation
- Community Engagement

Landscape Architecture

- Streetscape Design
- Parks and Trails Planning
- Urban Agriculture and Urban Forestry
- Storm Water Management
- Evidence-Based Design

Company Information

Type: A California Corporation, 100% Employee Owned

Founded: September 1975

Office Locations

Santa Ana (headquarters)
Los Angeles
Ontario
San Luis Obispo
Berkeley
Sacramento

Primary/Day-to-Day Contact

Project Manager
Cory Witter
Senior Associate
3 MacArthur Place, Suite 1100
Santa Ana CA 92707
714.966.9220 ext. 2337
cwitter@placeworks.com

Website

https://placeworks.com

Relevant Experience

Planning

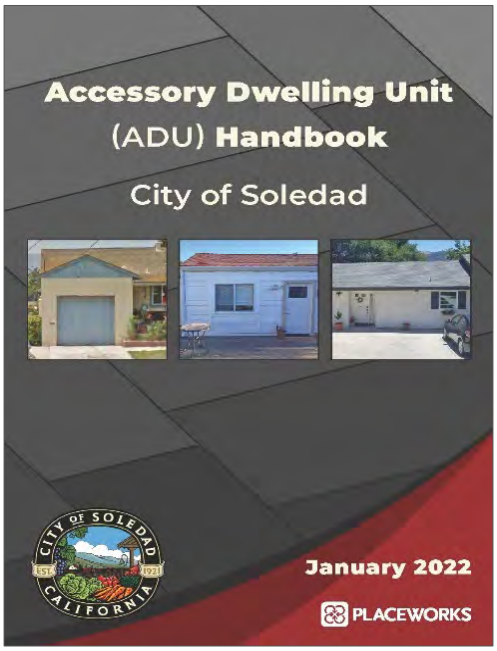
San Bernardino TOD Overlay Zone

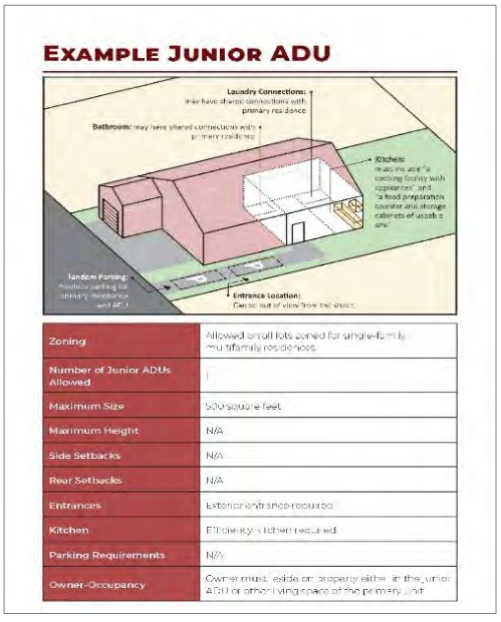
Zoning and Form-Based Code. PlaceWorks has prepared zoning and form-based code updates and overlays for communities throughout California. These codes are highly customized to each community, and we work closely with clients to identify the approach that will most effectively achieve the jurisdiction's and community's objectives. We incorporate best practices and innovative tools from all approaches to zoning, including form-based codes, conventional zoning codes, and performance zoning. Examples include the Crafton Hills College Village Overlay Zone, the Fontana Downtown Overlay District, and the San Bernardino TOD Overlay Zone.

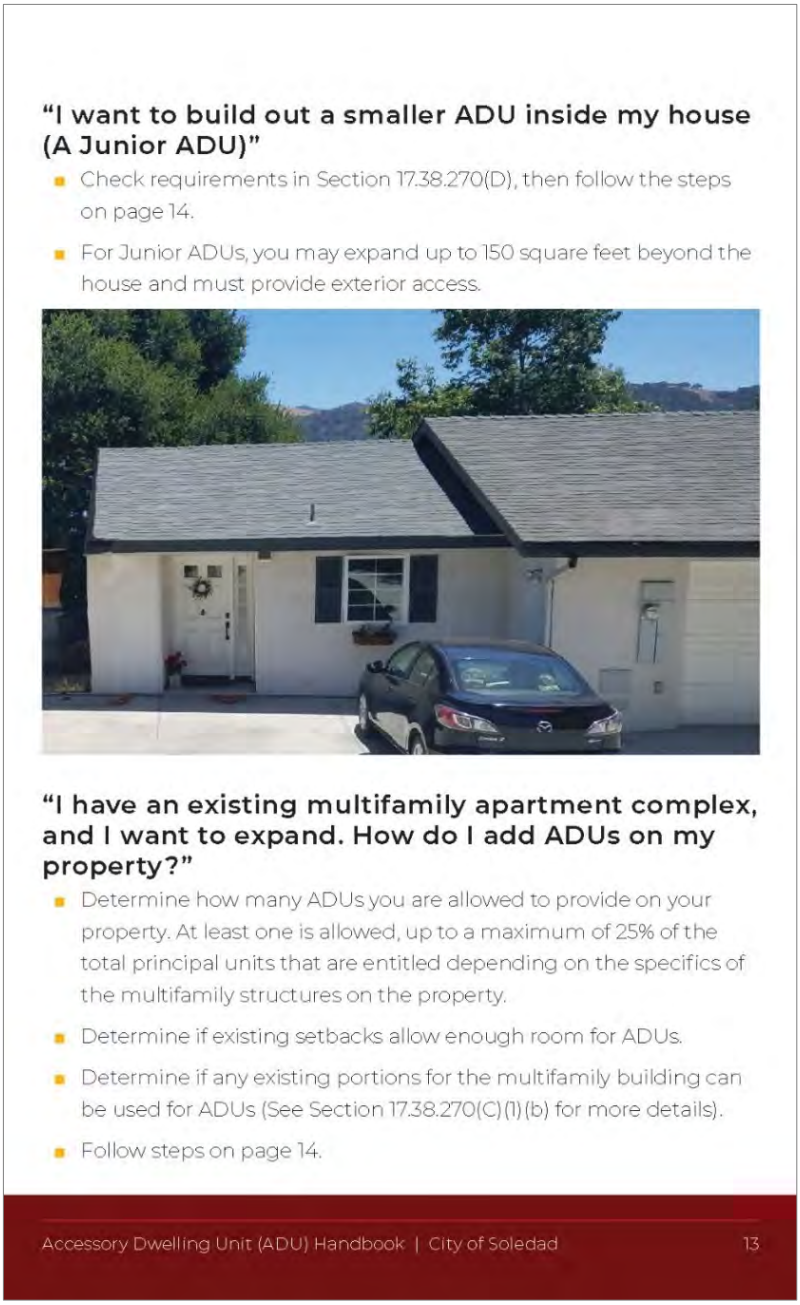
City of Barstow General Plan Update & EIR

Housing Services and In-Depth Experience with Recent Housing Legislation and HCD. PlaceWorks staff have developed strong and effective working relationships with the California Department of Housing and Community Development (HCD) reviewers. Reaching a consensus with HCD is a negotiation process, and we are committed to representing our clients' best interests in this process. We strive to understand updates to state law and HCD goals and to serve as a liaison between HCD staff and the communities with which we work. By maintaining close contact with HCD and representing the needs of our clients, we have never failed to obtain certification for any of the housing elements we have prepared. PlaceWorks staff have prepared hundreds of housing elements, including more than 50 adopted housing elements in the 6th cycle alone. Of course, our housing element expertise extends to the many recent State law changes, including accessory dwelling units, sites for lower income households that have been included in more than two housing element land inventories, analysis of local efforts to address nongovernmental constraints, and new analysis requirements for underutilized or vacant sites. We work directly with HCD on the interpretation of new housing laws, and we provide housing law guidance to the various jurisdictions we work for.

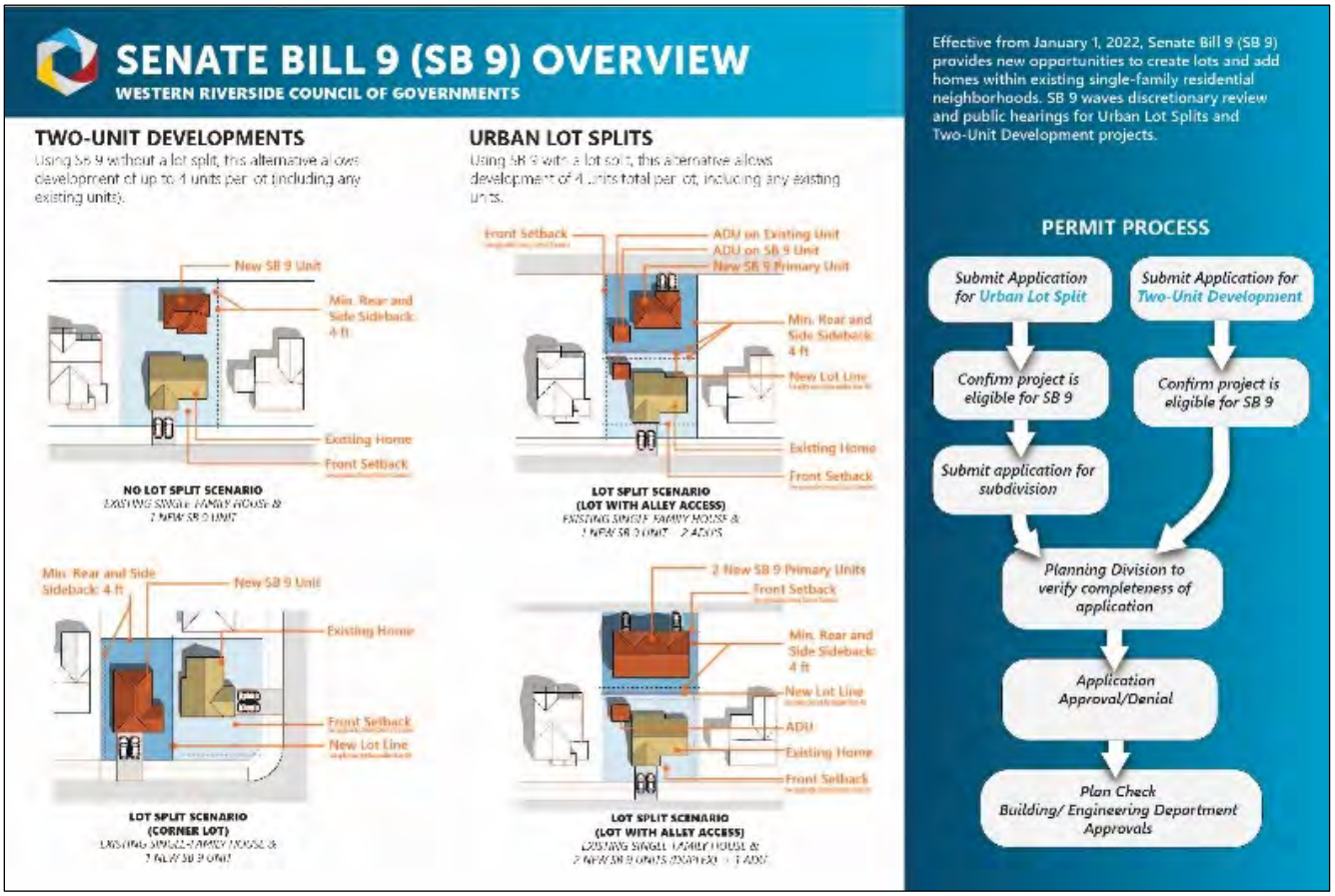
Accessory Dwelling Units (ADUs). The PlaceWorks Housing Team has extensive experience implementing housing elements. One example is our work for the City of Soledad, which included updating the zoning ordinance and developing an Accessory Dwelling Unit (ADU) handbook. The work was funded by a Senate Bill 2 Planning Grant. Soledad is a small agricultural city in Monterey County, located near Pinnacles National Park. The team's work on the update included updating the zoning code in a variety of areas to be consistent with state housing legislation and providing an ADU handbook for the city. The team also facilitated the adoption of the zoning amendments through the city's public hearing process and prepared the applicable CEQA analysis pertaining to the required amendments.







Urban Design. Some communities need updates to standards for new kinds of housing, like small lot single family, which reach a wider segment of the marketplace. PlaceWorks helps envision opportunity areas in communities and has helped develop different urban design concepts that respond to community needs and are market feasible. This is particularly important when communities are resistant to change and require powerful visuals to convey the right messages. We help inform and engage community members on density, housing products, the change in retail, urban form, and the importance of rethinking streets. Embedded in all our urban planning and design work is placemaking. We have crafted objective design standards and model ordinances and assisted cities across the state to adopt them into their zoning codes. Our broad experience and technical proficiency have given us a keen understanding of the complexities of public policy, project design, and legal requirements. Our design work includes WRCOG Objective Design Standards Toolkit, WRCOG SB 9 Toolkit, and San Bernardino (City) Downtown Specific Plan.



Corridor Planning and Design. Communities need financial tools and growth opportunities to reclaim corridors and reweave them into the neighborhood fabric. At the forefront of corridor revitalization, PlaceWorks creates new solutions to reposition commercial corridors with the mix of land uses that best competes in the local and regional economies. With our long history of working with the general public, private developers, and businesses, we know how to combine the right community- and market-driven design solutions to address multimodal transportation options, the built environment, economics, and community health. From design to implementation, we identify both new and proven economic development strategies and funding mechanisms to begin implementing the plan immediately.

Highland Base Line Corridor Study (including 3D fly-through. We also prepared Highland Sign Ordinance illustrations and graphics.

Environmental Services

PlaceWorks has over five decades of experience in environmental planning, with a long-term perspective and technical expertise in shaping responses to the dynamic state and federal regulatory environment. We have managed a wide range of project sizes and types, and our reputation is built on our consistent production of effective and defensible environmental documents.

Good environmental analysis doesn't just tally up impacts but finds opportunities to address and solve serious environmental concerns. We use our expertise to formulate workable plans and programs while remaining objective to ensure environmental documentation withstands legal scrutiny.

Environmental Strategists. We view ourselves as a client's environmental strategist, and because CEQA is California's broadest environmental law and a rapidly changing landscape, it is critical to have a deep understanding of the process and legal requirements. We continually monitor case law, legislative proposals, and regulatory guidance, integrating this information to provide the highest level of legal integrity. Our senior staff adds value to our services with decades of CEQA and NEPA experience. We translate this expertise into a variety of publications—including our "A Practical Guide to the California Environmental Quality Act"—to make the procedural and substantive requirements of CEQA accessible to decision makers and the public.

The Right Level of Analysis. PlaceWorks understands each project is unique—in both its physical and political context—and we have the experience and skills to identify when projects may be subject to CEQA and/or NEPA. We know the right questions to ask to move

toward the right CEQA, NEPA, or joint CEQA/NEPA documentation and process. Our first course of action is always to determine whether any categorical exclusions (NEPA) or categorical exemptions (CEQA) apply to the project. Taking advantage of exclusions and exemptions helps us to optimize efficiencies and reduce redundancies while ensuring legal defensibility for our documents. If no exclusions or exemptions apply, the next step is to determine whether an individual or joint CEQA/NEPA document is required. If a joint document, we have the experience to scope our work for technical studies/analyses that provide the required analysis under both CEQA and NEPA without overkill or redundancy.

PlaceWorks Zoning Code Experience

County Experience

- Butte County
- Contra Costa County
- San Luis Obispo County
- Tuolumne County
- Yuba County

City Experience

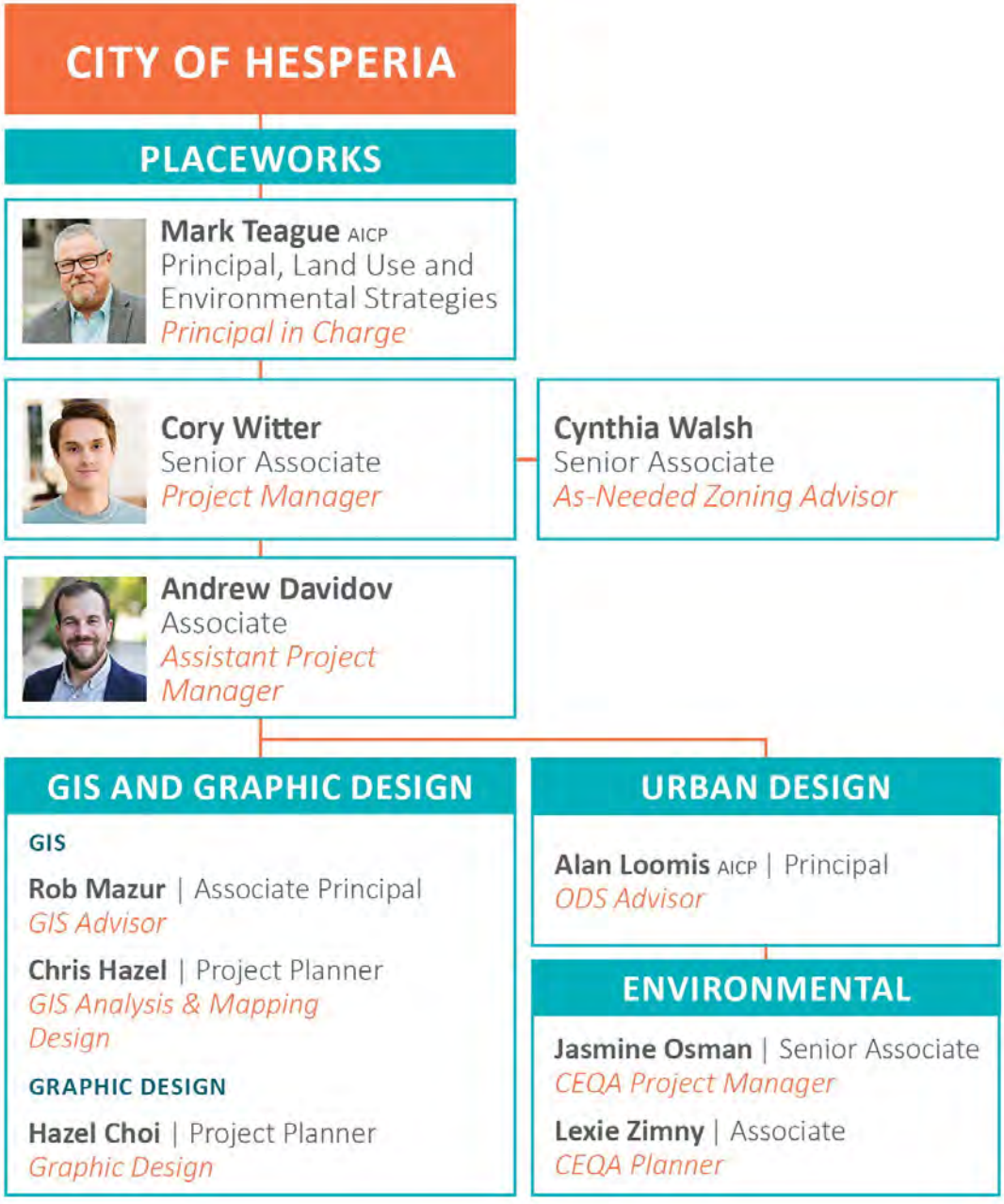
Anaheim
Barstow
Berkeley
Burbank
Capitola
Ceres
Chino
Cloverdale
Concord
Corning
Covina
Cupertino
Eastvale
Fullerton
Gardena
Glendora
Highland
Hughson
Livermore
Los Gatos
Madera
Menlo Park
Merced
Moorpark
Moraga
Morgan Hill
National City
Needles
Oakland
Oakley
Orange
Oroville
Paradise
Pasadena
Pittsburg
Redondo Beach
Riverbank
Salinas
San Bernardino
San Bruno
San Carlos
San Mateo
Santa Clara
Santa Rosa
Stockton
Soledad
South San Francisco
Sunnyvale
Temple City
Tracy
Tulare
Upland
Vallejo
Westminster
Wildomar
Woodside
Yuba City

PLACEWORKS

Last updated 1/21/2026.

Team Organization

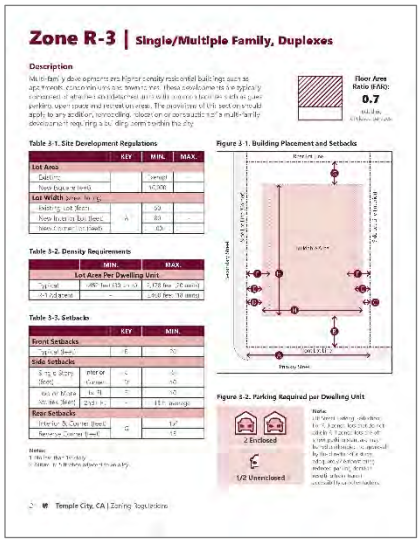
Below is an organizational chart demonstrating the project team members for this effort, followed by brief biographies. Resumes for all staff may be found after the biographies.



Brief Biographies

MARK TEAGUE AICP | Principal, Land Use & Environmental Strategies
Principal in Charge

In over 35 years of public- and private-sector experience, **Mark Teague** has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public. Mark is often able to offer a unique approach to meeting a critical goal of a project. His experience as a planning director, staff liaison, and ability to see the whole of the project, ensures that every document meets the need of the client. He has served as on-call extension of staff for numerous cities in California including Wildomar, Beaumont, and Eastvale. His Zoning experience includes a comprehensive update of the City of Temple City's Zoning Code, updates and zoning services for the City of Wildomar, and zoning advisory services for Envision Contra Costa 2040 General Plan Update, Climate Action Plan, Zoning Code, and EIR project.

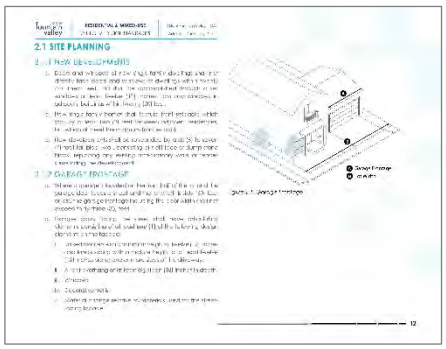


City of Temple City Comprehensive Zoning Code Update, led by Mark Teague AICP

FUTURE READY FOUNTAIN VALLEY
2045 General Plan and Zoning Code Update

CORY WITTER | Senior Associate
Project Manager

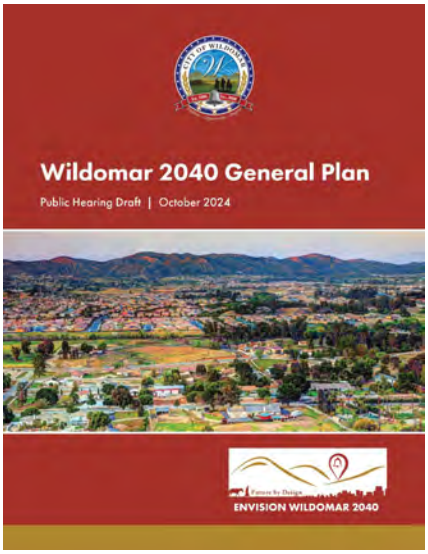
Cory Witter's background in public health and community-based participatory research adds to his unique perspective on the planning world. His wide project experience so far has just intensified his passion for long-range planning, economic development, and community engagement. He views planning dilemmas as an intersection of the social and physical environments and chooses to search upstream for solutions rather than downstream—to fix the causes of problems instead of just their effects. Cory's recent experience includes serving as project manager for the Hesperia General Plan Update and assistant project manager on the Barstow General Plan Update. He also assisted with multiple 6th-cycle housing elements in San Bernardino and Riverside Counties. He is



currently working with multiple jurisdictions to evaluate and adopt inclusionary housing ordinances.

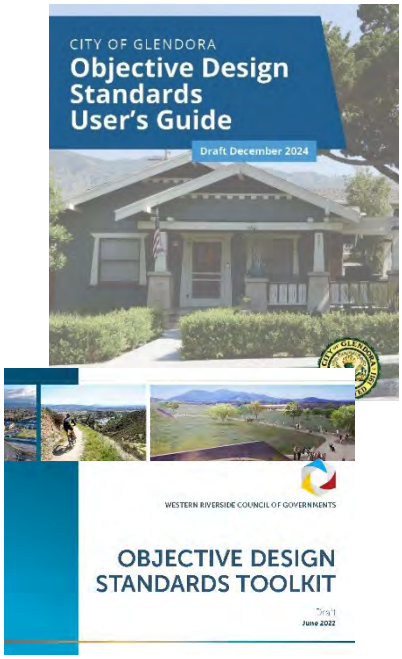
CYNTHIA WALSH | Senior Associate
As-Needed Zoning Advisor

Cynthia Walsh has almost 20 years of experience working on long-range planning documents, specializing in policy writing for housing element updates, housing element annual reports, and housing element implementation. She also has experience with comprehensive Zoning Code and General Plan updates. Some of her work includes Housing Elements for Riverside County, Wildomar, Eastvale, La Habra Heights, California City, Imperial County, and many other cities and counties. Other recent work includes Title 17 Development Code Comprehensive Update for the City of Wildomar; and housing element zoning implementation for Stockton, Benicia, Dixon, Solano County, Gonzales, and Lafayette. She is currently assisting with Comprehensive Zoning Code updates for Yuba City and the Town of Paradise, zoning text amendments to comply with State law for the City of Gridley, and Housing Element updates for the City of South Lake Tahoe and the newly incorporated city of Mountain House.



ANDREW DAVIDOV | Associate
Assistant Project Manager

Andrew Davidov will provide zoning planning support. Andrew specializes in every step of comprehensive zoning code updates. His areas of expertise include designing and implementing community engagement plans, analyzing land use regulations, and crafting precise code language. Andrew interprets existing land uses and standards, aligns them with government regulations, and develops new policies and standards for zoning code updates. His projects have included writing comprehensive zoning code updates, form-based codes, and objective design standards in compliance with California law. Andrew helped write targeted zoning code amendments align with community goals and California law, create a form-based code for a Highway 111 Specific Plan for La Quinta and drafted code amendments based on projected housing and transportation needs for Park City, Utah. He also has supported overhauling and writing new objective design standards for Glendora, Millbrae, and Piedmont. He is currently serving as the Assistant Project Manager for the Contra Costa County and San Mateo comprehensive zoning code updates.



ALAN LOOMIS AICP | Principal, Urban Design
Advisor, Objective Design Standards

Alan Loomis will serve as the ODS Advsior for this effort. Alan Loomis is an award-winning urban designer, planner and educator. As Principal of Urban Design in PlaceWorks' downtown LA office, Alan is responsible for leading our regional urban design practice while playing a role in projects throughout California. A 15-year veteran of City Hall, Alan has directed a wide range of urban design-based policy projects leading multi-disciplinary teams through an equally wide range of public outreach programs. As City Urban Designer for Santa Monica Alan was the City's lead for Promenade 3.0, a comprehensive redesign proposal of the iconic Third Street Promenade. Before Santa Monica, Alan led the urban design program for the City of Glendale for 12 years. Starting in 2005 as the City's first on-staff urban designer, and later as deputy director of the Community Development Department, he built an award-winning planning team that managed design review, historic preservation, citywide planning, and mobility programs. Alan has led and developed objective design standards for numerous jurisdictions, including the cities of Hesperia, Murrieta, Temecula Glendora, Wildomar, and Anaheim.

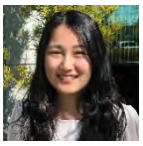
ROB MAZUR | Associate Principal
GIS Advisor

Rob Mazur will serve as GIS lead for this effort. Rob has extensive experience creating maps and datasets for a range of planning projects. He specializes in all facets of geodatabase development, data management, web GIS, and spatial and tabular analyses for improved decision-making, information retrieval, and cartography. His experience in a wide variety of planning projects, coupled with his expertise in GIS and field data collection, make him a key asset to any team. Rob excels at qualitative and quantitative spatial analysis, including buildout calculations, walkability, community health modeling, cartography, web application development, and land use scenario modeling. He works directly with clients and staff to develop effective, efficient, and informative GIS processes. Relevant project experience includes leading GIS services for general plan updates for the Cities of Barstow, Hesperia, and Wildomar.

CHRIS HAZEL | Project Planner
GIS Analysis & Mapping Design

Chris Hazel will conduct GIS analysis and mapping design for this effort. Chris has a decade of experience in housing and community development, ranging through the industry of building and social sciences. His concentration is on affordable and fair housing, and he advocates for creating community equity. He has worked in the public sector upholding housing standards, in the academic sector performing research and compiling housing educational archives, and in the private sector creating technical tools and reports to support housing planning policy. Chris practices polytechnical community building, incorporating GIS spatial analysis with outreach, quantitative research, graphic storytelling, design, and fabrication. Relevant projects in Chris's portfolio include GIS and mapping analysis for the Hesperia Transit Access Spatial Analysis project, the Lake County Housing Action and Implementation Plan, the TCAC Housing Development Tool, and statewide 7th Cycle Rural Housing Element program planning and affordably furthering fair housing (AFFH) maps.

HAZEL CHOI | Project Planner
Graphic Design

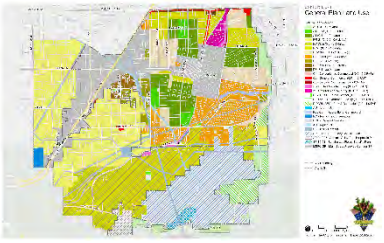


Hazel Choi will provide graphic design support. Hazel has experience in comprehensive and long-range planning, with a specific focus on policy development for housing element updates. She has been contributing to updating housing elements to achieve certification for various local jurisdictions throughout California.

Hazel also has expertise in preparing and updating zoning code amendments to ensure compliance with the recent state law changes for various local jurisdictions. She is committed to supporting cities and counties in successfully implementing their programs, helping them achieve their goals while meeting state requirements. Hazel has actively participated in numerous community outreach and surveys, dedicating her time to creating a range of visual materials that enhance the community's understanding of various projects.

JASMINE OSMAN | Senior Associate
CEQA Project Manager

Jasmine Osman will serve as Project Manager for the environmental component of this effort. Jasmine's particular interests in the planning profession include law, social equity, and the environment. At PlaceWorks, she assists both the planning and environmental teams on a wide



City of Hesperia General Plan Land Use Map

range of projects for public- and private-sector clients—from industrial and residential developments to school facilities, parks and public works projects, specific plans, and general plan updates. With over eight years of CEQA experience and a CEQA Practice certificate from the UC San Diego Extension, Jasmine mostly assists the environmental team with managing projects and preparing CEQA analyses and documentation. As a senior project manager, she is skilled at coordinating efforts between clients, subconsultants, and the internal PlaceWorks team while ensuring projects are delivered on time, within budget, and of a high quality. Her organizational skills and attention to detail have proven beneficial for all. Jasmine's experience includes working on general plan and housing element updates for the cities of Hesperia, Barstow, Wildomar, and Corona.

LEXIE ZIMNY | Associate
CEQA Planner

Lexie Zimny will provide environmental planning support. Lexie is a sharp and focused environmental planner whose passion in planning stems from a desire to help clients make well-informed and inclusive decisions about communities, and whose alacrity in learning new skills and processes makes her a highly versatile team member. She is adept at finding creative and accessible ways to communicate complex information. Lexie's responsibilities include research, writing, and coordination with team members, clients, and subconsultants for projects of all types. Her experience includes environmental analysis for more than a dozen general plan projects statewide and a wide variety of other project types including school facilities, annexation, parks, solar energy, and staff services projects. Lexie has provided air quality, GHG, and energy technical servies on numerous projects for the cities of Hesperia, Riverside, and Wildomar.

MARK TEAGUE AICP

Principal Advisor, Land Use and Environmental Strategies

In over 35 years of public- and private-sector experience, Mark has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public. Mark is often able to offer a unique approach to meeting a critical goal of a project. His experience as a planning director, staff liaison, and ability to see the whole of the project, ensures that every document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout northern and southern California including Anderson, Mount Shasta, Wildomar and Eastvale.

Mark is also an excellent public speaker and regularly presents at the League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance, and how to read an EIR. He also teaches planning to staff with a focus on how new legal decisions affect daily activity. Because of his public outreach skills, Mark has helped with projects ranging from Walmart to water-bottling plants and conducted town hall meetings about development services department efficiencies and increases in utility fees.

With a great deal of experience in smaller communities, Mark has experience using available resources to meet the clients needs. Small agencies have the same issues to resolve as larger agencies, what they lack is resources. Using previously prepared studies, data collected for several projects and from different sources as a resource to complete tasks. By talking with the community about an issue, Mark is often able to arrive at solutions using information the agency has already paid for. He is known for recommending solutions that are less expensive and in tune with the community.

HIGHLIGHTS OF EXPERIENCE

- SB 2 and LEAP/REAP Technical Assistance | Statewide CA
- River Crossing Market Place Specific Plan EIR | Redding CA
- Redding General Plan Circulation and Noise Element and EIR | Redding CA
- Addendum to Northeast Quadrant Specific Plan EIR | Dixon CA
- Loomis General Plan Housing and Land Use Element Update| Loomis CA
- Colfax General Plan and Housing Element Update | Colfax CA
- Yuba City General Plan Update | Yuba City CA
- Elk Grove Kammerer Road Annexation Area| Elk Grove CA
- Davis Core Area Plan and EIR | Davis CA

EDUCATION

- BA, Political Science, California State University, Stanislaus

CERTIFICATIONS

- American Institute of Certified Planners #019631

AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals

Team member since 2016

PLACEWORKS

MARK TEAGUE

Principal Advisor

mteague@placeworks.com

- Envision Contra Costa 2040 General Plan Update, Climate Action Plan, Zoning Code Update, and EIR | Contra Costa County CA
- Greentree Mixed-Use Development Project | Vacaville CA
- Lincoln Housing Element Update Environmental | Lincoln CA
- Lodi General Plan EIR | Lodi CA
- Barstow General Plan EIR and General Consulting Services | Barstow CA
- Rancho Cucamonga General Plan Update and EIR | Rancho Cucamonga CA
- On-Call Environmental Services | Beaumont CA
- City Planner | Weed CA
- Temple City General Plan Update EIR | Temple City CA
- Temple City Development Code Update | Temple City CA
- North School Reconstruction EIR | Hermosa Beach CA
- John Killen/Fox Luggage Warehouse Project IS/MND | Industry CA
- Residential Care Facility Specific Plan IS/EIR | Solana Beach CA

SPEAKING ENGAGEMENTS

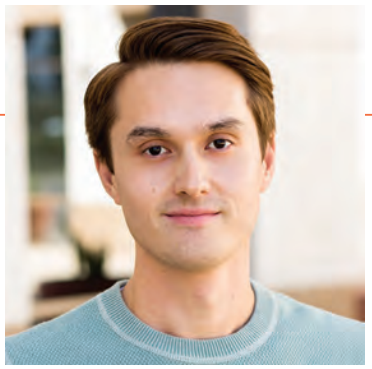
- CEQA Basics | 2024 League of California Cities Planning Commissioners Academy | Long Beach, CA
- Planning Commissioners Training | 2024 Inland Empire APA Riverside
- Perfect Mitigation Measures | 2024 California Association of Environmental Planners Anaheim
- Policy Implications of Planning | 2024 New Councilmembers and Mayors Academy Monterey

ACTIVITIES

- Engineering, Environment Planning Internship Chareete (EEPIC) Lead for PlaceWorks

AWARDS

- Envision Wildomar 2040 | 2025 Daniel Burnham Award of Merit for a Comprehensive Plan, California APA, Inland Empire Section



CORY WITTER

Senior Associate

Cory's background in public health and community-based participatory research adds to his unique perspective on the planning world. His wide project experience so far has just intensified his passion for long-range planning, economic development, and community engagement. He views planning dilemmas as an intersection of the social and physical environments and chooses to search upstream for solutions rather than downstream—to fix the causes of problems instead of just their effects. To add to his experience and abilities with comprehensive planning projects, especially general plans, Cory is venturing further into the field of land use economics. He is interested in economic growth and development—particularly in how all the pieces fit together so that cities can make land use decisions with lasting social and economic benefits.

Cory's recent experience includes serving as project manager for the Barstow General Plan Update and assistant project manager on the Fountain Valley General Plan Update. He also assisted with multiple 6th-cycle housing elements in San Bernardino and Riverside Counties. He is currently working with multiple jurisdictions to evaluate and adopt inclusionary housing ordinances.

HIGHLIGHTS OF EXPERIENCE

Comprehensive Planning

- Dana Point General Plan Update | Dana Point CA
- Hesperia Focused General Plan Update | Hesperia CA
- Barstow General Plan Update and EIR | Barstow CA
- Needles Land Use and Circulation Element Update | Needles CA
- San Bernardino Countywide Plan and EIR | County of San Bernardino CA
- Corona General Plan Update and EIR | Corona CA
- Colton General Plan Safety Element and Local Hazard Mitigation Plan | Colton CA
- Fountain Valley General Plan Update | Fountain Valley CA
- Redondo Beach Focused General Plan Update and EIR | Redondo Beach CA
- Santa Ana General Plan Update and EIR | Santa Ana CA
- Dana Point Housing and Safety Elements Update | Dana Point CA
- Anaheim General Plan Update | Anaheim CA

Economic Plans

- Inclusionary Housing Fee Study | Calimesa CA
- WRCOG SED Analysis: Socioeconomic Data Allocation, Comparison, and Distribution | Western Riverside County CA
- Missing Middle Housing Analysis | Elk Grove CA
- Western Riverside Council of Governments' "EXPERIENCE" Feasibility Study | Riverside County CA
- Western Riverside Council of Governments SCAG RTP/SCS Data Review | Riverside County CA
- Development Impact Fee Study for Midtown Long Beach | Long Beach CA
- Community Profile and Environmental Scan | Torrance CA

EDUCATION

- Master of Urban and Regional Planning, University of California, Irvine
- BA, Public Health Policy, University of California, Irvine
- Certificates from the International Association for Public Participation
  - » Planning for Effective Public Participation

AFFILIATIONS

- American Planning Association

Team member since 2017

PLACEWORKS

CORY WITTER
Senior Associate
cwitter@placeworks.com

Other Projects

- Marina del Rey for All Comprehensive Plan | Los Angeles County CA
- Southeast Long Beach Specific Plan and EIR | Long Beach CA
- The El Camino Plan (Corridor Plan) | Atascadero CA
- Centennial (Tejon Ranch) Specific Plan | Lebec CA
- Caltrans Sustainable Communities Grant Assistance | Glendale CA
- OCTA's Orange County Active Transportation Plan | Orange County CA
- Irwindale Nonmotorized Active Transportation Plan | Irwindale CA
- Caltrans Cycle 4 Active Transportation Program Grant Assistance | Long Beach CA
- Laguna Beach Hazards Mitigation Plan | Laguna Beach CA

AWARDS

- Needles Land Use and Transportation Elements | 2023 Comprehensive Plan Award of Excellence, APACA-IE
- Excellence in Research, Program in Public Health, UC Irvine, 2017
- Academic Excellence, Department of Planning, Policy & Design, UC Irvine, 2018
- Service Award, Department of Planning, Policy & Design, UC Irvine, 2018

LEADERSHIP AND COMMUNITY

- President, Urban Planning Student Association (APA student chapter), UC Irvine
- Volunteer, KidWorks Inc., Santa Ana CA

CYNTHIA WALSH

Senior Associate II

Cynthia Walsh has almost 20 years' experience working on long-range planning documents, specializing in policy writing for housing element updates, housing element annual reports, and Housing Element implementation. She prepared housing elements during the 4th through 7th cycles and has worked closely with staff at the California Department of Housing and Community Development to achieve certification for her clients. She also has experience with comprehensive zoning code and General Plan updates.

Cynthia also has experience with preparation of analyses of impediments to fair housing choice documents, consolidated plans, and action plans. She is experienced with State and federal grant programs, and she is well versed in federal (Davis-Bacon) and state labor standards compliance.

HIGHLIGHTS OF EXPERIENCE

7th Cycle Housing Elements

- City of Tehama
- Tehama County
- Modoc County
- Loyalton

6th Cycle Housing Elements

- Solano County Multijurisdictional Housing Element
- Fresno County Multijurisdictional Housing Element
- Orinda
- Alameda
- Daly City
- Cupertino
- Loomis
- Lincoln
- Rocklin
- Rancho Cordova
- Placer County
- El Dorado County
- Colfax
- Auburn
- Wildomar
- Imperial County
- Eastvale
- Calaveras County
- Elk Grove
- Willits
- Mendocino County
- Santa Rosa
- Windsor
- San Joaquin County
- Weed
- Town of Fort Jones
- California City
- 5th Cycle Housing Elements
- Imperial County
- Butte County
- Riverside County
- Auburn,
- Calimesa,
- Eastvale,
- Holtville,
- Marysville,
- Ontario,
- Temecula,
- West Sacramento,
- Wildomar,
- Willits
- Trinidad

EDUCATION

- BA, Urban Studies and Planning San Francisco State University
- Section 3 HUD Training
- Davis-Bacon Labor "Prevailing Wage Law" Course

Team member since 2018

PLACEWORKS

CYNTHIA WALSH
Senior Associate
cwalsh@placeworks.com

4th Cycle Housing Elements

- Riverside County
- Alameda,
- Fortuna,
- Oxnard,
- Rancho Cordova
- Willits
- Solano County
- Arcata,
- Biggs,
- Chico,
- Cloverdale,
- Crescent City,
- Dixon,
- Eastvale,
- Hughson,
- Imperial,
- Ione,
- Los Altos,
- Montague,
- Monterey,
- Plymouth,
- Rancho Cordova,
- Sand City,
- Tulelake,
- Vallejo,
- Wildomar,
- Willits,
- Willows,
- Yountville
- Kern County
- Morro Bay

Housing Element Update Assistance

- King City
- Gonzales
- Westmorland
- La Habra Heights
- Westlake Village

Zoning Ordinance Amendments

- Comprehensive Update to the Wildomar Development Code, Wildomar, CA

Additional Projects

- Analysis of Impediments (AI) to Fair Housing Choice | Contra Costa Consortium; cities of Fairfield, Hanford, Lodi, Monterey, Rancho Cordova, Rocklin CA
- Consolidated Plans and Action Plans | Contra Costa Consortium; cities of Lancaster, Monterey, Redwood City, Santa Monica CA; State of Arizona; State of Nevada
- Housing Condition Surveys | Imperial County; cities of Grass Valley, Fairfield, Fort Bragg, Vallejo CA
- Income Surveys for Unincorporated Areas of Calexico, Holtville, Heber | Imperial County CA
- Redevelopment Blight Assessment | Plymouth CA
- Kern Council of Governments Regional Housing Needs Plan and Data Report | Kern County CA

PRIOR EXPERIENCE

Housing Elements

- 2008–2013 Housing Elements, Riverside County; cities of Alameda, Fortuna, Oxnard, Rancho Cordova, Willits CA
- 2009–2014 Housing Elements, Solano County; cities of Arcata, Biggs, Chico, Cloverdale, Crescent City, Dixon, Eastvale, Hughson, Imperial, Ione, Los Altos, Montague, Monterey, Plymouth, Rancho Cordova, Sand City, Tulelake, Vallejo, Wildomar, Willits, Willows, ad Yountville CA
- 2013–2021 Housing Elements, Imperial County; Butte County; Riverside County; cities of Auburn, Calimesa, Eastvale, Holtville, Marysville, Ontario, Roseville, Temecula, West Sacramento, Wildomar, Willits CA

ANDREW DAVIDOV

Associate

Andrew is a multiskilled associate on PlaceWorks' Community Planning team whose background in nonprofit program management and community engagement informs his policy, research, and analytical skills by centering local communities in the planning field. His direct service experience with housing, food, and legal services informs policy and planning solutions to communities' identified needs through zoning code updates, housing implementation, and economic development and market analysis projects.

Andrew works on projects throughout California, focusing primarily on policy planning, land use analysis, zoning code updates, and economic development. His responsibilities include research and writing for general and specific plan updates, updating zoning codes through comprehensive revisions and targeted amendments, analyzing housing policies, providing technical assistance, and facilitating community engagement. He brings four years of technical experience analyzing the land use needs of communities and developing policies and regulations to achieve community goals and objectives.

Andrew specializes in every step of comprehensive zoning code updates. His areas of expertise include designing and implementing community engagement plans, analyzing land use regulations, and crafting precise code language. Andrew interprets existing land uses and standards, aligns them with government regulations, and develops new policies and standards for zoning code updates. His projects have included writing comprehensive zoning code updates, form-based codes, and objective design standards in compliance with California law. His project experience spans California, Utah, and the Kingdom of Saudi Arabia. Andrew helped write targeted zoning code amendments align with community goals and California law, create a form-based code for a Highway 111 Specific Plan for La Quinta and drafted code amendments based on projected housing and transportation needs for Park City, Utah. He also has supported overhauling and writing new objective design standards for Glendora, Millbrae, and Piedmont.

HIGHLIGHTS OF EXPERIENCE

Zoning Code Updates

- Glendora Objective Design Standards | Glendora CA
- La Habra Heights Zoning Code Amendments | La Habra Heights CA
- Norwalk Density Bonus Ordinance | Norwalk CA
- Fresno County Zoning Code Amendments | Fresno County CA
- Coalinga Zoning Code Amendments | Coalinga CA

EDUCATION

- Master of Urban Planning, Environmental Planning & Analysis Concentration, University of Southern California
- Master of Public Administration, University of Southern California
- BA, English, Rhetoric, and Global Cultures, State University of New York at Binghamton

AFFILIATIONS

- American Planning Association
- American Society of Adaptation Professionals

Team member since 2024

PLACEWORKS

ANDREW DAVIDOV
Associate
adavidov@placeworks.com

- Contra Costa County Comprehensive Zoning Code Update | Contra Costa County CA
- Firebaugh Zoning Code Amendments | Firebaugh CA
- Fort Jones Zoning Code Amendments | Fort Jones CA
- Gonzales Zoning Code Amendments | Gonzales CA
- Huron Zoning Code Amendments | Huron CA
- King City Zoning Code Amendments | King City CA
- Pittsburg Comprehensive Zoning Code Update | Pittsburg CA
- Salinas Comprehensive Zoning Code Update | Salinas CA
- San Mateo Comprehensive Zoning Code Update | San Mateo CA
- San Mateo High Density Zoning Districts Implementation | San Mateo CA
- Santa Rosa Zoning Code Amendments | Santa Rosa CA
- Selma Zoning Code Amendments | Selma CA
- Tuolumne County Small Lot Subdivision Ordinance | Tuolumne County CA
- Westmorland Zoning Code Amendments | Westmorland CA
- Yountville Zoning Code Amendments | Yountville CA

General Plans Updates

- Inglewood General Plan Update | Inglewood CA
- Barstow General Plan Update and EIR | Barstow CA
- San Bernardino General Plan Update and EIR | San Bernardino CA

Housing Technical Assistance

- Ventura Council of Governments Prohousing Designation Program Application | Ventura County CA
- Western Riverside Council of Governments Prohousing Designation Program Application | Riverside County CA
- HCD Guide to Exemptions from the Standard Surplus Land Act Process | Statewide CA
- HCD Prohousing Designation Calculator Assessments | Statewide CA

PRIOR EXPERIENCE

Zoning Code Updates and Design Standards

- Objective Design Standards | Portola Valley CA
- Objective Residential Design Standards and Zoning Code Amendments | Millbrae CA
- Highway 111 Specific Plan Form-Based Code | La Quinta CA
- Industrial Zone Standards | Norco CA
- Zoning Code Updates | Beaumont, Indio, Seal Beach, Rancho Cucamonga, Palmdale, Portola Valley, South San Francisco, Woodland, Napa, St. Helena CA
- Citywide Parking Standards | Belmont CA
- Mixed-Use and Multifamily Objective Design Standards | Piedmont CA
- Mixed-Use District Regulations and Objective Design Standards | Saratoga CA
- Monterey Corridor Form-Based Code | Morgan Hill CA

Housing Element Updates and Housing Implementation

- 6th Cycle Housing Element Updates | Beaumont, Coachella, Seal Beach, Los Altos, Novato, Piedmont, Pleasanton, Richmond, Santa Maria, Tehachapi, and the County of Alameda CA
- Inclusionary Housing Ordinance Feasibility Testing | Cypress CA
- SB 9 & ADU Ordinances | Long Beach CA

ALAN LOOMIS AICP

Principal, Urban Design

Alan Loomis is an award-winning urban designer, planner and educator. As Principal of Urban Design in PlaceWorks' downtown LA office, Alan is responsible for leading our regional urban design practice while playing a role in projects throughout California.

A 15-year veteran of City Hall, Alan has directed a wide range of urban design-based policy projects leading multi-disciplinary teams through an equally wide range of public outreach programs. As City Urban Designer for Santa Monica Alan was the City's lead for Promenade 3.0, a comprehensive redesign proposal of the iconic Third Street Promenade. Before Santa Monica, Alan led the urban design program for the City of Glendale for 12 years. Starting in 2005 as the City's first on-staff urban designer, and later as deputy director of the Community Development Department, he built an award-winning planning team that managed design review, historic preservation, citywide planning, and mobility programs.

Alan is a frequent speaker and tour guide on Los Angeles history and urbanism. He has participated in ULI TAP panels, sat on juries for APA Awards and the City of Los Angeles "LA Lights the Way" design competition, and served on interview panels to select new planners, urban designers and architects for the cities of Los Angeles, Pasadena, Santa Monica, and Santa Ana, among others. From 2014 to 2020 he also served on the Pasadena Design Commission.

HIGHLIGHTS OF EXPERIENCE

- Glendora Station Area Plan | Glendora CA
- Downtown Shoreline Specific Plan and EIR | Long Beach CA
- Artesia Downtown Specific Plan and EIR | Artesia CA
- Glendora Meda Avenue Plaza Urban Design | Glendora CA
- San Bernardino Downtown Specific Plan, as part of the City's General Plan Update | San Bernardino CA
- Hesperia General Plan Update Objective Design Standards| Hesperia CA
- Los Alamitos Town Center Strategic Plan | Los Alamitos CA
- Temecula Old Town Parklets | Temecula CA
- Objective Design Standards for:
  - Western Riverside Council of Governments
  - Orange County Council of Governments
  - Anaheim CA
  - Glendora CA
  - Temecula CA
  - Menifee CA
  - Murrieta CA
  - Norco CA
- On-Call Design Services for:
  - Rancho Cucamonga (Urban Design)
  - Santa Clarita (Urban Design and Architecture)
  - Wildomar (Architecture)
- Community Design for:
  - The Ontario Plan | Ontario CA
  - Eastvale 2040 General Plan Update | Eastvale CA
  - Fountain Valley 2040 General Plan Update | Fountain Valley CA

EDUCATION

- MA, Architecture, Southern California Institute of Architecture
- BA, Religious Studies / Theology, University of Detroit, Mercy

AFFILIATIONS

- American Planning Association
- Los Angeles Forum for Architecture and Urban Design

LEADERSHIP & COMMUNITY

- Facilities and Technology Committee, Mayfield Junior School, Pasadena CA, 2024-present
- Board of Advisors, Woodbury University School of Architecture, 2019–2023
- Juror, "LA Lights the Way" Design Competition | City of Los Angeles, 2020
- Juror, APA California Awards, 2020
- Member, Pasadena Design Review Commission, 2014–2020
- Member, Glendale Arts Master Plan Task Force, 2017–2018
- Member, Pasadena Civic Center Task Force, 2017–2018
- Commission Chair, Pasadena Design Review Commission, 2016–2017

Team member since 2020

PLACEWORKS

ALAN LOOMIS
Principal, Urban Design
aloomis@placeworks.com

PRIOR EXPERIENCE

- Promenade 3.0, Vision Plan | Santa Monica CA
- South Glendale Community Plan, Comprehensive General Plan Policies and Design Guidelines | Glendale CA
- North Glendale Community Plan, Comprehensive General Plan Policies and Design Guidelines | Glendale CA
- Glendale Downtown Mobility Study, Comprehensive Transit, Parking, and Transportation Plan | Glendale CA
- Glendale Downtown Specific Plan, Urban Design Plan, Guidelines, and Zoning Standards | Glendale CA
- Downtown Newhall Specific Plan, Transit-Oriented District | Santa Clarita CA

PUBLICATIONS

- "The Americana at Brand," in SAH Archipedia, University of Virginia Press, 2018
- "Panel: Dingbat as an Urban Typology," in *Dingbat 2.0: The Iconic Los Angeles Apartment as Projection of a Metropolis,* Doppelhouse Press, 2016
- "Glendale's Downtown Specific Plan," in *Planning Los Angeles,* Planners Press, 2012
- "Streetscapes," Form & Landscape, online "Pacific Standard Time" exhibit at pstp.edison.com, May 2013
- "The Once and Future Mall," *Forum Annual 2004,* LA Forum for Architecture & Urban Design, 2004
- "Down by the River," arcCA 4.03, Winter 2003/04

SPEAKING ENGAGEMENTS

- "Crafting Residential Objective Development Standards" panel| AP-OC and Planning Directors' Association of Orange County, Tustin CA , March 16, 2023
- "Al Fresco 2.0: Long-Term Solutions" online panel | ULI-LA, October 18, 2022
- "Objective Design: A New Oxymoron?" panel | APA-OC, May 2021
- Podcast: "Human City," December 17, 2020
- Radio: "Promenade 3.0" appearance on DnA: Design and Architecture, KCRW 89.9 fm, September 3, 2019
- Podcast: "Archinect Next Up: Arroyo Seco Weekend," June 24, 2017
- "City of Gardens" panel | 2016 APA-CA Conference, Pasadena CA
- "Beyond the Freeway" panel | 2016 APA-CA Conference, Pasadena CA
- "Laboratory for Modernity, Los Angeles, 1940-1990" | Pacific Standard Time Presents, Pasadena CA, 2013
- "New Urbanism and the Comprehensive Plan" panel | 2008 APA National Conference, Las Vegas NV
- "Creating Form-Based Comprehensive Plans" panel | 2008 16th Congress for New Urbanism, Austin TX
- "Implementing Form-Based Codes" panel | 2007 15th Congress for New Urbanism, Philadelphia PA
- Radio: "A park on top of a freeway?" appearance on *Take Two*, KPCC 89.3 fm, March 15, 2016
- Podcast: "Curating the City: Urban Designer Alan Loomis on Archinect Sessions One-to-One #12," February 22, 2016
- Video: "UNIQLO LA: Urban Designer Alan Loomis" interview | UNIQLO, July 7, 2014

AWARDS

- 2018 LA Conservancy Preservation Award | Glendale Central Library Renovation
- 2016 ASLA Southern California Merit Award | Space 134 Vision Plan (Fwy Cap Park)
- 2015 Implementation Award of Excellence, Large Jurisdiction | APA CA | Glendale Downtown Specific Plan / Mobility Study

ROBERT MAZUR

Associate Principal, Director of GIS

Rob has extensive experience creating maps and datasets for a range of planning projects. He specializes in all facets of geodatabase development, data management, web GIS, and spatial and tabular analyses for improved decision-making, information retrieval, and cartography. His experience in a wide variety of planning projects, coupled with his expertise in GIS and field data collection, make him a key asset to any team. Rob excels at quantitative and spatial analysis, including buildout calculations, walkability, community health modeling, cartography, and land use scenario modeling. He works directly with clients and staff to develop effective, efficient, and informative GIS processes.

Rob is well versed in advanced and current planning practices in both the public and private sector, and has an excellent understanding of the relationship between data management and its importance in achieving service delivery standards for the work of community development and public works departments. Rob has brought his GIS skills to a number of general plan updates throughout California, and has managed a variety of mapping projects in Los Angeles County, the Bay Area, and beyond.

HIGHLIGHTS OF EXPERIENCE

- SB 2 Grant Application Assistance | Statewide CA
- Los Angeles County SD5 Trails | Los Angeles CA
- Los Angeles County Sustainable Parks Master Plan | Los Angeles CA
- Los Angeles Comprehensive Countywide Park Needs Assessment | Los Angeles CA
- Santa Ana River Parkway and Open Space Plan | Santa Ana CA
- Vallejo Integrated Revitalization Program and Comprehensive General Plan Update | Vallejo CA
- First 5 CA, Montclair WeCare | Montclair CA
- San Carlos GIS | San Carlos CA
- San Mateo General Plan Update | San Mateo CA
- Contra Costa Transportation Authority On-Call Planning | Contra Costa County CA
- Contra Costa County General Plan Update | Contra Costa County CA
- Hollister General Plan Update | Hollister CA
- Elk Grove Disaster Preparedness Project | Elk Grove CA
- Morgan Hill 2035 General Plan | Morgan Hill CA
- Menlo Park Housing Element EA | Menlo Park CA
- Upland General Plan Update and EIR | Upland CA
- Downtown Livermore Facilitation Services | Livermore CA
- Vacaville General Plan Update, Climate Action Plan, and EIR | Vacaville CA
- Stockton General Plan Update | Stockton CA
- Palo Alto Comprehensive Plan Update | Palo Alto CA
- Butte County General Plan Update and EIR | Butte County CA
- Healthy High Desert | San Bernardino CA

EDUCATION

- BA, Geography, Edinboro University, Edinboro, PA

CERTIFICATIONS

- GIS Professional

AFFILIATIONS

- Bay Area Automated Mapping Association

Team member since 2011

PLACEWORKS

ROBERT MAZUR
GIS Director
rmazur@placeworks.com

- Santa Cruz TOD | Santa Cruz CA
- Tulare TOD Plan & General Plan Amendment | Tulare CA
- Walnut Creek BART Transit Village Plan EIR | Walnut Creek CA

PRIOR EXPERIENCE

- FEMA Digital Flood Insurance Rate Map Production | FEMA Region IX
- Sidewalk Inventory Project | Oakland CA
- Sidewalk Inventory Project Seminar | Oakland CA
- Worldwide Defense Mapping for the National Imagery Mapping Association
- Curb Ramp Inventory | Oakland CA
- True Green Land Care | San Jose CA

SPEAKING ENGAGEMENTS

- "Los Angeles County Trails Assessment", 2015 Greater and Greener Conference, San Francisco CA
- "Oakland Citywide Sidewalk Condition/ADA Inventory", 2006 ESRI International User Conference, San Diego CA

CHRIS HAZEL

Project Planner

Chris is a Project Planner and GIS Analyst with PlaceWorks, with a decade of experience in community development. He specializes in housing, comprehensive planning, and data analysis. His experience includes leading housing and community research in the academic sector, managing housing programs in the public sector, and performing policy and data analysis in the private sector. Chris has acted as the lead analyst to design parcel-based geospatial data analyses supporting projects for housing development policy, equitable open space access, and land use planning.

Recently, Chris has supported multiple projects by developing land use scenario buildout models to measure projected housing unit and job growth for general plan updates. He supports the development of informed research and policy as well as the application of ideas through data analysis and tool development. Chris is skilled at understanding complex data, developing methodologies, and disseminating technical information.

HIGHLIGHTS OF EXPERIENCE

Housing

- Housing Action and Implementation Plan, TCAC Housing Development Tool | Lake County CA
- 7th Cycle Rural Housing Element, Program Planning and AFFH Maps | Statewide CA
- SB2 Reporting, Close Out Spending Data Analysis | Statewide CA
- Tuolumne County Housing Element, AFFH Maps | Tuolumne County CA
- Benicia Housing Element, AFFH Maps | Benicia CA
- Soledad Housing Element, AFFH Maps | Soledad CA
- Fresno COG Multi-Jurisdiction Housing Element, AFFH Maps | Fresno County CA
- Stockton Housing Element and Safety Element, Tribal Consultation Map | Stockton CA

Mapping and Spatial Analysis

- California State Parks Off-Highway Motor Vehicle Site Analysis | Statewide CA
- Multi-Jurisdictional Safety Element and Vulnerability Assessment | San Mateo County CA
- GIS Services, Multiple Tool Development | Weed CA
- Santa Rosa General Plan Update, Land Use and Safety Element Maps | Santa Rosa CA
- Lake County General Plan and Safety Element Mapping | Lake County CA
- El Cerrito General Plan, Safety Element Hazard Posters | El Cerrito CA
- Hesperia Transit Access Spatial Analysis | Hesperia CA

EDUCATION

- MS, Urban and Regional Planning, San Jose State University
- BS, Architectural Studies, University of Illinois

AFFILIATIONS

- American Planning Association

Team member since 2023

PLACEWORKS

CHRIS HAZEL
Project Planner
chazel@placeworks.com

- ArcGIS Urban Modelling | Solano County CA
- WRCOG APR Tracking Tool | Riverside CA
- Campus Plan Update, Meteorological Maps | University of California
- Fresno, California Natural Diversity Database Map | Judicial Council of California
- Colfax General Plan, Land Use Maps | City of Colfax
- AFFH Data Viewer, Structure Age Maps | CA HCD
- Pickleball Court Feasibility Study | Orange County
- Organic Waste Management Database, Area Maps | Marin County Waste Management

Land Use and Data Analysis

- Placer County General Plan, Vacancy and Underutilized Areas Analysis | Placer County CA
- Hollister General Plan Update Land Use Buildout Modelling | Hollister CA
- Lodi General Plan, Land Use Buildout | Lodi CA
- Rio Vista General Plan, Land Use Buildout | Solano County CA
- Lafayette Safety Element, Maps and Data Analysis | Lafayette CA

AWARDS

- 2023, San Jose Rotary Club, Rotary Challenge Award- Excellent Planning Report
- 2018, Illinois Jaycee of the Year

PUBLICATIONS

- Misplaced Trust: Evaluating the Equity of Community Land Trusts in High Opportunity Areas, Planning Report

ACTIVITIES

- Housing Data Infrastructure Workshop, TechEquity & the SJSU Institute for Metropolitan Studies, 2023

LEADERSHIP & COMMUNITY

- Champaign-Urbana Junior Chamber, President, 2019
- Department of Engineering Solar Decathlon, Docent, 2017

HAZEL CHOI

Project Planner

Hazel has experience in comprehensive and long-range planning, with a specific focus on policy development for housing element updates. She has been contributing to updating housing elements to achieve certification for various local jurisdictions throughout California.

Hazel also has expertise in preparing and updating zoning code amendments to ensure compliance with the recent state law changes for various local jurisdictions. She is committed to supporting cities and counties in successfully implementing their programs, helping them achieve their goals while meeting state requirements. Hazel has actively participated in numerous community outreach and surveys, dedicating her time to creating a range of visual materials that enhance the community's understanding of various projects.

HIGHLIGHTS OF EXPERIENCE

Housing Elements

- Westmorland Housing Element 2021-2029 | Westmorland CA
- Loyalton Housing Element 2024-2029 | Loyalton CA
- Modoc Coutny Housing Element 2024-2029 | Modoc Coutny CA
- San Joaquin County Housing Element 2023-2031 | San Joaquin County CA
- Daly City Housing Element 2023-2031 | Daly City CA
- Cupertino Housing Element 2023-2031 | Cupertino CA
- Gonzales Housing Element 2023-2031 | Gonzales CA
- Fort Jones Housing Element 2023-2031 | Fort Jones CA
- Tehama Housing Element 2024-2029 | Tehama CA
- Tehama County Housing Element 2024-2029 | Tehama County CA
- Red Bluff Housing Element 2024-2029 | Red Bluff CA
- California City Housing Element 2023-2031 | California City CA

Zoning/Development Code Amendments

- San Bernardino Subdivision Code | San Bernardino CA
- Santa Rosa Housing Element Implementation | Santa Rosa CA
- Coalinga Housing Element Implementation | Coalinga CA
- Huron Housing Element Implementation | Huron CA
- Sanger Housing Element Implementation | Sanger CA
- Westmorland Housing Element Implementation | Westmorland CA

AWARDS

- 2021 APA CA Northern Section, Award of Excellence: Alum Rock Avenue Community Assessment
- 2021 Maggie Walsh Leadership Legacy, WTS SF Bay Area Chapter
- 2020 CA Northern Section Scholarship, California Planning Foundation

EDUCATION

- MA, Urban Planning, San Jose State University
- BA, International Business, Dongduk Women's University

AFFILIATIONS

- American Planning Association
- Women in Transportation

Team member since 2024

PLACEWORKS

HAZEL CHOI
Project Planner
hchoi@placeworks.com

- 2020 Louie Barozzi Scholarship, San Jose State University

PROFESSIONAL ACTIVITIES

- Mentorship Program, WTS, 2023
- Research Fellow, Green 2.0, 2022
- APA Northern California Section News, Associate Editor, 2021

JASMINE OSMAN

Senior Associate

Jasmine's particular interests in the planning profession include law, social equity, and the environment. At PlaceWorks, she assists both the planning and environmental teams on a wide range of projects for public- and private-sector clients—from industrial and residential developments to school facilities, parks and public works projects, specific plans, and general plan updates. With over eight years of CEQA experience and a CEQA Practice certificate from the UC San Diego Extension, Jasmine mostly assists the environmental team with managing projects and preparing CEQA analyses and documentation. As a senior project manager, she is skilled at coordinating efforts between clients, subconsultants, and the internal PlaceWorks team while ensuring projects are delivered on time, within budget, and of a high quality. Her organizational skills and attention to detail have proven beneficial for all.

When Jasmine assists the community planning team, her understanding of the principles of sustainability is augmented by her experience with the nuts and bolts of sustainable practices and low-impact development. She researched hydromodification, urban runoff alternatives, and water stewardship in San Diego canyons; assisted with the sustainable design for a park in Tijuana, Mexico; and prepared a crime and safety action plan for the neighborhood of Del Cerro as part of her master's program capstone project. She has participated in community outreach events where she presented plan and design options; prepared materials with SketchUp, ArcGIS, and other programs; and fielded questions from the public about everything from recycling to hazardous waste to incentive programs.

HIGHLIGHTS OF EXPERIENCE

General Plan and Housing Element Updates

- City of Hesperia Focused General Plan Update EIR Addendum | Hesperia CA
- City of Wildomar Proposed General Plan EIR | Wildomar CA
- City of Barstow General Plan Update EIR | Barstow CA
- City of Corona General Plan Update EIR | Corona CA
- City of Fountain Valley General Plan Update EIR | Fountain Valley CA
- City of Santa Ana General Plan Update EIR | Santa Ana CA
- City of Rancho Cucamonga General Plan Update EIR | Rancho Cucamonga CA

Specific, Area, and Master Plans

- Bluffs at Hidden Springs Specific Plan | Wildomar CA
- Westminster Mall Specific Plan EIR | Westminster CA
- Ontario Ranch Business Park Specific Plan EIR | Ontario CA
- Freeway Corridor Specific Plan Subsequent EIR | Yucaipa CA

EDUCATION

- Master of City Planning, San Diego State University
- BA, Sustainability, minor in Geography, San Diego State University

CERTIFICATIONS

- CEQA Practice Certificate, University of California San Diego Extension
- CASH School Facilities Leadership Academy

AFFILIATIONS

- American Planning Association (APA)
- Association of Environmental Professionals (AEP)
- Coalition for Adequate School Housing (CASH)
- California Association of School Business Officials (CASBO)
- Small School Districts' Association (SSDA)

Team member since 2018

PLACEWORKS

JASMINE OSMAN
Senior Associate
josman@placeworks.com

Planning

- Wildomar General Plan Update | Wildomar CA
- Fairview Development Center Specific Plan | Costa Mesa CA
- Palomar Street Widening Project NEPA Environmental Report | Wildomar CA
- Zoning Code Update | Temple City CA
- Carrol Canyon Master Plan | San Diego CA
- South Otay Mesa | San Diego CA

Other Projects

- Brea Mall Redevelopment Project | Brea CA
- Inland Valley Medical Center Project EIR | Wildomar CA
- Chiquito Battery Energy Storage Facility Project Initial Study | Wildomar CA
- 20-Acre Passive Park Initial Study | Wildomar CA
- Euclid and Heil Residential Project Addendum | Fountain Valley CA
- Greenbriar Residential Development Project | Brea CA
- Largo Concrete Manufacturing Project | Wildomar CA

Environmental

School/Community College Projects

- Santa Ana College Turf Replacement Project, Rancho Santiago CCD | Santa Ana CA
- Del Mar HS Rebuild Project, Del Mar Union SD | San Diego CA
- Early Childhood Education Center and District Office Project, Lemon Grove SD | San Diego County CA
- Pacific Highlands Ranch K-6 No. 2, Del Mar Union SD | San Diego CA
- Solana Vista ES Reconstruction, Solana Beach SD | Solana Beach CA
- Mission Hills HS Sitewide Athletic Improvements Project, San Marcos USD | San Marcos CA
- School Modernization and Reconstruction, Cardiff SD | Encinitas CA
- Paul Ecke Central ES Rebuild Project, Encinitas Union SD | Encinitas CA
- North School Reconstruction, Hermosa Beach City SD | Hermosa Beach CA

AWARDS

- Envision Wildomar 2040 | 2025 Daniel Burnham Award of Merit for a Comprehensive Plan, California APA, Inland Empire Section
- Brea Mall Mixed Use Project EIR | 2024 Environmental Analysis Document Award of Merit, AEP California

SPEAKING ENGAGEMENTS

- "Housing and Enrollment Trends," CASH Fall Conference, October 2024, Newport Beach CA
- "CEQA: Navigating Complex Projects and Emerging Trends in Schools," CASH Annual Conference, February 2025, Palm Springs, CA
- "Talk to My Lawyer: A Planner's Guide to Enhancing Legal Defensibility in CEQA Documents," 2025 AEP CA State Conference, April 2025, Oxnard, CA
- "Site Analysis – Environmental Review," Guest Lecturer for UCSD's USP 175 Class, May 2025, La Jolla, CA

LEADERSHIP & COMMUNITY

- Board Member, AEP San Diego Chapter
- Coalition for Adequate School Housing (CASH) School Facilities Leadership Academy, 2025

LEXIE ZIMNY

Associate

Lexie is a sharp and focused environmental planner whose passion in planning stems from a desire to help clients make well-informed and inclusive decisions about communities, and whose alacrity in learning new skills and processes makes her a highly versatile team member. She is adept at finding creative and accessible ways to communicate complex information. Lexie's responsibilities include research, writing, and coordination with team members, clients, and subconsultants for projects of all types. She particularly excels at comprehensive planning projects, and her experience includes environmental analysis for more than a dozen general plan projects statewide and a wide variety of other project types including school facilities, annexation, parks, solar energy, and staff services projects.

In addition to her work producing CEQA compliance documents, Lexie is also a specialist supporting PlaceWorks' Technical Services group with Air Quality/GHG, Energy, noise monitoring, and hydrology/water quality & utilities analyses for CEQA/NEPA documentation. Finally, Lexie is experienced with a variety of software and modeling programs, including, ArcGIS, SketchUp, AutoCAD, and the Adobe Creative Suite, and she continually advances her skills in these programs.

HIGHLIGHTS OF EXPERIENCE

General CEQA Environmental Services

- Contra Costa County General Plan Update EIR | Contra Costa County CA
- City of Redding General Plan Update EIR | Redding CA
- Downtown Davis Specific Plan EIR | Davis CA
- City of Benicia Housing Element Update EIR | Benicia CA
- Downtown San Bernardino Specific Plan EIR | San Bernardino CA
- The Greentree Project EIR | Vacaville CA
- Butte County General Plan Update EIR | Butte County CA
- Colfax General Plan Update EIR | Colfax CA
- Wildomar Crossroads Mixed Use Project IS/MND | Wildomar CA
- Mills Crossing Project EIR | City of Rancho Cordova CA
- Walnut Business Park SEIR | Walnut CA
- Wine Country Specific Plan SEIR | Yucaipa CA
- Irwindale Gateway Specific Plan EIR | Irwindale CA
- Ontario Regional Sports Complex EIR | Ontario CA
- City of Rio Vista Housing Element Update Exemption | Rio Vista CA
- City of Suisun City Housing Element Update Exemption | Suisun City CA

EDUCATION

- BS, Environmental Policy Analysis and Planning & Sustainable Environmental Design, University of California, Davis

Team member since 2022

PLACEWORKS

LEXIE ZIMNY
Associate
lzimny@placeworks.com

- Solano County Housing Element Update Addendum | Solano County CA
- City of Santa Rosa Housing Element Update Addendum | Santa Rosa CA
- City of Emeryville Housing Element Update Addendum | Emeryville CA

Air Quality, GHG, and Energy CEQA Technical Services

- Greenbriar Lane Residential Project EIR | Brea CA
- Hesperia General Plan Update Addendum | Hesperia CA
- Placer County General Plan Update, Existing Conditions Report | Placer County CA
- 27-Acre Park IS/MND | Wildomar CA
- Mark Twain School Expansion Project IS/MND | Garden Grove USD
- Santa Fe ES Improvement Project IS/MND | Porterville USD
- Hope ES Gymnasium/Classroom Building Project IS/MND and Internal Source Review | Hope Elementary School District
- Eastside ES Addendum | Riverside USD
- East Union HS Improvement Project Categorical Exemption | Manteca USD
- Manteca HS Improvement Project Categorical Exemption | Manteca USD
- Nicholas ES Replacement Project | Sacramento City USD
- Oak Ridge ES Rebuild Project | Sacramento City USD

Noise Monitoring Services

- Bundy Canyon Road Widening Noise Review Project | Wildomar CA
- Corona City Park Project IS/MND | Corona CA
- Yucca Valley Athletic Facility IS/MND | Yucca Valley
- Warren Road Residential Development Noise Technical Memorandum | Hemet CA
- City of Redding General Plan Update EIR | Redding CA
- Additional Noise Monitoring in Response for McCarthy Residential Acoustic Restaurant Fan Noise Acoustical Study Memorandum | San Rafael CA
- La Sierra HS Track and Field Project EIR | Alvord USD
- Atwell TK-8 Project Addendum | Beaumont USD
- Sycamore Academy School Expansion IS/MND | Wildomar CA
- Paakuma Sports Lighting Project IS/MND | San Bernardino City USD

Hydrology & Water Quality and Utilities & Service Systems CEQA Technical Services

- Grant Elementary School Campus Master Plan | Santa Monica–Malibu USD
- Artesia Downtown Specific Plan EIR | Artesia CA
- Gale Avenue Roadway Realignment IS/MND | City of Industry CA
- Newport Beach Landfill Gas to Energy Project IS/MND | Newport Beach CA
- Walnut Business Park SEIR | Walnut CA
- Spruce & Red Oak Mixed Use Project CE | Rancho Cucamonga CA
- Redondo Beach General Plan Update EIR | Redondo Beach CA
- Lodi General Plan Update SEIR & Water Supply and Demand Technical Memorandum | Lodi CA

Comprehensive Planning

- Yuba City General Plan Update, Safety Element | Yuba City CA
- Eastvale 2040 General Plan Update, No-Net Loss Housing Analysis | Eastvale CA

Demonstrated Project Experience

PlaceWorks has extensive experience working on hundreds of general plans and is highly skilled in drafting and updating zoning code ordinances.

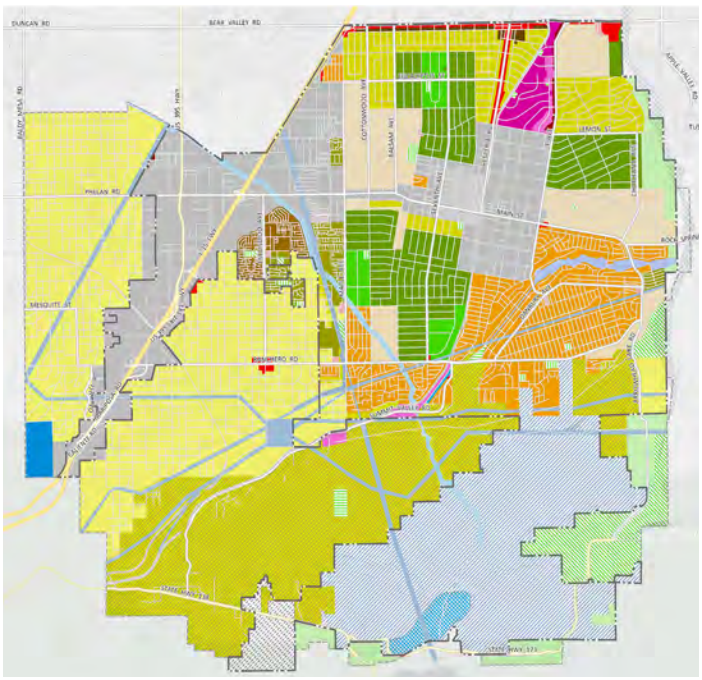
Select List of Zoning Projects

- Needles 2019 Mid-Cycle Housing Element and ADU Ordinance Update
- Riverside Missing Middle Housing Prototypes for Joint Use
- Fountain Valley General Plan and Zoning Code Update
- Anaheim General Plan and Comprehensive Zoning Code Update
- Glendora Station Area Plan and Zoning
- Rancho Cucamonga General Plan Update
- Temple City 2050 General Plan and Comprehensive Online Zoning Code Update
- Objective Design Standards (ODS) for the cities of Wildomar, Murrieta, Tustin, Glendora, and Anaheim
- ODS Toolkits for Western Riverside COG and Orange County COG
- Pittsburg General Plan Update and Comprehensive Zoning Code Update
- Orange TDR Feasibility Analysis
- Menlo Park Zoning Ordinance Amendments Environmental Assessment
- ConnectMenlo General Plan Update and M-2 Area Zoning Update
- Soledad SB 2 Zoning Ordinance Updates

See the following pages for detailed description of featured projects.

HESPERIA GENERAL PLAN UPDATE AND CEQA

A Surprise Expansion in Scope



The Hesperia General Plan Update was intended to be a largely administrative exercise to implement 6th-cycle housing element programs and address recent legislative changes to safety and environmental justice requirements. After close coordination with staff, multiple public meetings, and in-depth discussion with the planning commission, it became clear that the scope of the project would need to include topics and issues not identified at the outset of the process.

In addition to accomplishing the stated objectives, the project team worked diligently to improve land use compatibility in key growth areas, identify opportunities to improve safety for all roadway users, and codify economic development goals, all without negatively impacting the overall schedule and budget. Ultimately, the process culminated in a plan that brings the city into compliance with state law and that improved upon the guidance in the 2010 general plan to ensure that the community reaps the benefit of future growth and development. CEQA compliance was met by an addendum on the previous general plan EIR.

Location
Hesperia, California

Size
72.78 square miles; 100,633 population

Client
City of Hesperia

Date Completed
October 2025

Services Provided
General Plan Update, Housing Element Implementation, Objective Design Standards, Environmental Impact Report

PLACEWORKS

NEEDLES LAND USE AND TRANSPORTATION

To Improve the Quality of Life in the Community

For the first time in nearly 40 years, the City of Needles updated its long-range planning documents—the land use and transportation elements—to take a comprehensive look at ways to improve the quality of life for the community. This effort established a new vision and policy framework to improve the places and spaces in Needles, make it safer and more enjoyable to move in and around town, and attract and leverage new investments by current and potential residents and businesses. Key objectives:

- **Innovative Mix of Land Uses.** To live, shop, gather and socialize, be entertained, and do business.
- **Local Economic Benefits.** New investment, more jobs, and increased city revenue.
- **Better Alternatives to Driving.** Expanded access for walking, biking, and transit.
- **Enhanced Health.** More physical activity and better air quality.

PlaceWorks also helped revise the city's Zoning code to refine and clarify the purpose and details of land uses to be consistent with the general plan. Explicit density and intensity standards give flexibility to development and ensure compatibility with surrounding neighborhoods.

Location
Needles, California

Size
31.08 square miles; 4,857 population

Client
City of Needles

Date Completed
March 2023

Services Provided
Land Use Planning, Buildout Analysis, ADU Ordinance Update, Residential Zoning Standards

Awards
2023 Comprehensive Plan Award of Excellence, APA-IE

PLACEWORKS

BARSTOW GENERAL PLAN UPDATE AND EIR

Building on the Past to Secure the Future

After decades of stalled attempts at growth and economic development, the City of Barstow attracted interest from the BNSF Railroad to build a 4,500-acre integrated rail facility that will be powered by clean energy and facilitate direct transfer of containers to and from the ports along the Alameda Corridor and the BNSF mainline. With the potential to double the number of jobs and housing units in the city over the next 10 to 20 years, BSNF's facility presented huge implications for the city's land use, transportation, and public service systems as well as the quality of life for existing and future residents and businesses.

The city brought on PlaceWorks to overhaul its general plan and key parts of its zoning code as well as to provide CEQA analysis to appropriately plan for not only BNSF's facility but also current and future development interest from residential and nonresidential developers. A major strategy proposed by PlaceWorks and embraced by the city was to address current and prevent future environmental justice and land use compatibility problems by replanning the western part of Barstow for industrial and supportive uses and focusing residential and other conventional development in the eastern portion of the city.

PlaceWorks also assisted with corresponding updates to the zoning code, prepared language for two new zones, and made revisions to ensure consistency with state law.

Location
Barstow, California

Size
41.3 square miles; 25,400 population

Client
City of Barstow

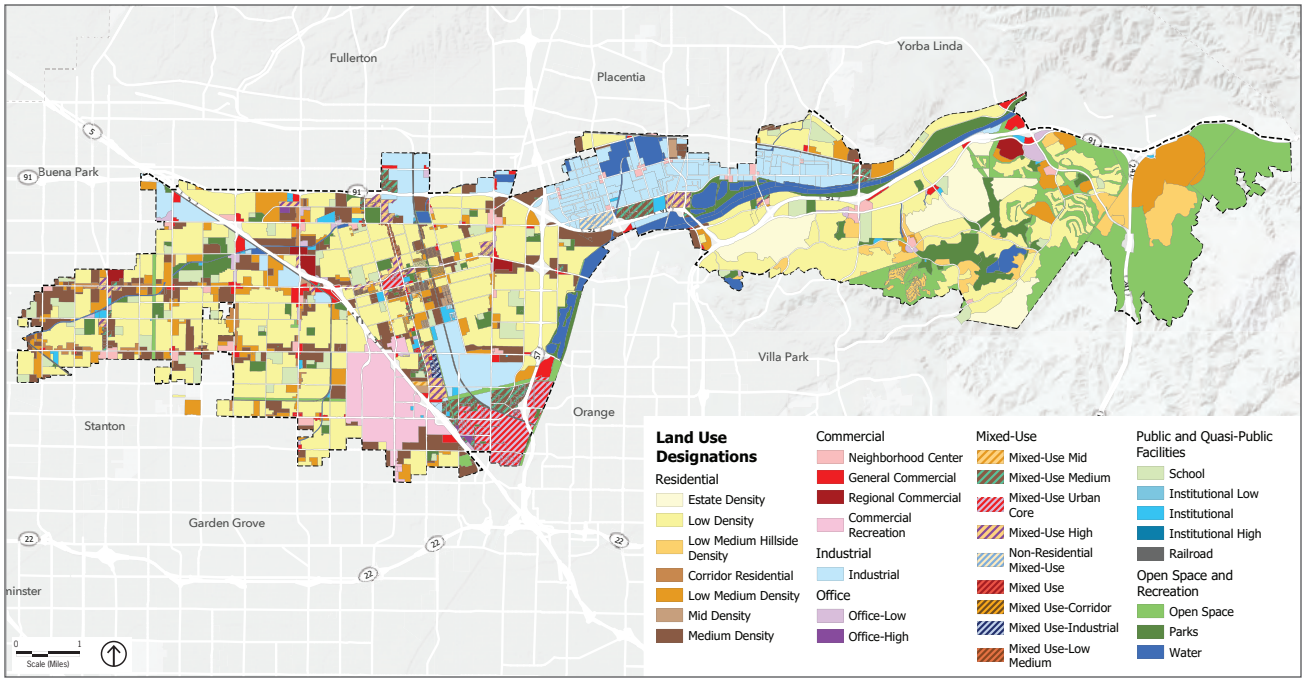
Date Completed
December 2025

Services Provided
Zoning Code Revisions, Land Use Planning, GIS Data Analysis and Mapping, Outreach, Policy, Implementation, CEQA, Environmental Technical Studies

PLACEWORKS

ANAHEIM GENERAL PLAN UPDATE

Planning for the Future



As part of the City of Anaheim's General Plan Update process, PlaceWorks updated the city's zoning code to be consistent with recent changes in state law and 2022 housing element implementation. Implementation actions included rezoning properties throughout the city to accommodate an additional 17,000 housing units. Capacity for new units was accommodated with application of a mixed-use designation and increased base density. Other zoning code updates included development standards for accessory dwelling units, junior accessory dwelling units, and single room occupancy units and density bonus requirements and incentives. A new section was added to the code for objective design standards.

The PlaceWorks team worked closely with the city to customize the design standards to give property owners and developers more certainty about city expectations. Design standards address frontage types, building separation, and height. These standards bolstered the general plan's community design element. Related modifications were also made to the city's application review and approval process. The zoning code update and supporting EIR were adopted in 2025.

Location
Anaheim, California

Size
34,000 acres; 100,633 population

Client
City of Anaheim

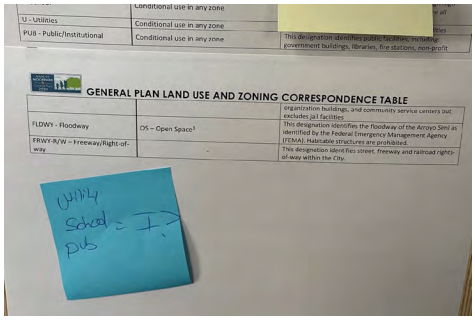
Date Completed
May 2025

Services Provided
Zoning Code Updates for Housing Element Implementation, Preparation of Citywide Buildout Projections, Objective Design Standards, General Plan Land Use Element Amendment, EIR

PLACEWORKS

MOORPARK GENERAL PLAN, ZONING & EIR

A Vision and Roadmap for the Future



The City of Moorpark selected PlaceWorks to lead a comprehensive update of the general plan, including the first comprehensive update to its zoning code in more than 30 years. The Zoning Code was updated to ensure that it aligns with the current aspirations and values of the community, the Moorpark General Plan 2050, and current state law and regulations. The most significant changes included the consolidation of numerous residential zones and the establishment of new zones, including three mixed-use and one new industrial zone, and their associated development standards. The Code update also implemented several programs outlined in the Housing Element related to housing development, permit processing, and inclusionary housing.

Location
Moorpark, California

Size
12.6 square miles; 34,000 people

Client
City of Moorpark

Date Completed
May 2023

Services Provided
General Plan, Visioning, Community Outreach and Engagement, Urban Design, Economic Analysis, GIS, Community Profile, Housing Element Update, Recreation and Open Space Element, Zoning Code Updates, Environmental Impact Report, Vulnerability Assessment

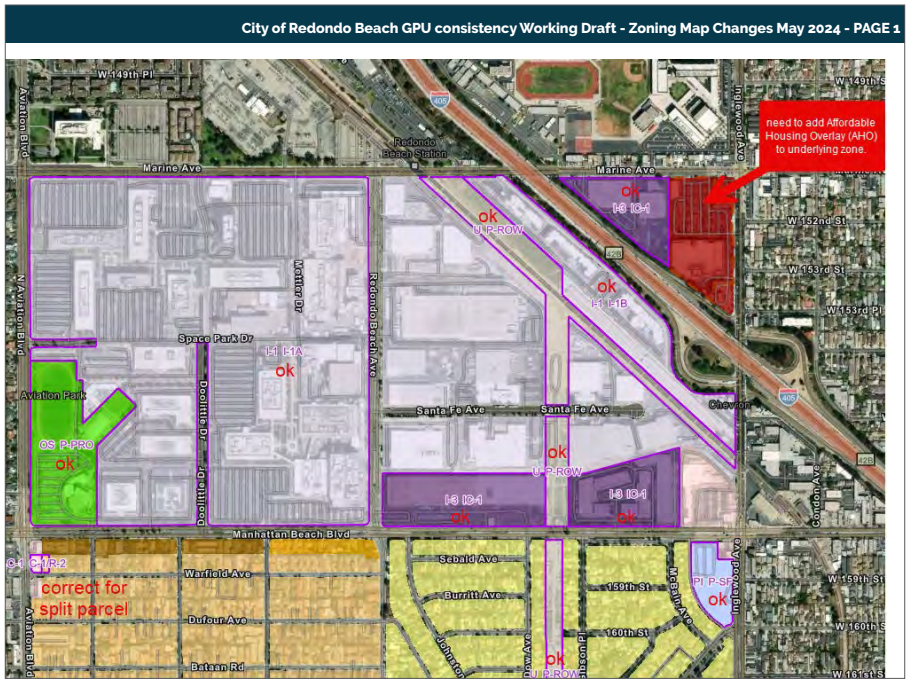
Awards
2024 Comprehensive Plan Award of Excellence, APACA-Central Section

2024 Outstanding Environmental Resource Document Award of Merit and 2024 Planning Document Award of Merit, AEP California

PLACEWORKS

REDONDO BEACH GENERAL PLAN UPDATE & EIR

Zoning and Subdivision Ordinance



PlaceWorks is preparing the City of Redondo Beach's limited General Plan Update. As a part of this process, our team prepared detailed amendments to the City of Redondo Beach Zoning Ordinance and Subdivision Ordinance to support implementation of the city's certified housing element and proposed general plan update. The work included drafting ordinance text, updating zoning and subdivision standards and procedures, coordinating general plan consistency, and implementing key State housing laws, including:

- SB 166: no net loss
- AB 1397: by-right approval and replacement housing
- SB 330 and related Housing Crisis Act amendments (SB 8 and AB 1218)
- State Density Bonus Law
- SB 2 and SB 745: transitional and supportive housing
- AB 2162: supportive housing streamlining
- AB 139: emergency shelters
- AB 101: low barrier navigation centers
- Employee Housing Act
- Fair Housing–related reasonable accommodation requirements

Location
Redondo Beach, California

Size
6.21 square miles; 66,748 population

Client
City of Redondo Beach

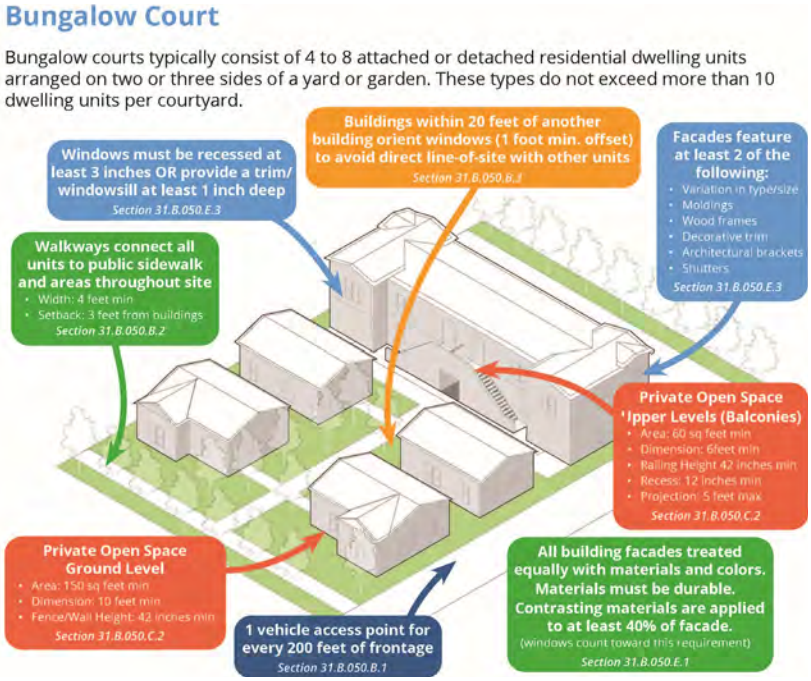
Date Completed
In Progress

Services Provided
Zoning and Subdivision Ordinance, Land Use Planning, CEQA Review, AQ/GHG, Noise, and Traffic Technical Studies, Public Engagement

PLACEWORKS

GLENDORA OBJECTIVE DESIGN STANDARDS

Shaping Glendora with Streamlined Design and Community Vision



PlaceWorks developed a comprehensive and uniform set of objective design standards that covers all development types in the city of Glendora except hillside residential neighborhoods. To ensure consistency and create a more streamlined framework, we integrated the objective design standards into the city's zoning code. This process involved reviewing the existing subjective design standards, incorporating them into the new objective framework, and eliminating all subjective criteria across the zoning code and two specific plans.

Throughout this process, we have worked closely with the city to develop the design standards in tandem with the Glendora Station Area Plan rezoning, ensuring that the new design standards align with the area's goals and vision.

Glendora's objective design standards are fully integrated into the City's municipal code as a unique chapter within the Zoning Text. To ensure consistency with other aspects of the Zoning Code, PlaceWorks also extensively edited the General Regulations section of the code, which covers topics such as fences, walls, parking lots, loading, lighting, among others. Additionally, PlaceWorks reviewed and deleted duplicative design standards found in two specific plans, referring all design regulations across all zoning districts to the Zoning Code, including the new Objective Design Standards.

Location
Glendora, California

Size
19.66 square miles; 52,548 population

Client
City of Glendora

Date Completed
Adopted November 2025

Services Provided
Objective Design Standards, Zoning Code Updates, Community Outreach

PLACEWORKS

TEMPLE CITY 2050 MID-CENTURY PLAN & EIR

and Las Tunas/Rosemead Specific Plan and Zoning Code Update

The Temple City 2050 Mid-Century Plan was the first all-inclusive update of the city's general plan in over 25 years. PlaceWorks updated all supplemental policies, including the Las Tunas/Rosemead Specific Plan and zoning code, and prepared an environmental impact report. As part of these updates, PlaceWorks analyzed the city's demographic trends, unique cultural context, development, and built environment to identify new and updated goals and policies that allow the city to position itself to be fiscally sustainable and competitive on a local and regional level.

The goal of sustainability is essential to any general plan approach and was included in each element of the Mid-Century Plan, directly influenced by the EIR. This achieved two things: it kept the plan manageable, and it addressed sustainable practice within the framework of similar policies (i.e., land use, mobility, health, climate change, conservation, economic development).

Following adoption of the General Plan, the PlaceWorks team worked with staff to update the zoning code. The existing code had a mix of design suggestions and difficult to find requirements. The new code streamlined allowable uses, created a single table-structure for design requirements, and included a new mixed-use provision aligned with the General Plan. Draft sections of the new code were reviewed with the Planning Commission and public during monthly meetings, with modifications going into the document real-time. The code was also available on the internet for the public to review.

Project Type
Climate Action Planning

Location
Temple City, California

Size
35,000 Population; 4 square miles

Client
City of Temple City

Date Completed
2017

Services Provided
Outreach, Land Use Planning, Zoning Code Update, Economic Analysis, Design and Landscape Architecture, Policy Development, Historic Resources, Environmental Review, Website Design

Awards
2018 Comprehensive Planning Award: Small Jurisdiction Award of Merit, California APA, Los Angeles Section

PLACEWORKS

This page intentionally left blank.

5. REFERENCES

5. REFERENCES

References for PlaceWorks are provided below and more can be provided upon request. We encourage the City to contact each and every one of these references to gain an idea of our history of work. More detailed descriptions are provided in the previous section for all of the following projects, plus others.

Project Names, Dates, Amounts	Client Contact	Description, Remedies, Relevant Staff
Hesperia General Plan Update and EIR **Dates:** January 2024 – October 2025 **Contract Amount:** $902,991 	**Mr. Ryan Leonard** Principal Planner CITY OF HESPERIA 9700 Seventh Ave Hesperia CA 92345 760.947.1651 rleonard@cityofhesperia.us	PlaceWorks worked diligently to improve land use compatibility in key growth areas, identify opportunities to improve safety for all roadway users, and enhance community resiliency, all without negatively impacting the overall schedule and budget. Services provided include General Plan Update, Objective Design Standards, Housing Element Implementation, EIR Addendum. **Remedies:** Drafted goals, policies, and standards that satisfy legislative mandates while still allowing the City to develop in accordance with its vision for the future. **Relevant Staff:** Mark Teague, Cory Witter, Rob Mazur
Needles General Plan Land Use and Transportation Elements **Dates:** May 2020 – March 2023 **Contract Amount:** $125,000 	**Mr. Patrick Martinez** City Manager CITY OF NEEDLES 817 Third St Needles CA 92363 760.326.2115 x2113 pmartinez@cityofneedles.com	Our team established a new vision and policy framework to improve the places and spaces in Needles. Key objectives included innovative mix of land uses, local economic benefits, better alternatives to driving, and enhanced health. **Remedies:** Drafted land use and economic development policies and programs that encourage desirable growth in the Downtown area while preserving the city's historic charm. **Relevant Staff:** Cory Witter
Barstow General Plan Update and EIR **Dates:** January 2023 – In Progress **Contract Amount:** $2,563,940 	**Ms. Genesis Crank** Planning & Community Development Administrator CITY OF BARSTOW 220 E Mountain View St, #A Barstow CA 92311 760.255.5161 gcrank@barstowca.org	The City brought on PlaceWorks to overhaul its general plan and key parts of its zoning code as well as to provide CEQA analysis to appropriately plan for not only BNSF's facility but also current and future development interest from residential and nonresidential developers. **Remedies:** Navigated a complex process that balanced the need for economic growth with the duty to safeguard existing and future residents from potential hazards introduced by said growth. **Relevant Staff:** Mark Teague, Cory Witter, Leo DiPierro

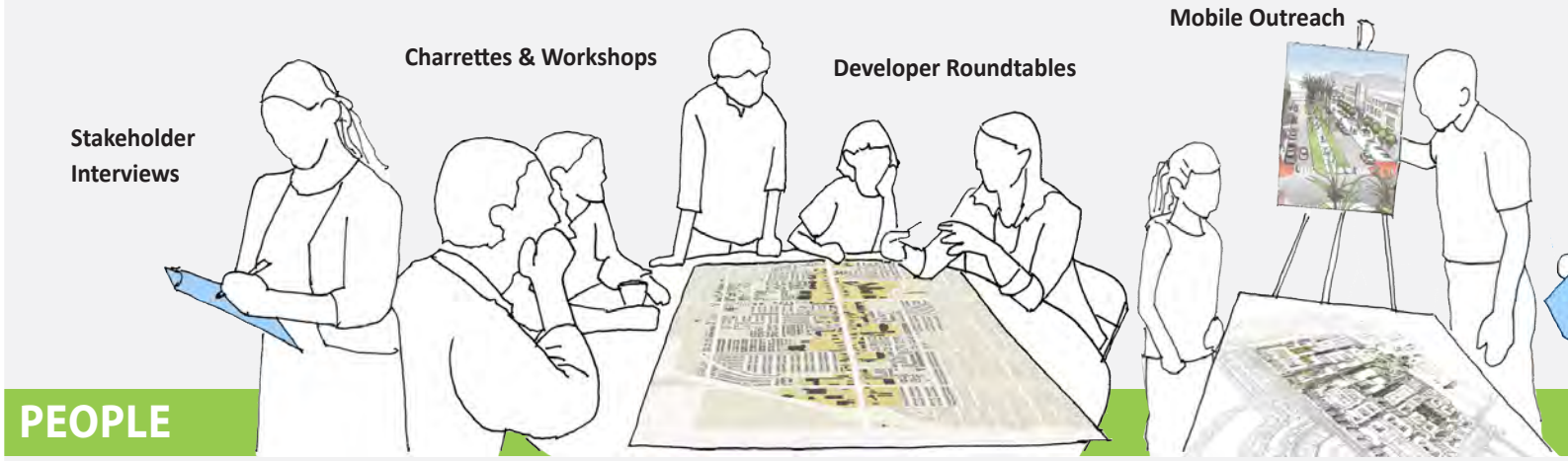
This page intentionally left blank.

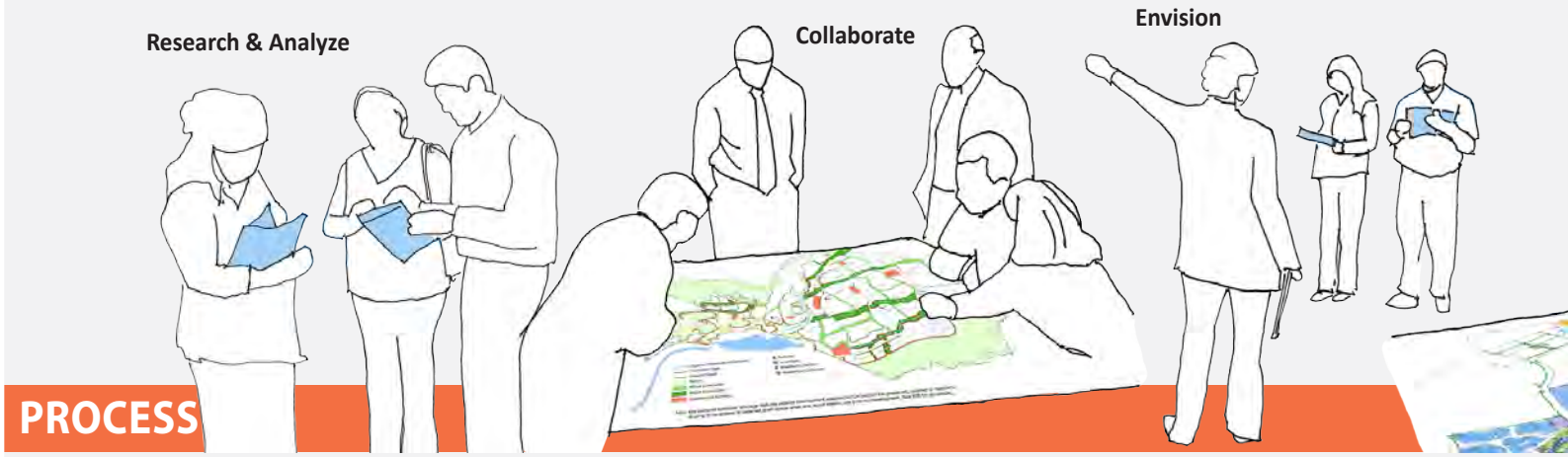
6. ADDENDA

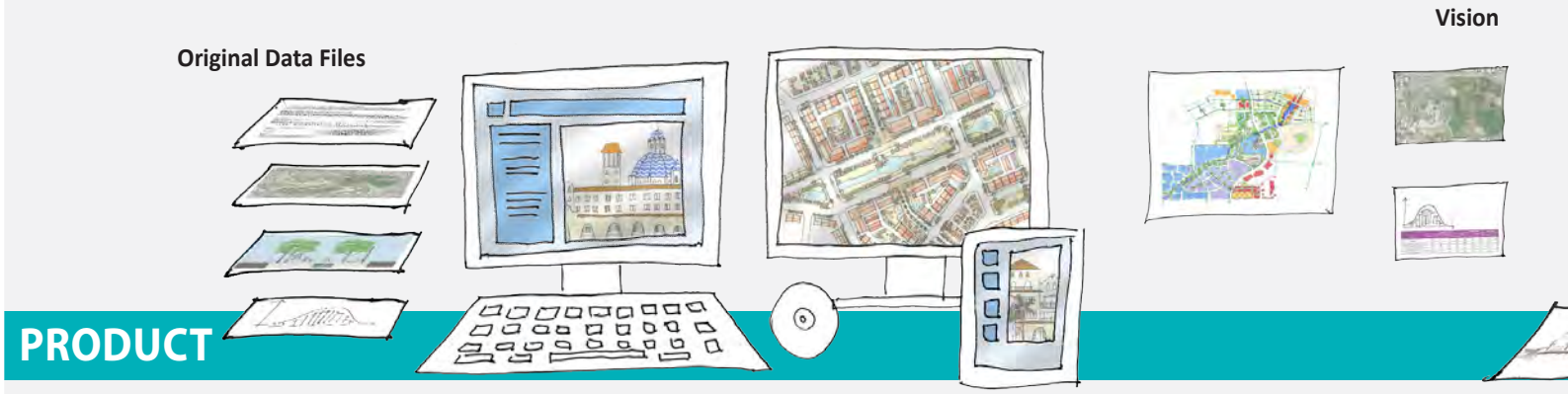
6. ADDENDA

No addenda were issued for this RFP.

PLACEWORKS TEAM PROCESS





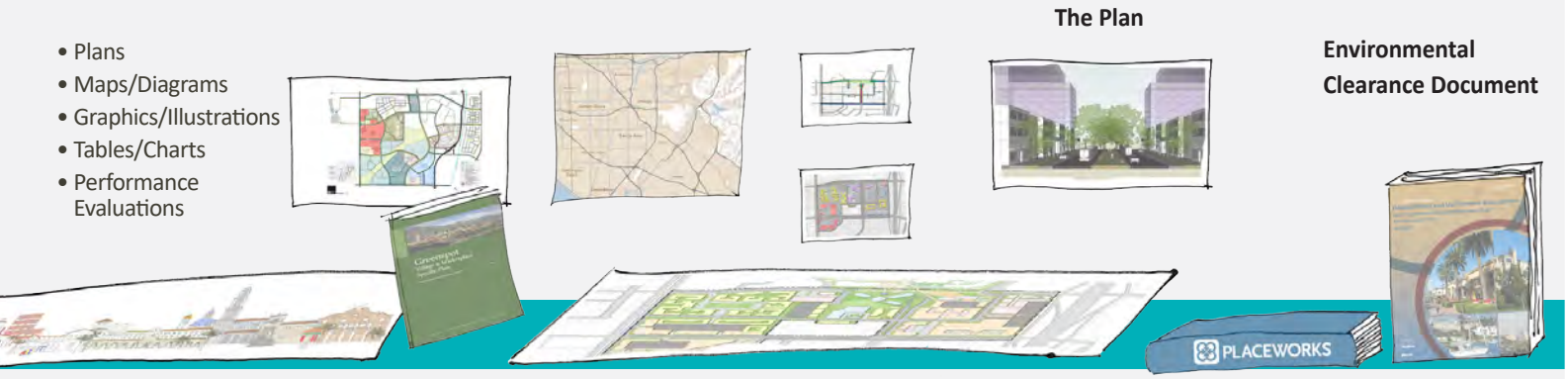


PEOPLE

The PlaceWorks Team believes in collaboration and community engagement every step of the way—from the assessment of current conditions and needs, to exploration of opportunities for the future, to confirmation of preferred visions, development plans, and implementation strategies and codes.

The PlaceWorks Team works through multiple methods to include as many people as possible.

PLACEWORKS



PROCESS

The PlaceWorks Team is effective at completing projects on time and under budget.

We establish clear procedures and protocols to ensure that the work and the program address objectives and expected outcomes and coordinates with concurrent client initiatives.

PRODUCT

The PlaceWorks Team is dedicated to providing clients with reliable and effective products. This means that for deliverable work products we will provide the Client with electronic files for publications.

1975–2025

placeworks.com

PlaceWorks - Santa Ana
3 MacArthur Place, Suite 1100, Santa Ana, CA 92707
714.966.9220

Additional Locations
Los Angeles | Inland Empire | San Luis Obispo | Berkeley | Sacramento

COST ESTIMATE

PlaceWorks assumes a project budget of $344,530 to complete an update to the Hesperia Development Code. Should the City modify the outreach plan, PlaceWorks will modify the budget accordingly.

Hesperia Development Code Update

Task	Cost
Task 1 Project Kick-off, Coordination, and Management	$50,000
Task 2 Public Engagement*	$95,620
Task 3 Development Code Update	$154,350
Task 4 CEQA Documentation	$26,120
Task 5 Adoption Hearings	$10,920
Reimbursable Expenses	*$7,520*
Total	**$344,530**

*PlaceWorks will work with City Staff to refine as needed.

FEE SCHEDULE

PlaceWorks – 2026 Standard Fee Schedule

STAFF LEVEL	HOURLY BILL RATE
Principal	$210–$345
Associate Principal	$220–$295
Senior Associate II	$200–$280
Senior Associate I	$160–$240
Associate II	$165–$210
Associate I	$150–$195
Project Planner	$125–$185
Planner	$90–$165
Graphics Specialist	$90–$175
Administrator	$145–$250
Clerical/Word Processing/Technical Editor	$75–$175
Intern	$80–$135

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

2026_StdFeeSch_2026_01-20

THIS PAGE LEFT INTENTIONALLY BLANK

DATE: April 21, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Eydee Jimenez, Economic Development Supervisor
Orlando Acevedo, Director of Development Services

SUBJECT: 2026-2027 Community Development Block Grant Annual Action Plan

RECOMMENDED ACTION

It is recommended that the City Council conduct a public hearing and, upon receiving public testimony:

(1) Adopt Resolution No. 2026-14 approving the 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan (AAP);
(2) Authorize staff to modify the AAP as directed by the City Council;
(3) Authorize the City Manager or designee to execute and transmit all required documents, including the adopted 2026-2027 AAP and any amendments, to the U.S. Department of Housing and Urban Development (HUD), to ensure timely receipt of funds.

BACKGROUND

Consolidated Plan

HUD requires all entitlement communities receiving CDBG funds to prepare and submit a Consolidated Plan (CP) every five years to establish a unified strategy for housing, community and economic development. The CP identifies priority needs and outlines how funding will be used to support decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

The CP is implemented through Annual Action Plans (AAPs), which identify the specific activities and funding allocations, including CDBG resources, for each program year.

Annual Action Plan

To implement the CP, the City has prepared an AAP outlining activities and budgets for the upcoming program year. The AAP allocates CDBG funds to specific programs and projects.

Applications for Administration and Non-Administration/Non-Public Service (Capital) activities were distributed to City departments. An application was also provided to the Fair Housing Foundation (FHF) to accomplish the City's fair housing service requirements. Applications were made available at City Hall and on the City's website and were due January 28, 2026. No late applications were accepted.

Update Since Public Notice

Since publication of the public hearing notice on March 18, 2026, the City was notified by HUD that it will not receive HOME Investment Partnerships Program (HOME) funds for Program Year 2026–2027. As a result, the previously anticipated Consolidated Plan Substantial Amendment and HOME-funded activities have been removed from consideration.

The public hearing will proceed as scheduled and will focus solely on the 2026–2027 CDBG Annual Action Plan.

ISSUES/ANALYSIS

AAP (Program Funding)

Based on submitted applications and the City's five-year goals, the proposed funding allocations for Administration and Capital Improvements are included in Exhibit "A." These recommendations prioritize street improvements and housing rehabilitation and align with CDBG national objectives.

The City's estimated CDBG allocation is $946,179. Up to 20% may be used for administration; however, staff recommend allocating $124,000 (13.1%). Public service activities will continue to be funded through the City's General funded Community Assistance Program (CAP), allowing CDBG funds to focus on capital improvements. The remaining $822,179 will be allocated accordingly.

Due to potential changes in the City's 2026–2027 CDBG allocation, staff recommends the following adjustment methodology:

- If the CDBG allocation is higher than $946,179:
  - Additional funds will be allocated to the Street Improvement Project. All other funding levels will remain unchanged.
- If the CDBG allocation is lower than $946,179:
  - Reductions will be applied proportionately across all eligible categories, including Administration and Capital Improvements, to maintain a balanced program while continuing to prioritize investment in street improvements to the greatest extent feasible.

Recommendations

Exhibit A outlines recommended funding for all eligible activities. Each project will be monitored by the Economic Development Division to ensure compliance with CDBG requirements. The City Council retains discretion to modify funding allocations.

Public Notice

The 30-day public review period for the Annual Action Plan began on March 18, 2026, and concludes on April 21, 2026. Documents were made available online and at City facilities.
Although the original public notice referenced both the Annual Action Plan and a Consolidated Plan Substantial Amendment related to HOME funding, the City has since been notified that HOME funds will not be allocated. Therefore, only the Annual Action Plan is being considered at this public hearing.

All public comments will be incorporated prior to submission to HUD. Upon conclusion of the public comment period, all written comments received will be included in the final document submitted to HUD.

CITY GOAL SUPPORTED BY THIS ITEM

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

Capital Improvement - Continually evaluate capital improvement priorities.

FISCAL IMPACT

The City's estimated allocation is $946,179 in CDBG funds. Approval of the AAP will allocate these funds to eligible activities. There is no impact to the City's General Fund.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1.Resolution No. 2026-14
2. Exhibit A: Department Action Plan Budget Recommendation
3. Exhibit B: CDBG Application Summary Matrix
4. Copies of the 2026-2027 AAP are on file with the City Clerk and are available on the City's website
5. Application Notebooks (Binders provided under separate cover)

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING THE PROGRAMS AND FUNDING LEVELS FOR INCLUSION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2026-2027 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE TO EXECUTE AND TRANSMIT ALL NECESSARY DOCUMENTS AND AMENDMENTS THERETO TO HUD UPON COMPLETION OF THE PUBLIC REVIEW PERIOD

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

WHEREAS, the City is an entitlement jurisdiction for federal Community Development Block Grant funds (CDBG); and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires the City to adopt and implement a Five-year Consolidated Plan to guide the expenditure of the City's annual entitlement of CDBG funds in support of projects and activities predominantly benefiting low- and moderate-income residents; and

WHEREAS, the City Council adopted the current 2025-2029 Consolidated Plan on April 15, 2025; and

WHEREAS, the Consolidated Plan contains certain goals and accomplishments to be met during the five-year planning period through the expenditure of CDBG funds and other identified funding sources; and

WHEREAS, the City accepted applications for CDBG funding for the 2026-2027 program year until January 28, 2026; and

WHEREAS, the City's Economic Development Division (EDD) staff evaluated eligible applications and made funding recommendations to be incorporated into the City's 2026-2027 Annual Action Plan (AAP); and

WHEREAS, the City's EDD 2026-2027 AAP funding recommendations were advanced to the City Council for review, ratification and/or modification at the April 21, 2026 City Council meeting; and

WHEREAS, the City anticipates receiving a 2026-2027 CDBG entitlement allocation of $946,179 and will make proportional adjustments to approved activities upon notification of the final entitlement amount; and

WHEREAS, on April 21, 2026, the City Council, after holding a Public Hearing, evaluated the City's staff recommendations and approved the program/projects and funding levels to be included in the Final 2026-2027 AAP submitted to HUD; and

WHEREAS, the City is in compliance with its Citizen Participation Plan which requires the City to conduct a public hearing and a 30-day public review period to receive public input when

an AAP is proposed.

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 CDBG program/projects and funding levels for the 2026-2027 AAP to be submitted to HUD and attachments thereto, as presented.

Section 3. The City Manager or their designee is hereby authorized to execute all necessary documents and any certifications to implement the 2026-2027 AAP.

Section 4. The City Council further authorizes the City Manager or their designee to approve any modifications and/or amendments to the 2026-2027 AAP if required to ensure approval by HUD, including making any changes necessary to facilitate approval and compliance with CDBG regulations.

Section 5. The 2026-2027 AAP CDBG funds shall be incorporated into the City's Fiscal Year 2026-2027 EDD Budget and are hereby approved for expenditure.

Section 6. 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 21st day of April 2026.

_____
Brigit Bennington, Mayor

ATTEST:

_____
Jessica Giber, Assistant City Clerk

Exhibit A: Staff Recommendations

April 21, 2026

2026-2027 CDBG Entitlement: $946,179
Total 2026-2027 Budget: $946,179

Funding Categories	Applicant Program/Project	Applicant Request	Staff Recommendations	City Council Approval
Public Services (Funded through Community Assistance Program)	N/A	$ -	$ -	$ -
Other Programs	City - 26-27 Street Improvement Project	$ 822,179	$ 822,179	$ -
		$ -	$ -	
	Sub Total	**$ 822,179**	**$ 822,179**	**$ -**
Administration (Not to exceed 20% of annual allocation $189,235)	City - CDBG Administration	$ 100,000	$ 100,000	$ -
	Fair Housing Foundation	$ 24,000	$ 24,000	$ -
	Sub Total	**$ 124,000**	**$ 124,000**	**$ -**
TOTALS	**Other Programs Total**	$ 822,179	$ 822,179	$ -
	Admin Total	$ 124,000	$ 124,000	$ -
	Grand Total	**$ 946,179**	**$ 946,179**	**$ -**

Exhibit B
CDBG Application Matrix

Applicant	Program Description	Location	Proposed Persons Served	Prev. Yr Funded Budget 17-18	Prev. Yr Funded Budget 18-19	Prev. Yr Funded Budget 19-20	Prev. Yr Funded Budget 20-21	Prev. Yr Funded Budget 21-22	Prev. Yr Funded Budget 22-23	Prev. Yr Funded Budget 23-24	Prev. Yr Funded Budget 24-25	Current Yr. Funded Budget 25-26	Funds Requested 26-27
Administration Activities (20% max=$189,235) FY 26-27													
City of Hesperia - CDBG Administration	CDBG Program Administration	Hesperia	**N/A**	$175,651	$191,636	$86,694	$75,000	$100,000	$100,000	$100,000	$140,000	$100,000	$100,000
Fair Housing Foundation	Fair Housing and Landlord/Tenant Mediation	Long Beach	**80**	NA	NA	NA	NA	NA	NA	NA	NA	$10,000	$24,000
Inland Fair Housing and Mediation Board (IFHMB)	Fair Housing and Landlord/Tenant Mediation	Ontario	**20 FH/50 LT People**	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$20,000	$22,000	$0	$0
Administration Activities Subtotal requested									$115,000	$120,000	$162,000	$110,000	$124,000
Public Services FY 25-26 (funded through Community Assistance Program)													
Housing, Economic Dev, & Other Community Dev. Programs FY 25-26													
City of Hesperia - Development Services	Street Improvement Project	Hesperia	**3,000 People**	$678,115	$606,546	$977,972	$700,000	$174,639	$877,601	$779,363	$810,781	$822,179	$822,179
Housing, Econ Dev, & Other Community Dev. Sub-Total													**$822,179**

Draft Annual Action Plan
FY 2026-2027

April 21, 2026

LDM Associates • Inc.

This page intentionally left blank

Table of Contents

Executive Summary ..... - 1 -
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ..... - 1 -
PR-05 Lead & Responsible Agencies – 91.200(b) ..... - 8 -
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) ..... - 10 -
AP-12 Participation – 91.105, 91.200(c) ..... - 35 -
Expected Resources ..... - 37 -
AP-15 Expected Resources – 91.220(c)(1,2) ..... - 37 -
Annual Goals and Objectives ..... - 37 -
AP-20 Annual Goals and Objectives ..... - 40 -
AP-35 Projects – 91.220(d) ..... - 48 -
AP-38 Project Summary ..... - 42 -
AP-50 Geographic Distribution – 91.220(f) ..... - 43 -
Affordable Housing ..... - 46 -
AP-55 Affordable Housing – 91.220(g) ..... - 46 -
AP-60 Public Housing – 91.220(h) ..... - 46 -
AP-65 Homeless and Other Special Needs Activities – 91.220(i) ..... - 48 -
AP-75 Barriers to Affordable Housing – 91.220(j) ..... - 51 -
AP-85 Other Actions – 91.220(k) ..... - 53 -
Program Specific Requirements ..... - 55 -
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) ..... - 55 -

Annual Action Plan Tables

Table 1 – Strategic Plan Summary ..... - 4 -
Table 2 – Responsible Agencies ..... - 9 -
Table 3 – Agencies, Groups, Organizations Who Participated ..... - 12 -
Table 4 – Other Local / Regional / Federal Planning Efforts ..... - 39 -
Table 5 – Citizen Participation Outreach ..... - 42 -
Table 6 – Expected Resources – Priority Table ..... - 43 -
Table 7 – Goals Summary ..... - 46 -
Table 8 – Goal Description ..... - 47 -
Table 9 – Project Information ..... - 48 -
Table 10 – Goals Summary ..... - 49 -
Table 11 – Geographic Distribution ..... - 51 -

Table 12 – One Year Goals for Affordable Housing by Support Requirement ..... - 52 -
Table 13 – One Year Goals for Affordable Housing by Support Type…… ... - 52 -
Table 14 – CDBG Requirements ..... - 61 -
Table 15 – Other CDBG Requirements..... - 61 -

Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	March 18, 2026	Sent to HUD for Approval:	May 15, 2026
	Conducted Public Hearing:	April 21, 2026	Approved by HUD:	TBD
	Original 2026-2027 Annual Action Plan.			
2	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 1 (Substantial / Non-Substantial):			
3	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 2 (Substantial / Non-Substantial):			
4	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 3 (Substantial / Non-Substantial):			
5	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 4 (Substantial / Non-Substantial):			

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2026-2027 Annual Action Plan is the second of five annual plans implementing the 2025-2029 Consolidated Plan Strategic Plan goals for the investment of annual allocations of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The Annual Action Plan (AAP) identifies available resources, annual goals, projects, and activities for the period beginning July 1, 2026, and ending June 30, 2027.

The City receives CDBG funds from HUD on a formula basis each year, and in turn, the City typically awards grants to nonprofits, for-profits and/or public organizations for programs and projects in furtherance of this Plan. The CDBG program provides a range of eligible activities for the benefit of low- and moderate-income persons.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three (3) primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

For the 2026-2027 program year, the City anticipates receiving an annual allocation of $946,179 and will not be carrying over or repurposing any prior year funds. Therefore, the total CDBG annual budget will be $946,179.

Due to slight adjustments that can occur with CDBG allocations prior to HUD's approval of the Action Plan, a request of the City Council is being made to provide staff and the public with a methodology for which activity budgets will be adjusted if allocations are adjusted by HUD. It is

recommended that City Council adopt the following language for adjusting activity budgets for the CDBG program:

- Should the CDBG allocation be higher than $946,179:
    - Balance of additional funds will be allocated to the 2026-2027 Street Improvement Project.
    - Funding levels for all outstanding activities will remain the same as proposed in the 2026-2027 AAP.

- Should the CDBG allocation be lower than $946,179:
    - Balance of reduced funds will be deducted from the 2026-2027 Street Improvement Project.
    - Funding levels for all outstanding activities will remain the same as proposed in the 2026-2027 AAP.

The CDBG program activities to be implemented from July 1, 2026, to June 30, 2027, include:

2026-2027 CDBG Public Service Activities

Public Service activities will be funded through City leveraged funds. Therefore, all funds originally budgeted for Public Service activities will be programmed to Non-Administration/Non-Public Service activities (also referred to as Capital Activities).

2026-2027 CDBG Capital Activities

- City – Street Improvement Project
  $822,179

2026-2027 CDBG Program Administration Activities

- City - Program Administration
  $100,000
- Fair Housing Foundation - Fair Housing Services
  $24,000

TOTAL ALLOCATION CDBG FY 2026-2027: $946,179

2. Summarize the objectives and outcomes identified in the Plan

HUD's Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three (3) categories: decent housing, a suitable living

environment, and economic opportunity. Based on the Needs Assessment and Market Analysis, the Strategic Plan identifies two (2) high priority needs to be addressed through the implementation of activities aligned with the three (3) Strategic Plan goals.

The two (2) high priority needs include:

- Provide public facility and infrastructure improvements to create a suitable living environment
- Ensure equal access to housing opportunities

The following three (3) goals are identified in the Strategic Plan:

- Public Facility and Infrastructure Improvements
- Fair Housing Services
- Administration and Planning
-

	Goal Name	Category	Needs Addressed	5-Year Outcome Indicator
1.	Public Facility and Infrastructure Improvements	Non-Housing Community Development	Provide public facility and infrastructure improvements to create suitable living environment	15,000 Persons Assisted
2.	Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	350 Persons Assisted
4	Administration and Planning	Administration	All	Other - 5
3.				

Table 1 - Strategic Plan Summary

3. Evaluation of past performance

The investment of HUD resources in the City of Hesperia continues to have a great impact for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to accomplish the following goals during the prior year five (5) year Consolidated Plan cycle, 2020-2021, 2021-2022, 2022-2023, 2023-2024 and 2024-2025 program years (current year 2025-2026 CDBG accomplishments are not available as of the preparation of this document):

From July 1, 2024 through June 30, 2025, the City and its partners were able to utilize CDBG funds to accomplish the following:

- Provide fair housing and landlord tenant mediation services to 290 unduplicated City residents.
- Complete the 2021-2022 Street Improvement Project, assisting 8,000 City residents.
- Commence design and engineering on Oakwood Avenue as part of the 23-24 Street Improvement Project.
- Commence design and engineering of the 24-25 Street Improvement Project.

During July 1, 2023 through June 30, 2024, the City and its partners were able to utilize CDBG funds to accomplish the following:

- Provide fair housing and landlord tenant mediation services to 386 unduplicated residents.
- Award a construction contract for the City's 2021-2022 Street Improvement Project that will benefit 6,000 unduplicated residents.
- Commit 22-23 Street Improvement Project funds to the 21-22 Street Improvement Project benefitting an additional 2,000 unduplicated residents.

During July 1, 2022 through June 30, 2023, the City and its partners were able to utilize CDBG funds to accomplish the following:

- Provide fair housing and landlord tenant mediation services to 409 unduplicated residents.
- Award contracts for design and engineering design services for the City's 2021-2022 Street Improvement Project which is projected to assist approximately 6,000 unduplicated City residents.
- Commence engineering and design services for the City's 2021-2022 Street Improvement Project.
- Finalize construction of the City's Peach Avenue Drainage Improvement Project benefiting 11,140 unduplicated residents.

During July 1, 2021 through June 30, 2022, the City and its partners were able to utilize CDBG funds to accomplish the following:

- Complete the reconstruction of the streets encompassed in the City's 2019-2020 Street Improvement Project which benefitted 4,000 unduplicated residents.
- Award and commence the reconstruction of streets encompassed in the City's 2020-2021 Street Improvement Project which will benefit approximately 3,485 unduplicated residents.
- Provide fair housing and landlord tenant mediation services to 404 unduplicated residents.
- Create/retain three (3) full-time equivalent jobs under the City's Emergency Business

Assistance Program (EBAP)

- Complete the reconstruction of streets encompassed in the City's 2020-2021 Street Improvement Project that benefited 3,485 residents.
- Commence procurement efforts for design and engineering services for the City's 2021-2022 Street Improvement Project which is projected to assist approximately 1,000 unduplicated City residents.
- Award and commence construction of the City's Peach Avenue Drainage Improvement Project which will benefit 11,140 residents (project anticipated to be completed during the 2022-2023 program year).

During July 1, 2020, through June 30, 2021, the City and its partners were able to utilize CDBG funds to accomplish the following:

- Complete the reconstruction of the streets encompassed in the City's 2019-2020 Street Improvement Project which benefitted 4,000 unduplicated residents.
- Award and commence the reconstruction of streets encompassed in the City's 2020-2021 Street Improvement Project which will benefit approximately 3,485 unduplicated residents.
- Continue engineering and design efforts on the Peach Avenue Drainage Improvement Project which will benefit approximately 11,140 unduplicated residents.
- Provide fair housing and landlord tenant mediation services to 540 unduplicated residents.
- Implemented the City's Emergency Housing and Utility Assistance Program (EHUAP) which provided rental, mortgage and utility assistance to a total of 50 unduplicated residents (persons).
- Implemented the City's Microenterprise Assistance Program (MAP) which reviewed and approved one (1) eligible business.
- Implemented the City's Emergency Business Assistance Program (EBAP) which reviewed and approved three (3) eligible businesses.

4. Summary of Citizen Participation Process and consultation process

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, these requirements created the conditions necessary to

implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan on September 17, 2019 (subsequently amended on November 17, 2020) that reflects regulatory changes and process improvements. In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through resident and stakeholder surveys, internet outreach, community meetings, in person consultations and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. Per the City's approved Limited English Proficiency (LEP) Plan, public notices soliciting citizen participation were published in both English and Spanish. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

2026-2027 Annual Action Plan

A public hearing to receive comments on the proposed projects/activities and the funding levels for inclusion in the 2026-2027 Annual Action Plan was held before the City Council on April 21, 2026. All comments received were incorporated into the 2026-2027 Annual Action Plan prior to the City's submission to HUD (see Appendix A).

2025 – 2029 Consolidated Plan

Community meetings to discuss the housing and community development needs in the community were held on October 28, 2024 at 10:00 A.M. and 5:00 P.M. at the Hesperia Public Library at 9650 Seventh Avenue, Hesperia. No public comments were received.

A public hearing to receive comments on the draft 2025-2029 Consolidated Plan and the draft 2025-2026 Annual Action Plan was held before the City Council on April 15, 2025. All comments were received and incorporated into the City's 2025-2029 Consolidated Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments received during the 30-day review period and public hearing held on April 21, 2026, were accepted and incorporated into the 2026-2027 Annual Action Plan.

7. Summary

The 2026-2027 Annual Action Plan addresses all three (3) of the Strategic Plan Goals from the 2025-2029 Consolidated Plan by allocating a total of $946,179 in current year CDBG funds to projects and activities to be implemented from July 1, 2026 to June 30, 2027.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Hesperia	Economic Development Division

Table 2 – Responsible Agencies

Narrative

The City's Economic Development Division is the lead agency responsible for the administration of the CDBG program. The City contracted with LDM Associates, Inc. to prepare the 2025-2029 Consolidated Plan and current 2026-2027 Annual Action Plan. Policy and funding approvals are decided by the City Council, which consists of the Mayor, who is elected by districts and four City Council Members from each of four council districts. Decisions regarding implementation of activities within the Consolidated Plan are based on staff recommendations and input from the residents.

In the development of the City's Consolidated Plan, LDM Associates, Inc. developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2026-2027 Annual Action Plan and each of the three (3) subsequent Annual Action Plans, the Economic Development Division shall be responsible for all grants planning, management, and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

City of Hesperia
Economic Development Division
Eydee Jimenez, Economic Development Supervisor
9700 Seventh Avenue
Hesperia, CA 92345
ejimenez@hesperiaca.gov
(760) 947-1202

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the preparation of the 2025-2029 Consolidated Plan the City reached out for consultation to agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Community Needs Survey (web-based and paper-surveys)
- Community and stakeholder meetings
- Public hearings
- Receipt of written or oral comments

The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of its CDBG allocations. As a result, during the development of the 2025-2029 Consolidated Plan, the City consulted with community organizations and City Departments. Outreach efforts included surveys, public noticing, and invitation to the community and stakeholder meetings. Outreach was made to over 100 organizations and agencies including:

- Nonprofit services providers,
- Affordable and market rate housing developers,
- Housing advocates,
- Public agencies (such as the school district and Public Housing Authority)
- Economic development and employment organizations
- Community and neighborhood groups, and Neighboring cities and communities.

The City will continue to foster and strengthen these relationships over the five-year planning period to ensure coordinated implementation of CDBG-funded projects.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The San Bernardino County Continuum of Care (CoC) includes a diverse network of public, private, nonprofit, faith-based, and for-profit entities. These groups collectively address the needs of individuals and families experiencing homelessness by leveraging federal, state, and local resources. The City of Hesperia actively participates in the CoC system and supports local services for individuals experiencing homelessness. The non-profit and faith-based communities are vital partners in these efforts, particularly in serving veterans, survivors of domestic violence, youth, and individuals with disabilities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City participates annually in the CoC's Point-in-Time Count and subpopulation survey. During the preparation of this Plan, the City consulted with the San Bernardino County CoC to gather data on homelessness and assess the needs of the local unhoused population. This outreach included homeless service providers, who are active members of the CoC. The City aligns its priorities with the CoC to address the community's needs effectively, especially in areas such as ESG fund allocation, HMIS administration, and performance evaluation.

Table 3 provides a listing of the entities consulted as part of this planning process.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 - Agencies, Groups, Organizations Who Participated

LOCAL GOVERNMENT		
1	Agency/ Group/ Organization	City of Adelanto
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
2	Agency/ Group/ Organization	Town of Apple Valley
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
3	Agency/ Group/ Organization	City of Fontana City Manager's Office
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
4	Agency/ Group/ Organization	Fontana City Council
	Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
5	Agency/ Group/ Organization	City of Fontana Police Department
	Type	Local Government; Emergency Management Agency; Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
6	Agency/ Group/ Organization	City of Hesperia City Manager's Office
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
7	Agency/ Group/ Organization	City of Rancho Cucamonga
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
8	Agency/ Group/ Organization	City of Rialto Community Services
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
9	Agency/ Group/ Organization	City of San Bernardino
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
10	Agency/ Group/ Organization	City of Upland
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
11	Agency/ Group/ Organization	City of Victorville
	Type	Local Government; Housing; Services-Housing; Service-Children; Services-Elderly; Planning Organization

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
COUNTY GOVERNMENT		
12	Agency/ Group/ Organization	San Bernardino County Department of Behavioral Health, Homeless Services
	Type	Local Government; Publicly Funded Institution; Health Agency; Services-Homeless; Local Government; Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Needs – Chronically Homeless, Families with Children; Veterans, Unaccompanied Minors
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
13	Agency/ Group/ Organization	San Bernardino County Board of Supervisors District 2
	Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
14	Agency/ Group/ Organization	San Bernardino County District Attorney's Office, Victim Services
	Type	Services-Victims of Domestic Violence; Local Government
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
15	Agency/ Group/ Organization	San Bernardino County Economic Development Agency
	Type	Local Government; Regional Organization; Planning Organization
	What section of the Plan was addressed by Consultation?	Economic Development; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
16	Agency/ Group/ Organization	San Bernardino County Office of Homeless Services

	Type	Continuum of Care; Services-Homeless; Regional Organization; Local Government
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Needs – Chronically Homeless, Families with Children; Veterans, Unaccompanied Minors
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
17	Agency/ Group/ Organization	Housing Authority of the County of San Bernardino
	Type	PHA; Public Land Agency
	What section of the Plan was addressed by Consultation?	Public Housing Needs; Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
18	Agency/ Group/ Organization	San Bernardino County Library, Adult Literacy Services
	Type	Services-Education; Local Government
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
19	Agency/ Group/ Organization	San Bernardino County Preschool Services Department
	Type	Services-Children; Services-Education; Local Government
	What section of the Plan was addressed by Consultation?	Other-Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
20	Agency/ Group/ Organization	San Bernardino County Superintendent of Schools
	Type	Services-Education; Services-Children; Services-Homeless; Publicly Funded Institution; Local Government
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development; Homelessness Strategy; Homelessness Needs –Families with Children, Unaccompanied Minors
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
21	Agency/ Group/ Organization	San Bernardino County Transitional Assistance Department
	Type	Child Welfare Agency; Local Government
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
22	Agency/ Group/ Organization	San Bernardino County Veterans Affairs
	Type	Services-Homeless Veterans; Services-Elderly; Services-Health; Local Government
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
23	Agency/ Group/ Organization	San Bernardino County Workforce Investment Board
	Type	Services – Employment; Regional Organization; Planning Organization
	What section of the Plan was addressed by Consultation?	Economic Development; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
HOMELESSNESS		
24	Agency/ Group/ Organization	San Bernardino County Homeless Provider Network
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Needs – Chronically Homeless, Families with Children; Veterans, Unaccompanied Minors
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
25	Agency/ Group/ Organization	A Place Along the Way
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
26	Agency/ Group/ Organization	Caring by Nature
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
27	Agency/ Group/ Organization	Community Action Partnership of San Bernardino
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
28	Agency/ Group/ Organization	Feed My Sheep in the High Desert
	Type	Services-Homeless; Services-Elderly
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Non-Homeless Special Needs; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
29	Agency/ Group/ Organization	Frazee Community Center
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
30	Agency/ Group/ Organization	High Desert Homeless Services, Inc.
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
31	Agency/ Group/ Organization	High Desert Second Chance
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
32	Agency/ Group/ Organization	Holy Family Food Bank
	Type	Services-Homeless; Other

	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
33	Agency/ Group/ Organization	High Desert Community Food Bank
	Type	Services-Homeless; Other
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
34	Agency/ Group/ Organization	Inland Valley Hope Partners
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
35	Agency/ Group/ Organization	Orenda Foundation
	Type	Service-Homeless Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
36	Agency/ Group/ Organization	Reach-Out
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy, Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
37	Agency/ Group/ Organization	St. Joseph Church, His hands Ministry
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy, Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

38	Agency/ Group/ Organization	San Bernardino County Interagency Council on Homelessness
	Type	Service-Homeless; Regional Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Needs – Chronically Homeless, Families with Children; Veterans, Unaccompanied Minors; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
39	Agency/ Group/ Organization	Water of Life Church
	Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
VICTIMS OF DOMESTIC VIOLENCE		
40	Agency/ Group/ Organization	Family Assistance Program
	Type	Services-Victims of Domestic Violence; Services-Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homeless Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
41	Agency/ Group/ Organization	Pacific Lifeline
	Type	Services-Victims of Domestic Violence; Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Non-Homeless Special Needs; Other-Non-Housing Community Development; Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
42	Agency/ Group/ Organization	Project Sister Family Services
	Type	Services-Victims of Domestic Violence; Services-Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development; Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
43	Agency/ Group/ Organization	Victor Valley Domestic Violence, Inc.
	Type	Services-Victims of Domestic Violence; Services-Homeless; Services-Homeless Veterans

	What section of the Plan was addressed by Consultation?	Homeless Strategy; Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
44	Agency/ Group/ Organization	Victor Valley Family Resource Center
	Type	Services-Victims of Domestic Violence; Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
ELDERLY & DISABLED		
45	Agency/ Group/ Organization	Council on Aging-Southern California
	Type	Services – Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
46	Agency/ Group/ Organization	George M. Gibson Senior Center
	Type	Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
47	Agency/ Group/ Organization	Oldtimers Foundation
	Type	Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
48	Agency/ Group/ Organization	Rock'n Our Disabilities
	Type	Services-Disability
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

49	Agency/ Group/ Organization	Rolling Start Inc.
	Type	Services-Disability
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
CHILDREN		
50	Agency/ Group/ Organization	Apple Valley Police Activities League (AVPAL)
	Type	Service-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
51	Agency/ Group/ Organization	Assistance League of Victor Valley
	Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
52	Agency/ Group/ Organization	Boys & Girls Club of Fontana
	Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
53	Agency/ Group/ Organization	Big Brothers/Big Sisters
	Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
54	Agency/ Group/ Organization	Cedar House Life Change Center
	Type	Foster Care Agency/Facility, Services-Children

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
55	Agency/ Group/ Organization	Child Advocates of San Bernardino (CASAC)
	Type	Foster Care Agency/Facility; Child Welfare Agency; Services-Children; Services-Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
56	Agency/ Group/ Organization	Child Care Resource Center
	Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
57	Agency/ Group/ Organization	High Desert Community Foundation – Hesperia Police Activities League (HPAL)
	Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
58	Agency/ Group/ Organization	Kid-2-Kid Closet
	Type	Services – Children
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
59	Agency/ Group/ Organization	Millionaire Mind Kids
	Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Other-Non-Housing Community Development Strategy

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
EDUCATION		
60	Agency/ Group/ Organization	Chaffey College, Fontana Campus
	Type	Services-Education; Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
61	Agency/ Group/ Organization	Fontana Unified School District
	Type	Services-Children; Publicly Funded Institution; Services-Education; Services-Homelessness
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
62	Agency/ Group/ Organization	Rancho Cucamonga Unified School District
	Type	Services-Education; Services-Children; Services-Homeless; Publicly Funded Institution
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
63	Agency/ Group/ Organization	Victor Valley College
	Type	Services-Education; Publicly Funded Institution
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
64	Agency/ Group/ Organization	Upland Public Library
	Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
65	Agency/ Group/ Organization	Upland Unified School District
	Type	Services-Education; Services-Children; Services-Homeless; Publicly Funded Institution
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
FAIR HOUSING		
66	Agency/ Group/ Organization	Inland Fair Housing & Mediation Board (IFHMB)
	Type	Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

67	Agency/ Group/ Organization	Legal Aid Society of San Bernardino
	Type	Services-Fair Housing; Civic Leader
	What section of the Plan was addressed by Consultation?	Housing Need Analysis; Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
HOUSING		
68	Agency/ Group/ Organization	Building Industry Association
	Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
69	Agency/ Group/ Organization	California Apartment Association of Inland Empire
	Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
70	Agency/ Group/ Organization	City of Fontana Housing Authority
	Type	Housing; Public Land Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
71	Agency/ Group/ Organization	City of Hesperia Housing Authority
	Type	Housing; Public Land Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
72	Agency/ Group/ Organization	City of Upland Housing Authority
	Type	Housing; Public Land Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
73	Agency/ Group/ Organization	Con Am
	Type	Service-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
74	Agency/ Group/ Organization	GRID Alternatives
	Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
75	Agency/ Group/ Organization	Jamboree Housing
	Type	Assisted Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
76	Agency/ Group/ Organization	National Community Renaissance
	Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
77	Agency/ Group/ Organization	Palm Communities
	Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
78	Agency/ Group/ Organization	Quality Management Group
	Type	Services-Housing; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
79	Agency/ Group/ Organization	RPM Company
	Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
80	Agency/ Group/ Organization	RSG
	Type	Services-Housing; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
81	Agency/ Group/ Organization	Siena Apartments

	Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
82	Agency/ Group/ Organization	State of California Department of Housing and Community Development
	Type	State Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
83	Agency/ Group/ Organization	Sunrise Terrace I & II
	Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
84	Agency/ Group/ Organization	VPM Management
	Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
85	Agency/ Group/ Organization	Victor Valley Community Services Council
	Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
HEALTH		
86	Agency/ Group/ Organization	Behavioral Awareness
	Type	Health Agency; Services-Children;
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
87	Agency/ Group/ Organization	Children's Dental Health Clinic
	Type	Services-Health; Services-Children
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
88	Agency/ Group/ Organization	The Children's Clinic
	Type	Services-Health, Services-Children
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
89	Agency/ Group/ Organization	Kaiser Permanente
	Type	Services-Health; Business Leader; Civic Leader
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
90	Agency/ Group/ Organization	Mental Health America of Los Angeles
	Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
91	Agency/ Group/ Organization	Pueblo Y Salud
	Type	Services-Health
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
92	Agency/ Group/ Organization	The Richstone Family Center
	Type	Services-Health

	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
93	Agency/ Group/ Organization	Save the Brave US
	Type	Services-Health
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
BROADBAND		
94	Agency/ Group/ Organization	Inland Empire Regional Broadband Consortium
	Type	Broadband Advocated
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
95	Agency/ Group/ Organization	CA Emerging Technology Fund (CETF)
	Type	Broadband Advocate
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
96	Agency/ Group/ Organization	Frontier
	Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
97	Agency/ Group/ Organization	HighSpeedInternet.com
	Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

98	Agency/ Group/ Organization	Spectrum Internet Provider
	Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
REGIONAL PLANNING		
99	Agency/ Group/ Organization	Inland Empire Economic Partnership (IEEP)
	Type	Regional Organization; Planning Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
100	Agency/ Group/ Organization	San Bernardino Associated of Government (SANBAG)
	Type	Regional Organization; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Analysis; Homelessness Strategy Non-Homeless Needs Assessment; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
101	Agency/ Group/ Organization	Victor Valley Transit Authority
	Type	Planning Organization; Regional Organization
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
CIVIC & BUSINESS LEADERS		
102	Agency/ Group/ Organization	City of Fontana Chamber of Commerce
	Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
103	Agency/ Group/ Organization	City of Hesperia Chamber of Commerce
	Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
104	Agency/ Group/ Organization	Inland Empire SBDC
	Type	Services-Employment; Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
105	Agency/ Group/ Organization	Moses House Ministries
	Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
106	Agency/ Group/ Organization	National Council of Negro Women, Bethune Center
	Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development, Business Leader
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
107	Agency/ Group/ Organization	Shear Realty
	Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
108	Agency/ Group/ Organization	Today's Woman Foundation
	Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
109	Agency/ Group/ Organization	City of Upland Chamber of Commerce
	Type	Business Leader

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
110	Agency/ Group/ Organization	Wal Mart
	Type	Business Leader
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
HOUSING & COMMUNITY DEVELOPMENT		
111	Agency/ Group/ Organization	California Department of Fish and Wildlife
	Type	Public Land Agency; State Government
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
112	Agency/ Group/ Organization	California Desert District Office, US Department of the Interior: Bureau of Land Management
	Type	Public Land Agency; Federal Government
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
113	Agency/ Group/ Organization	Federal Emergency Management Agency
	Type	Floodplain Management Agency; Emergency Management Agency; Federal Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
114	Agency/ Group/ Organization	Foothill AIDS Project
	Type	Service-HIV/AIDS; Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Non-Homeless Needs

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
115	Agency/ Group/ Organization	High Desert Animal Coalition
	Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development; Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
116	Agency/ Group/ Organization	HUD Local Field Office
	Type	Federal Government
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
117	Agency/ Group/ Organization	Victor Valley Wastewater Reclamation Authority
	Type	Water District/ Agency
	What section of the Plan was addressed by Consultation?	Housing Need Analysis; Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a comprehensive list of agencies, organizations and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency's choice.

If an agency or organization was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Economic Development Division at (760) 947-1202.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Office of Homeless Services	The Strategic Plan goal to provide homeless services is consistent with the County of San Bernardino Homelessness Action Plan.
2021-2029 Housing Element	City of Hesperia	The Strategic Plan is in alignment with the Housing Element of the City's General Plan.

Table 4 - Other Local / Regional / Federal Planning Efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In preparation for the Consolidated Plan, the City followed the established processes of the Citizen Participation Plan to ensure broad community engagement. These activities were coordinated and implemented by the Economic Development Division. The City sought input from its residents and stakeholders by circulating surveys about community needs. The surveys were available online and in hardcopy format. The resident survey was available in English and Spanish; the Stakeholder survey was available in English. The City received a total of 207 responses from residents and 24 from stakeholders. The survey results and the survey forms are included in Appendix B of the 2025-2029 Consolidated Plan.

In accordance with the City's Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2025-2029 Consolidated Plan through public hearings, meetings, and the 30-day review and comment period. The City engaged residents and organizations through surveys and publicly noticed hearing and meetings held at the beginning of the Consolidated Planning process. These activities conducted in fall 2024, were intended to gather input on the City's housing and community development needs. The first public hearing was held on November 19, 2024 at 6:30 PM and the public meetings were held on October 28 at 10:00 AM and 5:00 PM at the Hesperia Public Library. The public hearing to adopt the Consolidated Plan and first-year Annual Action Plan was held April 15, 2025, at 6:30 PM, at City Hall.

In accordance with the City's Citizen Participation Plan, all public notices for public hearings and the 30-day comment period were published in a medium of general circulation in the City. Additionally, the City used social media platforms such as Facebook and Instagram to advertise the opportunities to participate. At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

Citizen Participation Outreach

Outreach			Summary		
Mode	Additional Modes	Target	Content/ Attendance	Comments	Comments not accepted
Newspaper Ad	City website; Social Media; Flyers	English and Spanish	Published October 13, 2024. Public Meeting, October 28, 2024, 10:00 AM and 5:00 PM at the Hesperia Library Community Room, and November 5, 2024 Public Hearing at City Hall; Community Needs Survey.	N/A	N/A
Newspaper Ad	City website; Social Media; Flyers	English and Spanish	Published November 3, 2024. Rescheduled Public Hearing, from November 5, to November 19, 2024, 6:30 PM, City Hall; Community Needs Survey.	N/A	N/A
Public Meetings		English and Spanish Broad Community	Public Meetings, October 28, 2024, 10:00 AM and 5:00 PM, at the Hesperia Library Community Room.	All comments were accepted	N/A
Public Hearing		English and Spanish Broad Community	Public Hearing, November 19, 2024, 6:30 PM, City Hall.	All comments were accepted	N/A
Community Needs Survey		English and Spanish Broad Community	See Appendix B of the 2025-2029 Consolidated Plan	All comments were accepted	N/A
Newspaper Ad	City website	English and Spanish	Substantially complete Draft 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan 30-day review period from March 17 to April 15, 2025 and public hearing on April 15, 2025, 6:30 PM, at City Hall.	N/A	N/A
30-Day Review		Broad Community	Made available on website and in hard copy from March 17 to April 15, 2025	NA	NA
Public Hearing		English and Spanish Broad Community	Public hearing of Draft 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan on April 15, 2025, 6:30 PM, at City Hall.	All comments were accepted	NA

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Annual allocations are subject to federal appropriations and changes in demographic data used in HUD's formulas for the programs. The funding amounts in this Action Plan are approximated because to date, Congress has not passed HUD's FY26 appropriation, and the date this appropriation will be made is unknown. When the City is informed of its annual allocation the Street Improvement Project will be increased or decreased from the estimated funding level to match actual allocation amounts.

During the five-year period of the Consolidated Plan from July 1, 2025, to June 30, 2030, the City of Hesperia anticipates investing an estimated $4.7 million in CDBG funds to support the goals of the Strategic Plan. For the 2026-2027 program year the City anticipates receiving an allocation of $946,179 in CDBG.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin. and Planning Economic Development Housing Public Improvements Public Services	$946,179	$0	$0	$946,179	$3,784,716	Based on 2025 FY allocation from HUD. Steady annual funding is anticipated.

Table 6- Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The extent of need in Hesperia far exceeds the available funding from CDBG. Most activities into which these funds are invested will also leverage a variety of additional sources including, but not limited to,

public and private grants, capital development and general funds, public financing, and private donations. The City encourages the use of Low-Income Housing Tax Credits to fund construction, substantial rehabilitation, or acquisition or affordable housing.

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG funds to leverage appropriate state, local, and private resources, including but not limited to those listed below.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- YouthBuild
- Federal Low-Income Housing Tax Credit Program
- Project Based Housing Choice Vouchers

State Resources

- Low-Income Housing Tax Credit Program
- Tax-Exempt Bond Financing
- Permanent Local Housing Allocation
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Affordable Housing and Sustainable Communities Program

Local Resources

- Continuum of Care (CoC) Program
- Housing Authority of the County of San Bernardino (HACSB)
- California Home Finance Agency
- City of Hesperia In-Lieu Fees
- Low- and Moderate-Income Housing Asset Fund (Successor Housing Agency)

Private Resources

- Federal Home Loan Bank, Affordable Housing Program
- Community Reinvestment Act Programs
- United Way
- Private Contributions

Matching Requirements: CDBG does not have a matching requirement.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City owns and maintains rights-of-way which may be used or improved to address the needs identified in the Consolidated Plan. City staff keeps inventory of vacant and non-vacant sites as part of the Housing Element. Furthermore, City staff maintain relationships with developers which informs their knowledge of existing conditions. As of the execution of this document there are currently no publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

During July 2026 through June 2027, the City will rely on other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site to enhance the availability, affordability and sustainability of affordable housing.

Along with leveraged dollars, the City expects to spend approximately $946,179 of CDBG funds during the 2026-2027 program year on public facility and infrastructure improvement activities that promote a suitable living environment, and fair housing. It is anticipated that approximately $822,179 of these funds will be spent on public facility and infrastructure projects.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1: Public Facilities and Infrastructure Improvement	2025 – 2029	Non-Housing Community Development	CDBG Low- and Moderate-Income Census Tract/ Block Groups -Citywide	Provide public facility and infrastructure improvements to create a suitable living environment	CDBG: $822,179	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted
Description: Preserve and improve public facilities and infrastructure to benefit low-and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults.						
Goal 2: Fair Housing Services	2025 – 2029	Affordable Housing	Citywide	Ensure equal access for housing opportunities	CDBG: $24,000	Public service activities other than Low/ Moderate Income Housing Benefit: 350 Persons Assisted
Description: Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services						
Goal 3: Planning and Administration	2025 – 2029	Program administration	N/A	Administration, Comply with federal CDBG regulations	CDBG: $100,000	Other - 1
Description: These funds will be used to comply with federal statutes and regulations pertaining to the CDBG Program.						

Table 7 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facility and Infrastructure Improvements
	Goal Description	Preserve and improve public facilities and infrastructure to benefit low-and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults.
2	**Goal Name**	Fair Housing Services
	Goal Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
3	**Goal Name**	Administration
	Goal Description	Fund the needs of the administration to run the CDBG programs.
4		

Table 8 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City is not a recipient of HOME funds during this 26-27 Annual Action Plan cycle.

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the 2025-2029 Consolidated Plan, the City will invest CDBG funds during the 2026-2027 program year on projects that improve public facilities and infrastructure, and provide fair housing. Together, these projects will address the community development needs of Hesperia residents-particularly those residents residing in the low- and moderate-income CDBG Target Areas.

Projects

2025-2026 Projects	
1.	Public Facility and Infrastructure Improvements
2.	Fair Housing Services
3.	
4.	CDBG Administration
5.	

Table 9 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG investments for the program year 2026-2027 to projects and activities that benefit low- and moderate-income people. The primary obstacles to meeting the underserved needs of low- and moderate-income people include limited funding from federal, state, and other local sources. To address these obstacles, the City is investing $822,179 of CDBG funds in the 2026-2027 Annual Action Plan for the Annual Street Improvement Project that will reconstruct deteriorated streets.

AP-38 Project Summary

Table 10 – Goals Summary

1	Project Name	Public Facility and Infrastructure Improvements
	Target Area	CDBG Low- and Moderate-Income Census Tract/Block Groups
	Goals Supported	Public Facility and Infrastructure Improvements
	Needs Addressed	Provide public facility and infrastructure improvements to create a suitable living environment
	Funding	CDBG: $822,179
	Description	Preserve and improve public facility and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit	Approximately 3,000 persons
	Location Description	CDBG Low- and Moderate-Income Census Tract/Block Groups
	Planned Activities	City of Hesperia: 26/27 Street Improvement Project – (3,000 persons) Fund: $822,179
2	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access for housing opportunities
	Funding	CDBG: $24,000
	Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit	Approximately 80 persons
	Location Description	Citywide
	Planned Activities	Fair Housing Foundation – (80 persons) – Fund: $24,000
3.		
4.		

5	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: $100,000
	Description	Fund administration for the CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit	Other -1
	Location Description	Citywide
	Planned Activities	CDBG Administration – Fund: $100,000

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Infrastructure improvements and public facilities will be focused on areas with a concentration of residents with low and moderate incomes throughout the City. It should be noted that 57percent of Hesperia households have low or moderate incomes, according to 2016-2020 CHAS data.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Low- and Moderate-Income Census Tract/Block Group	87%
Citywide	13%

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HUD allows CDBG grantees to implement certain activities such as initial construction or expansion of community facilities and infrastructure that benefit certain neighborhoods or villages (but not the entire City) provided the service area for the facility or infrastructure is primarily residential and where at least 51 percent of residents are low- and moderate-income.

The City will use a place-based and citywide strategy to distribute funding. It is the City's intent to fund activities in the areas and for the populations most directly affected by the needs of low-income residents and those with other special needs. Where appropriate the Annual Action Plan will direct investment to an area benefit neighborhood. The area benefit category is the most used national objective for activities benefiting a residential neighborhood. An area benefit activity is one that benefits all residents, where at least 51 percent are low- and moderate-income. Public infrastructure improvements are an area benefit activity when they are in a predominantly low- and moderate-income neighborhood.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City does not currently have active housing programs, the Hesperia Housing Authority (HHA) has provided funding for affordable housing projects in prior years to address the need for affordable housing and housing rehabilitation.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehabilitation of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

Responses to the Community Needs Survey indicated the greatest area of need in Hesperia is infrastructure improvements, specifically streets and sidewalks. Due to limited funding, during the 2025-2026 program year the City will not be investing CDBG funds in the preservation of affordable housing units but for public facility and infrastructure improvement activities.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing located within the City of Hesperia.

Actions planned during the next year to address the needs to public housing

Public housing needs are addressed by the Housing Authority of the County of San Bernardino (HACSB).

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

This is not applicable to the City of Hesperia. HACSB encourages residents to be actively involved in the community and in the management of public housing developments through resident councils and numerous opportunities for feedback such as community meetings and surveys. HACSB and the City of Hesperia also actively encourage and promote public housing residents to explore homeownership opportunities and programs through HACSB's Homeownership Assistance Program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

This is not applicable as the HACSB is considered a high performing PHA.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will invest leveraged CDBG funds during the 2026-2027 program year to address high priority needs identified in the 2025-2029 Consolidated Plan. To address homelessness and other special needs the City will continue to fund the Community Assistance Program (CAP). The CAP was developed to fund organizations that will provide public services to Hesperia residents.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City supports the efforts of San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness throughout San Bernardino County. In alignment with this strategy, the City has previously and will consider using general fund dollars through the CAP to support local service providers' efforts to meet and identify the needs of those experiencing unsheltered homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system to address the immediate needs of San Bernardino County's homeless population.

The CoC is improving the efficacy of emergency shelters and the access system including their seasonal emergency shelters and the County's three (3) Cold Weather Shelter facilities, the closest being located in the City of San Bernardino and temporary warming shelter in the City of Victorville.

For transitional housing, the CoC recognizes a need to maintain a level of transitional housing for the target populations that benefit most from a staged approach to housing, such as mentally ill and chronically homeless individuals. While the CoC continues to support transitional housing in special circumstances, the CoC is currently examining ways to shorten stays in emergency shelters and transitional housing so that resources may be used for rapid re-housing or placement in permanent supportive housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In support of CoC efforts, this City's Strategic Plan provides for the use of general funds to support activities implemented by the City and local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. In the past CAP funds have supported homelessness prevention and food assistance programs. It is anticipated that CAP funds will continue to provide funding for similar homeless services.

Additional efforts include support at the regional level to shorten the period that individuals and families are experiencing homelessness and to prevent individuals and families who were recently homeless from becoming homeless again. The 2-1-1 regularly works with public service agencies to analyze the resources and funding being used to operate transitional housing programs and consider how these resources could be used more in alignment with the best practices (i.e., rapid re-housing and permanent housing) for ending homelessness. Many transitional housing providers are working to End Homelessness to evaluate strategies to lower program threshold requirements and improve outcomes including shorter shelter stays and more rapid transitions to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County in collaboration with the CoC maintains Discharge Coordination Policies for the systems of care it administers, such as discharge from the Corrections, Foster Care, and the Mental Health systems. The City supports the CoC's advocacy for development of consistent policy implementation by hospital

administrators for best practices such as recuperative care, and co-location of health services near affordable housing developments.

In the past CAP funds have supported homelessness prevention and food assistance programs. It is anticipated that CAP funds will continue to provide funding for similar rental assistance, and case management services to households experiencing homelessness, including those living in emergency shelters.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. The City of Hesperia works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide offsetting financial incentives to assist in the production of safe, high quality, affordable housing. Barriers to affordable housing are distinguished from impediments to fair housing choice in that barriers are lawful and impediments to fair housing choice are usually unlawful.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The draft Analysis of Impediments to Fair Housing completed in 2025, proposed the following strategies to address fair housing issues and contributing factors.

- Increase Affordable Housing Development – Support the construction of affordable housing in high-opportunity areas and streamline approval processes.
- Enhance Housing Accessibility – Implement a formal reasonable accommodation process and encourage the development of accessible housing units.
- Expand Public Transportation – Improve transit routes and services, particularly for lower-income neighborhoods.
- Strengthen Fair Housing Protections – Partner with fair housing organizations to educate tenants and landlords about fair housing rights and responsibilities.
- Promote Economic Mobility – Support job training programs and housing development near employment centers to improve access to economic opportunities.

Discussion

To address housing affordability and the lack of monetary resources for affordable housing, the City's Strategic Plan as identified in their 2025-2029 Consolidated Plan calls for a portion of CDBG funds to be used for Fair Housing Services to ensure fair housing choices. The City will continue to leverage its funds to attract private and other available public resources. The City's updated 2021-2029 Housing Element notes the following to help ameliorate negative effects of public policies that serve as barriers to affordable housing:

- The City has outlined certain concessions for development standards in its Landscape Ordinance. Affordable housing developments are permitted to use one-gallon shrubs and five-gallon trees, instead of the otherwise required five-gallon shrubs and 15-gallon trees.

- The City of Hesperia has established a density bonus program to encourage the production of housing for lower and moderate-income households by offering developers density increases beyond the maximum allowed under the applicable zoning district and land use element of the general plan in exchange for the construction of below-market rate units. In addition, other development incentives may be permitted.

- Current state law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. In May of 2011, the City's Development Code was updated to reflect these new requirements.

- Under AB 1763, housing projects where all units are affordable to low and very low-income residents qualify for an 80% density bonus, except that up to 20 percent of the total units in the development may be for moderate-income households. AB 1763 provides for a fourth incentive and concession to 100% affordable projects. For housing projects that qualify as a special needs or supportive housing development, AB 1763 completely eliminates all local parking requirements. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day. The development code will be amended in 2020 to reflect the changes in Density Bonus Law.

- In October 2019, SB 13, AB 68, and AB 881 were adopted into law with the intention of facilitating the construction of Accessory Dwelling Units (ADUs) in California. One key component of the new ADU laws is that the City is now required to allow Junior Accessory Dwelling Units (Junior ADUs). In June 2020, the development code was amended to be consistent with state law.

- AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low, low-, or moderate-income households in its housing element. The City amended its ADU Ordinance, which was adopted by the City Council on November 19, 2024, to allow the sale and conveyance of ADUs for Community Land Trusts (CLTs), thereby enabling CLTs to build and manage ADUs that remain permanently affordable, as they can be sold separately to qualified buyers. The ADU Ordinance was also amended to allow the separate sale and or conveyance of ADUs, potentially making it easier for homeowners to finance ADU construction for very-low or low-income individuals to purchase them.

AP-85 Other Actions – 91.220(k)

Introduction

Priority needs established in the 2025-2029 five-year Consolidated Plan form the basis for establishing objectives and outcomes in the Action Plan. Those needs are as follows:

- Provide public facility and infrastructure improvements to create a suitable living environment
- Ensure equal access to housing opportunities
-

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the needs of underserved households with low- and moderate-incomes are reduced funding from federal, state, and other local sources, and the high cost of housing. To address these obstacles, at least in part, the City will continue to work to leverage public and private resources through grant and partnership opportunities.

The City will continue to promote fair housing practices for sale and rental housing and to facilitate community awareness of fair housing. The City of Hesperia will continue to use CDBG funds to contract with Fair Housing Foundation for this program year to provide fair housing and tenant/landlord services to residents.

Actions planned to foster and maintain affordable housing

The City of Hesperia works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide offsetting financial incentives to assist in the production of safe, high quality, affordable housing. In program year 2026-2027, the City plans to allocate $822,179 in CDBG funds to the Annual Street Improvement Project and $329,415.87 to foster affordable housing through the City's Housing Rehabilitation Program.

Actions planned to reduce lead-based paint hazards

Code enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is a part of an ongoing investigation. The Building Division will continue to be alert to units that may contain lead-based paint. They will inform tenants and landlords as part of their inspections.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG activities meeting the goals established in the Consolidated Plan-Strategic Plan and this Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that preserve and improve public facilities and infrastructure to benefit low - and moderate-income residents of Hesperia;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and

moderate-income households
- Supporting activities that fulfill the HUD mandate to further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation; and
- Fund the needs of the administration to run the CDBG.

Actions planned to develop institutional structure

The City of Hesperia works with a wide range of public and community social service agencies to meet and address the various needs of the community. This program year, City staff will continue to collaborate internally, as well as with local non-profit advocacy groups and other County, State and Federal organizations. Specifically, the City participates in various regional efforts that involve the collaboration of local jurisdictions, private organizations, and other public and quasi-public agencies to address homelessness, fair housing, and affordable housing issues.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City will welcome and continue to encourage partnering with non-profit providers, community and faith-based organizations, public institutions, community residents, and City Departments to ensure the effective delivery of quality housing and supportive services to low-income individuals.

City staff attends several local and regional meetings, which include service providers, neighboring agencies, and elected officials to keep abreast of issues affecting the quality of life for low-income residents. The City maintains a web presence and is pro-active in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for CDBG.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

The following sections present information on other program-specific requirements. For Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 2024, 2025, 2026.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Table 14 – CDBG Requirements

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.	100.00%
1. Overall benefit period	2024, 2025, 2026

Table 15 – Other CDBG Requirements

2026/2027 ANNUAL ACTION PLAN
JULY 1, 2026 THROUGH JUNE 30, 2027

APPENDIX A
Citizen Participation

- Proof of Publication – Public Hearing & Adoption
- Summary of Comments Received

CITY OF HESPERIA
NOTICE OF PUBLIC HEARING & REVIEW
DRAFT SUBSTANTIAL AMENDMENT TO THE
2025-2029 CONSOLIDATED PLAN AND
DRAFT 2026-2027 ACTION PLAN

Program Description:

Notice is hereby given that the City of Hesperia has prepared the Draft Substantial Amendment to the 2025-2029 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) and the Draft 2026-2027 Annual Action Plan in accordance with HUD requirements to prepare and submit an Action Plan every year as a condition of receiving annual allocations of CDBG and HOME funds.

The Consolidated Plan establishes the priority housing, community and economic development needs of the City and provides a strategy for the types of projects that will receive CDBG and HOME funds during the five-year period to address specific goals related to the provision of decent housing, a suitable living environment and expanded economic opportunity for low- and moderate-income residents. The goals included in the 2025-2029 Consolidated Plan include Public Facilities and Infrastructure and Fair Housing Services. The Draft Substantial Amendment to the 2025-2029 Consolidated Plan will add the goal of Preservation of Affordable Housing and subsequent housing activities utilizing HOME funds.

The Action Plan establishes the programs and activities to be undertaken using CDBG and HOME funds during the 2026-2027 program year beginning July 1, 2026, and ending June 30, 2027. The City anticipates receiving $946,179 of CDBG funds and $366,017 of HOME funds for the 2026-2027 program year and anticipates receiving similar allocations for the subsequent three program years covered by the 2025-2029 Consolidated Plan. Annual allocations of CDBG and HOME funds are subject to change based on federal appropriations and any changes to the HUD grant allocation formulas or data used in the formulas.

30-Day Public Review Period:

Copies of the draft documents will be available to the public for review and comment for 30 days. Individuals wishing to express their views concerning the Draft Substantial Amendment to the 2025-2029 Consolidated Plan and the Draft 2026-2027 Action Plan and proposed activities may provide written comments to the City on or before 4:30 p.m. on Tuesday, April 21, 2026, by emailing those comments to Eydee Jimenez, Economic Development Supervisor at ejimenez@hesperiaca.gov.

DATE: March 18, 2026 through April 21, 2026
ONLINE: https://www.cityofhesperia.us/

HARD COPY: A copy of the draft documents will be available at the following locations:

- Hesperia Economic Development Division at 9700 Seventh Avenue, Hesperia
- Hesperia City Clerk's Office at 9700 Seventh Avenue, Hesperia
- Hesperia Public Library at 9650 Seventh Avenue, Hesperia

Public Hearing: You are invited to attend a public hearing to be held by the City Council to provide public comments regarding the Draft Substantial Amendment to the 2025-2029 Consolidated Plan and the proposed activities in the Draft 2026-2027 Action Plan, and program performance. The public hearing will take place as follows:

DATE: April 21, 2026
TIME: 6:30 PM
LOCATION: City of Hesperia Council Chambers
9700 Seventh Avenue, Hesperia, CA 92345

ADA: It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant at this meeting, you need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1056 at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

LAP: Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Eydee Jimenez al 760.947.1202.

City Contact: Questions and written comments may be addressed to Eydee Jimenez, Economic Development Supervisor, at Hesperia City Hall, Economic Development Division 9700 Seventh Avenue, Hesperia, CA 92345.

City Clerk: Melinda Sayre

Published: Victorville Daily Press on Wednesday, March 18, 2026 (English and Spanish)

AVISO DE AUDIENCIA PÚBLICA Y REVISIÓN

CIUDAD DE HESPERIA
DEL BORRADOR DE ENMIENDA SUSTANCIAL AL PLAN CONSOLIDADO 2025-2029 Y BORRADOR DEL PLAN DE DESEMPEÑO 2026-2027

Descripción del Programa:

Por medio de la presente se notifica que el Ayuntamiento de la Ciudad de Hesperia ha preparado el Borrador de la Enmienda Sustancial al Plan Consolidado 2025-2029 para los programas del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) y Programa de Asociación para Inversiones en Vivienda HOME (HOME, por sus siglas en inglés) y el Borrador del Plan de Desempeño Anual de 2026-2027 conforme a los requisitos de HUD para preparar y presentar un Plan de Desempeño cada año como condición para recibir asignaciones anuales de los fondos de los programas de CDBG y HOME.

El Plan Consolidado establece las necesidades prioritarias de vivienda, desarrollo comunitario y económico de la Ciudad y proporciona una estrategia para los tipos de proyectos que recibirán fondos CDBG y HOME durante el período de cinco años, con el fin de abordar objetivos específicos relacionados con la provisión de vivienda digna, un entorno de vida adecuado y la ampliación de las oportunidades económicas para los residentes de ingresos bajos y moderados. Los objetivos incluidos en el Plan Consolidado 2025-2029 incluyen Instalaciones e Infraestructura Pública y Servicios de Vivienda Justa. El Borrador de Enmienda Sustancial al Plan Consolidado 2025-2029 incorporará el objetivo de Preservación de Vivienda Asequible y las actividades de vivienda posteriores que utilicen fondos HOME.

El Plan de Desempeño establece los programas y actividades a realizar utilizando fondos de CDBG y HOME durante el año del programa iniciando en Julio 1, 2026 y finalizando el Junio 30, 2027. El Ayuntamiento anticipa recibir $946,179 de fondos de CDBG y $366,017 de fondos de HOME para el año del programa 2026-2027 y anticipa recibir asignaciones similares para los tres años de programas subsecuentes cubiertos por el Plan Consolidado 2025-2029. Las asignaciones de fondos anuales de CDBG y HOME están sujetas a cambios en funciones federales y cualquier cambio en las fórmulas de asignación de subsidios de HUD o los datos utilizados en las fórmulas.

Período de Revisión Pública de 30 Días:

Las copias del borrador de los documentos estará disponible para que el público los revise y comente durante 30 días. Las personas que deseen expresar sus puntos de vista con respecto al Borrador de la Enmienda Sustancial al Plan Consolidado 2025-2029 y el Borrador del Plan de Desempeño 2026-2027 y las actividades propuestas pueden proporcionar comentarios por escrito al Ayuntamiento antes de las 4:30 PM el Martes, 21 de Abril de 2026 enviando esos comentarios por correo electrónico a Eydee Jimenez, Supervisora de Desarrollo Económico a ejimenez@hesperiaca.gov.

FECHA: Marzo 18, 2026 a Abril 21, 2026
EN LÍNEA: https://www.cityofhesperia.us/
COPIA IMPRESA: Una copia del borrador de los documentos estará disponible en los siguientes lugares:

- División de Desarrollo Económico del Ayuntamiento de Hesperia, 9700 Seventh Avenue, Hesperia
- Oficina del Secretario Municipal del Ayuntamiento de Hesperia, 9700 Seventh Avenue, Hesperia
- Biblioteca Pública de la Ciudad de Hesperia, 9650 Seventh Avenue, Hesperia

Audiencia pública:

Está invitado a asistir a una audiencia pública que celebrará el Ayuntamiento para que el público pueda expresar sus opiniones sobre el Borrador de la Enmienda Sustancial al Plan Consolidado 2025-2029 y las actividades propuestas y el rendimiento del programa en el Borrador del Plan de Desempeño 2026-2027.
La audiencia pública tendrá lugar de la siguiente manera:

FECHA: Abril 21, 2026
HORA: 6:30 PM
LUGAR: Cámara del Concejo Municipal del Ayuntamiento de la Ciudad de Hesperia
9700 Seventh Avenue, Hesperia, CA 92345

ADA:

La intención de la Ciudad es cumplir con la Ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si, como asistente o participante en esta reunión, necesita asistencia especial más allá de la que normalmente se proporciona, la Ciudad intentará acomodarlo de todas las maneras razonables.

Póngase en contacto con a la Oficina del Secretario Municipal at (760) 947-1007 o (760) 947-1056 por lo menos 48 horas antes de la reunión para informarnos de sus necesidades y determinar si es posible realizar alguna adaptación.

LAP: Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Eydee Jimenez al 760.947.1202.

Contacto de a Ciudad: Las preguntas y comentarios escritos pueden ser enviados a Eydee Jimenez, Supervisora de Desarrollo Económico, División de Desarrollo Económico del Ayuntamiento de la Ciudad de Hesperia 9700 Seventh Avenue, Hesperia, CA 92345

Secretario Municipal: Melinda Sayre

Publicado: Victorville Daily Press el Miercoles, 18 de Marzo de 2026 (Inglés y Español)

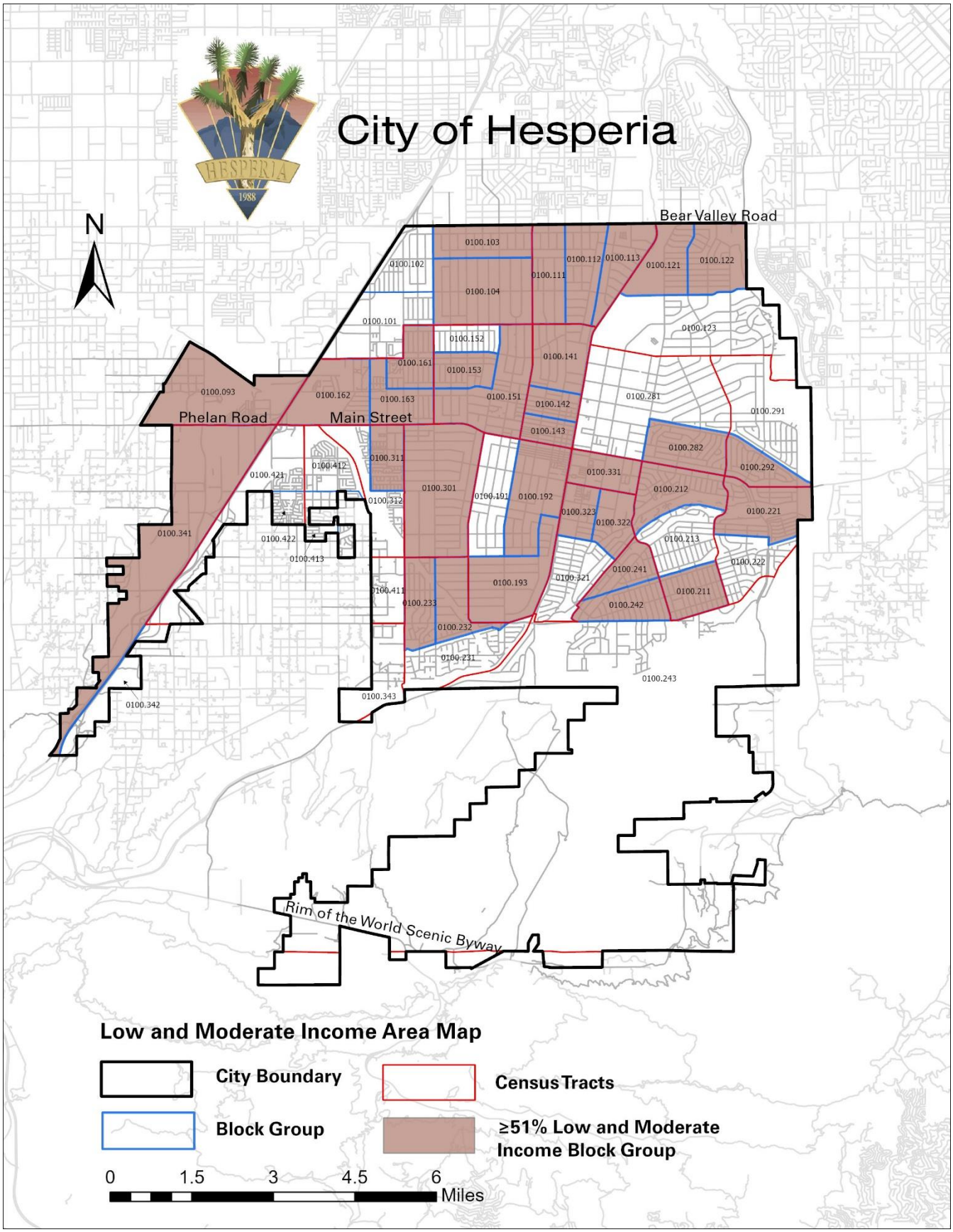
Summary of Comments Received

Comments will be added after the April 21, 2026 City Council Public Hearing.

2026/2027 ANNUAL ACTION PLAN
JULY 1, 2026 THROUGH JUNE 30, 2027

APPENDIX B
Grantee Unique Appendices

- CDBG Low- and Moderate-Income Area Map


City of Hesperia
N
Bear Valley Road
Phelan Road
Main Street
Rim of the World Scenic Byway
0100.093
0100.101
0100.102
0100.103
0100.104
0100.111
0100.112
0100.113
0100.121
0100.122
0100.123
0100.141
0100.142
0100.143
0100.151
0100.152
0100.153
0100.161
0100.162
0100.163
0100.192
0100.193
0100.212
0100.213
0100.221
0100.222
0100.232
0100.233
0100.241
0100.242
0100.243
0100.281
0100.282
0100.291
0100.292
0100.301
0100.311
0100.312
0100.321
0100.322
0100.323
0100.331
0100.341
0100.342
0100.343
0100.411
0100.412
0100.413
0100.421
0100.422
Low and Moderate Income Area Map
City Boundary
Census Tracts
Block Group
≥51% Low and Moderate Income Block Group
0
1.5
3
4.5
6
Miles

2026/2027 ANNUAL ACTION PLAN
JULY 1, 2026 THROUGH JUNE 30, 2027

APPENDIX C
SF-424 and Action Plan Certifications

- SF-424 Community Development Block Grant (CDBG)
- SF-424D Community Development Block Grant (CDBG)
- 2026-2027 Action Plan Certifications

To be completed and added to the 2026-2027 Annual Action Plan Appendix C after the April 21, 2026 Public Hearing.

ATTACHMENT AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevedo, Director of Development Services
Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Conditional Use Permit CUP24-00012; Applicant: AUE Energy LLC; APN: 3064-401-10

RECOMMENDED ACTION

The Planning Commision recommends that the City Council adopt Resolution No. 2026-07 Approving Conditional Use Permit CUP24-00012 and adopting the associated mitigated negative declaration pursuant to the provisions of CEQA.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow for the development of a 5,915 square foot convenience store with alcohol sales for off-site consumption along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive through carwash (Attachments 1 and 2).

Location: This project is located on a 2.36-acre site at the northwest corner of Phelan Road and Highway 395. (Attachment 3).

Current General Plan, Zoning and Land Uses: The site is vacant and within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The adjacent properties to the north and west are vacant and located within the Neighborhood Commercial zone (NC). The property to the east, across Highway 395, and the property to the south, across Phelan Road, are also vacant and within the Neighborhood Commercial (NC) zone (Attachment 4).

ISSUES/ANALYSIS

Land Use: The proposed convenience store is a permitted use within the Neighborhood Commercial (NC) zoning district. However, pursuant to the Development Code and the Main Street and Freeway Corridor Specific Plan, approval of a Conditional Use Permit (CUP) is required for the establishment and operation of a vehicle fuel station, carwash facility, and the sale of alcoholic beverages for off-site consumption. Additionally, the City Council adopted Ordinance No. 2017-08 on October 3, 2017, which requires that all applications for off-sale alcohol (type 20 and 21 ABC licenses) for establishments that are below 12,000 square feet in floor area be forwarded to the City Council for final action.

On March 26, 2026, the Planning Commission unanimously forwarded this item to the City Council with a recommendation for approval by a 5-0 vote. There were no residents who spoke either in favor or opposition to the project during the public hearing.

Conformance with Development Standards: The project complies with devlopment standards of the Main Street and Freeway Corridor Specific Plan including the minimum building requirements, landscaping, and parking. Moreover, the project includes 26,572 square feet of total landscape coverage, or 13.5% of total landscape coverage, which is greater than the required minimum landscape coverage of 10%.

Additionally, the project complies with the specific land use standards for vehicle wash facilities, including maintaining a distance exceeding 1,000 feet from existing ancillary and standalone car wash facilities, and meeting all applicable lighting and noise restrictions.

Furthermore, establishments selling alcoholic beverages for off-site consumption are required to be located within 500 feet of the intersection of two arterial or major arterial streets as identified in the City's adopted Circulation Plan. The proposed project is located at the northwest corner of Phelan Road and Highway 395. Phelan Road is designated as a Major Arterial with a 120-foot-wide ultimate right-of-way, while Highway 395 is designated as a Special Street section with a 130-foot-wide ultimate right-of-way and is identified as a major transportation corridor in the Circulation Plan. As a major regional corridor, Highway 395 satisfies the intent of an arterial roadway classification.

Alcohol Sales: The applicant will file an application for a Type 20 (Off-Sale Beer and Wine) license with the California Department of Alcoholic Beverage Control (ABC). Table 2 identifies four active off-sale alcoholic beverage licenses within Census Tract 100.09 (Attachment 5). ABC authorizes this census tract to have three off-sale licenses. Therefore, approval of CUP24-00012 will exceed the limitation of three licenses and ABC will require that the City make a finding of public convenience and necessity (Attachment 9).

Table 1: Existing On-Sale Licenses in Census Tract 100.09

Status	Business Name	Business Address	Type of License
Active	Walmart	11896 Amargosa Road (Victorville)	21-Beer, Wine, and Liquor
Active	Sky Market	12720 Main Street	21-Beer, Wine, and Liquor
Active	G & M Oil Co.	12080 Amargosa Road (Victorville)	20-Beer and Wine
Active	7 Eleven	12750 Main Street.	20-Beer and Wine

In determining whether to approve an additional license in an overconcentrated census tract, the City Council may consider the surrounding context and availability of alcohol sales within the immediate service area. While four licenses are reported within the census tract, the Walmart and G & M Oil locations are outside the City limits and located more than four miles from the proposed project site. The remaining establishments, Sky Market and 7-Eleven, are located approximately one mile away along the I-15 freeway corridor and primarily serve motorists traveling along that corridor.

The proposed project is located along Highway 395 and would serve a different travel corridor. As such, the project would provide sales to residents and motorists traveling along Highway 395 and would not substantially increase the concentration of alcohol sales within the immediate

vicinity of the project site. Therefore, the City Council may determine that approval of the proposed off-sale beer and wine license would serve the public convenience and necessity.

Building Design: The convenience store and carwash building design comply with the architectural guidelines of the Development Code. The buildings incorporate a combination of stucco and tile, in addition to a brick wainscot. The buildings incorporate changes in wall and roof planes and include tower elements to highlight the entry features. In addition, the fuel canopy will be conditioned to incorporate the brick wainscot material to the supportive beams. (Attachment 6).

Traffic/Street Improvements: According to the City's General Plan Circulation Element Highway 395 is constructed as a 130-foot wide Special Street Section, which provides two travel lanes in each direction (plus ancillary lanes) and Phelan Road is to be constructed as a 120-foot-wide Major Arterial Street Section which currently provides 2 travel lanes in each direction. As part of developing the site, the developer is required to dedicate right-of-way and construct street improvements, including curb, gutter and sidewalk along the project frontages of Highway 395 and Phelan Road. In addition, the driveway approach onto Highway 395 will be restricted to right-in and right-out only. The eastern driveway approach on Phelan Road will also be restricted to a right-in and right-out only. In addition, the project will include rubberized curbs with flexible posts along the Phelan Road median to restrict left hand turns from the project site.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system and an underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The project will connect to an existing 12-inch PVC water line in Phelan Road and a 12-inch PVC sewer main along Caliente Road via a lateral line which extends through an easement on the north property line of the west adjacent property.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures. (Attachment 8)

The environmental analysis included a biological resources assessment to evaluate potential impacts to sensitive habitats and special-status species. The analysis concluded that Joshua Trees are present on the site and will require an Incidental Take Permit from the California Department of Fish and Wildlife. Additionally, the biological report shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. However, a pre-construction surveys for the burrowing owl and nesting bird will be conducted prior to issuance of a grading permit.

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

The environmental document was circulated to local, state and federal agencies and organizations as well as surrounding property owners for public review from January 20, 2026, through February 18, 2026 (SCH#2026010656). During the public review period, five comment letters were received (Attachment 7).

The table below identifies the origin of each comment letter and summarizes how the comments were addressed and incorporated into the Project's Conditions of Approval and/or the updated Initial Study/Mitigated Negative Declaration (IS/MND). Additionally, response letters were provided to the California Department of Transportation (Caltrans) and the California Department of Water Resources (DWR) (Attachment 8).

Table 2: Comment Letters and Responses

Agency/Individual	Comments and Responses
Chris Anderson	**Comments**: A community member raised concerns with traffic safety stating the environmental study does not adequately evaluate traffic impacts on westbound traffic along Phelan Road near the proposed gas station entrance and the need for a right-turn lane onto the project site
	Response: A traffic study prepared by a California-licensed traffic engineer was submitted to the City during the entitlement review process and was accepted prior to scheduling the project for public hearing. The project is conditioned to submit a final traffic study to the City and Caltrans prior to ground disturbance. Additionally, the project applicant will be required to obtain all necessary Caltrans permits before commencing any ground-disturbing activities.
Mojave Desert Air Quality Management District (MDAQMD)	**Comments:** MDAQMD requested the project's compliance with air quality regulations and implementation of dust control best management practices as well as district permits be obtained.
	Response: The IS/MND confirms that construction and operation will comply with MDAQMD rules and regulations. The project is also conditioned to provide evidence of acceptance by MDAQMD prior to ground-disturbing activities, ensuring CEQA consistency with air quality requirements.
California Department of Fish and Wildlife (CDFW)	**Comments:** CDFW offered comments and recommendations to assist in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Specifically, these recommendations focused on Burrowing Owl and Nesting Birds.
	Response: The IS/MND and Mitigation Monitoring and Reporting Program were updated to incorporate CDFW's recommendations. Biological mitigation measures now include MM BIO-2 (Pre-Construction Surveys), MM BIO-3 (Burrow Avoidance), and MM BIO-4 (Nesting Bird Survey), ensuring project compliance with CEQA biological resource requirements.
California Department of Transportation (DOT)	**Comments:** Caltrans requests additional traffic analyses, including truck turning templates, queuing studies, corrected trip distribution, and a stand-alone safety review with potential mitigation. The project must maintain ADA-compliant pedestrian and bicycle access during construction. Any work encroaching on Caltrans right-of-way requires an encroachment permit.

	Response: A traffic study prepared by a California-licensed traffic engineer was submitted to the City during the entitlement review process and accepted prior to scheduling the project for public hearing. The project is conditioned to submit a final traffic study to the City and Caltrans prior to any ground-disturbing activities. Caltrans' requests have been addressed through a response letter and updates to the Conditions of Approval and IS/MND. The applicant has been issued an encroachment permit for the proposed driveway onto Highway 395 and will obtain all additional necessary Caltrans permits before commencing construction, ensuring CEQA compliance with transportation and safety requirements. A response letter documenting these actions was also provided to Caltrans
California Department of Water Resources (DWR)	**Comments:** DWR raised concerns that the project's maps are outdated and lack sufficient detail to show existing development and local drainage features. The IS/MND does not provide adequate analysis of off-site stormwater flows, potential erosion, or impacts to the Oro Grande Wash and DWR rights-of-way. DWR requests a Hydrology/Drainage Study to evaluate pre- and post-development runoff and ensure the proposed underground retention facility can manage flows without affecting DWR facilities. Updated drainage plans and analyses are needed to prevent ponding, sedimentation, and scour.
	Response: DWR's concerns were addressed in a response letter as well as the updated conditions of approval and IS/MND. The IS/MND was updated to include additional detail on existing site conditions, drainage patterns, and the proposed storm drain system, as well as pre- and post-construction stormwater peak flow rates. The Project-specific Hydrology Report will be reviewed and approved by the City and provided to DWR as per the conditions of approval. All required DWR permits will be obtained prior to any ground-disturbing activities, ensuring CEQA compliance with hydrology and drainage requirements.

Conclusion: The project conforms to the policies of the City's General Plan and meets the standards of the Development Code and the Main Street Freeway Corridor Specific Plan. Further, approval of the sale of beer and wine is appropriate, particularly to allow the convenience store to be competitive with similar busisnesses and to meet customer demand.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

The development would generate tax revenue and is subject to applicable development impact, business license and permit fees.

ALTERNATIVE(S)

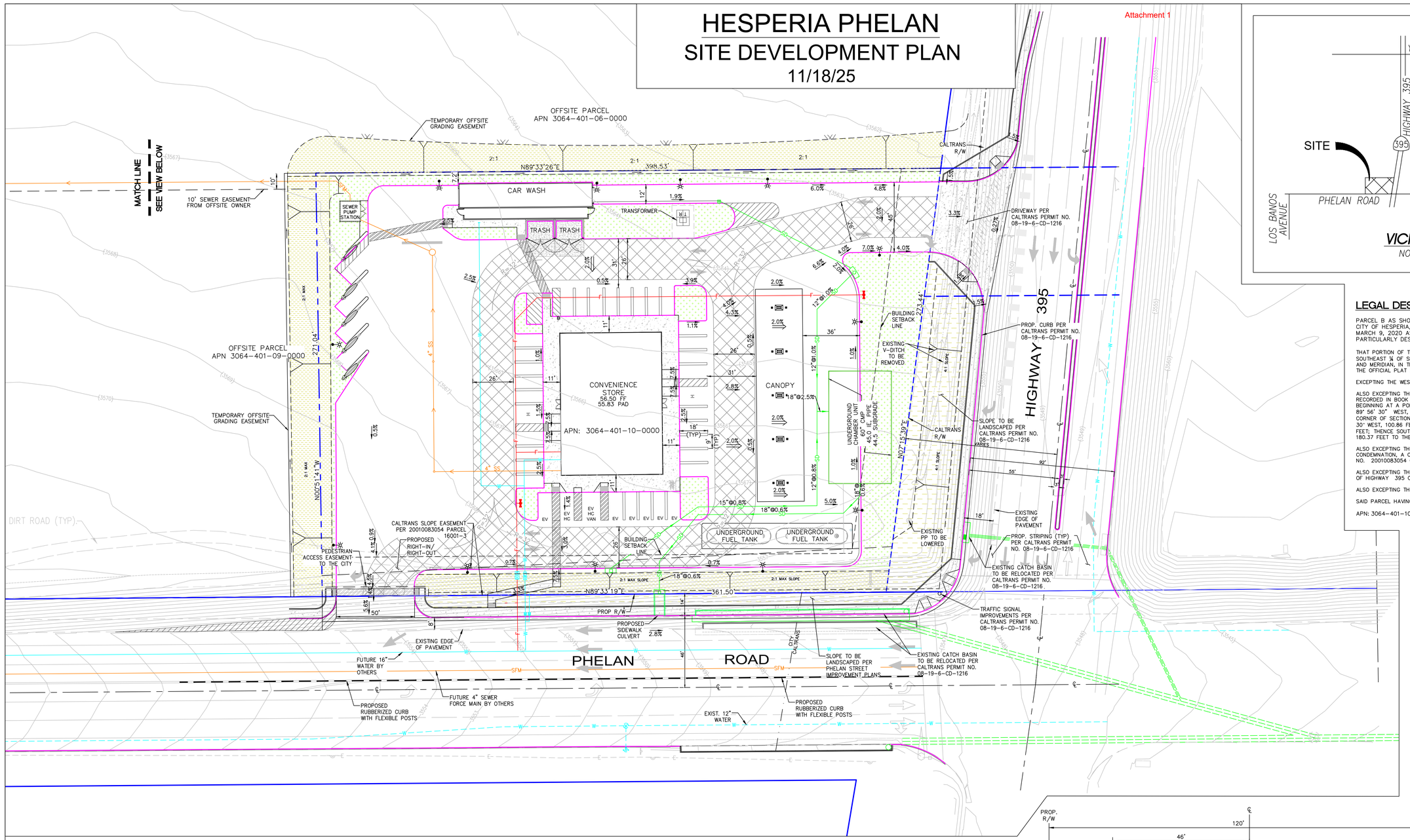
1. Provide alternative direction to staff.

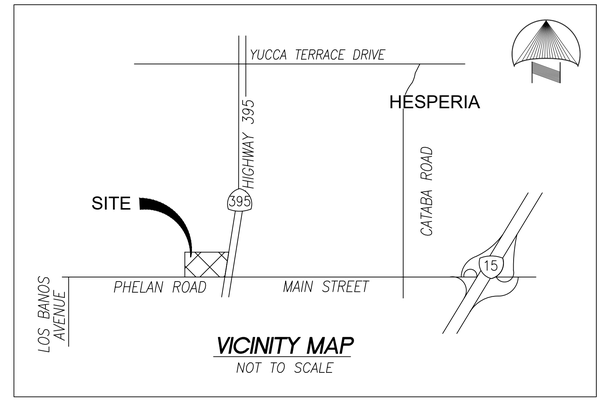
ATTACHMENT(S)

1. Site Plan
2. Floor plan
3. Aerial Photo
4. General Plan Map
5. Census Tract Map 100.09
6. Colored Elevations (3)
7. Comment Letters (5)
8. Updated IS/MND and (2) Response Letters
9. Resolution No. 2026-07
10. Draft Conditions of Approval

Attachment 1

HESPERIA PHELAN
SITE DEVELOPMENT PLAN
11/18/25





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL B AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT 2019-00002, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED MARCH 9, 2020 AS INSTRUMENT NO. 2020-0083495 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT APPROVED BY THE SURVEYOR GENERAL JULY 25, 1856.

EXCEPTING THE WEST 654.34 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED IN BOOK 1231, PAGE 39 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 16, DISTANT THEREON, SOUTH 89° 56' 30" WEST, 5361.14 FEET, FROM A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 15, SAID TOWNSHIP 4 NORTH, RANGE 5 WEST; THENCE SOUTH 89° 56' 30" WEST, 100.86 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 7° 25' 30" EAST, 180.79 FEET; THENCE SOUTH 89° 45' 30" EAST, 100.01 FEET; THENCE SOUTH 7° 25' 30" WEST, 180.37 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONDEMNED TO THE STATE BY FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 6, 2001 AS INSTRUMENT NO. 20010083054 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL BEING ALL OF THE LAND EAST OF HIGHWAY 395 OF SAID PARCELS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PHELAN ROAD.

SAID PARCEL HAVING 2.37 ACRES MORE OR LESS

APN: 3064-401-10

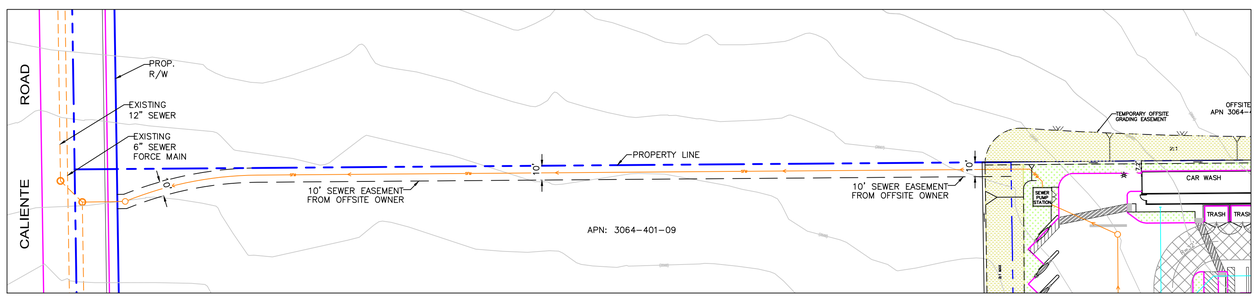
LANDSCAPE LEGEND:

- FLAT LANDSCAPE AREA (0.35 AC)
- SLOPED LANDSCAPE AREA (0.43 AC)
- OFFSITE LANDSCAPE AREA (0.21 AC)

SCALE: 1"=30'

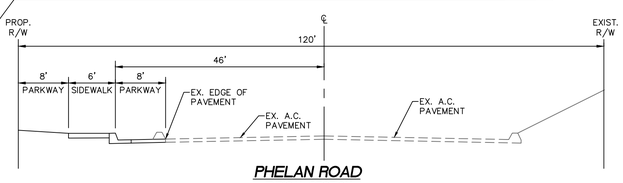
LEGEND:

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING E.O.P.
- EXISTING CURB
- PROPOSED CURB
- RUBBERIZED CURB WITH FLEXIBLE POSTS
- 3550 EXISTING CONTOUR
- 3550 PROPOSED CONTOUR
- -S- EXISTING SEWER
- S PROPOSED SEWER
- SFM PROPOSED SEWER FORCE MAIN
- -W- EXISTING WATER
- W PROPOSED WATER
- F PROPOSED FIRE LINE
- SD PROPOSED STORM DRAIN
- -SD- EXISTING STORM DRAIN
- PROPOSED FIRE HYDRANT
- PRIVATE DRIVEWAY AND FIRE LANE (26' MIN)

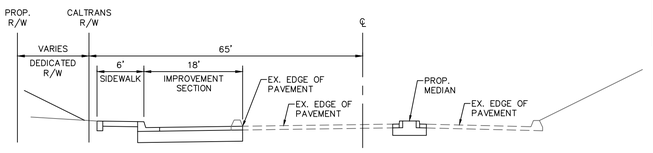


VIEW OF SEWER LATERAL WEST

SCALE: 1"=50'



PHELAN ROAD
TYPICAL SECTION
NOT TO SCALE



HIGHWAY 395
TYPICAL SECTION
NOT TO SCALE

NOTE: ADD 3500 TO ALL PROPOSED ELEVATIONS SHOWN.

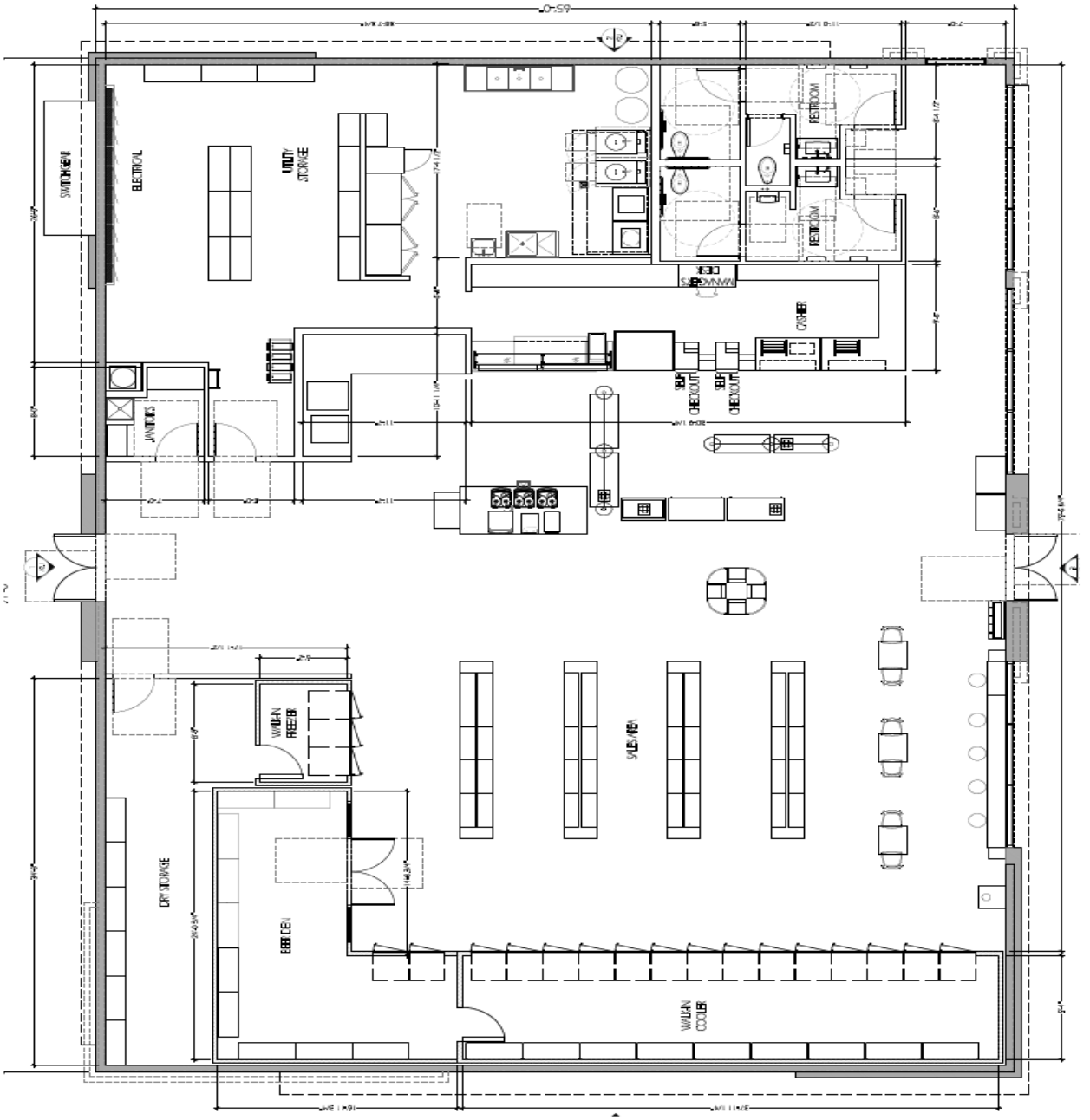
ALLIANCE
LAND PLANNING & ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27413 TOURNEY ROAD
SUITE 120
VALENCIA, CA 91355
TEL: (661) 799-2760

OWNER:
PLAZA STREET FUND 167, LLC
3400 COLLEGE BLVD., SUITE 200
LEAWOOD, KS 66211

SHEET NUMBER
SP 1

I:\CAD\2418 - HESPERIA PHELAN\SITE DEVELOPEMENT PLAN\2418-SITE_DEV_PLAN.dwg

ATTACHMENT 2



APPLICANT(S): AUE ENERGY LLC

FILE NO(S): CUP24-00012

LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.

APN(S): 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

N

CONVENIENCE STORE FLOOR PLAN

ATTACHMENT 3

APPLICANT(S): AUE ENERGY LLC	**FILE NO(S):** CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	**APN(S):** 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

N

AERIAL

ATTACHMENT 4

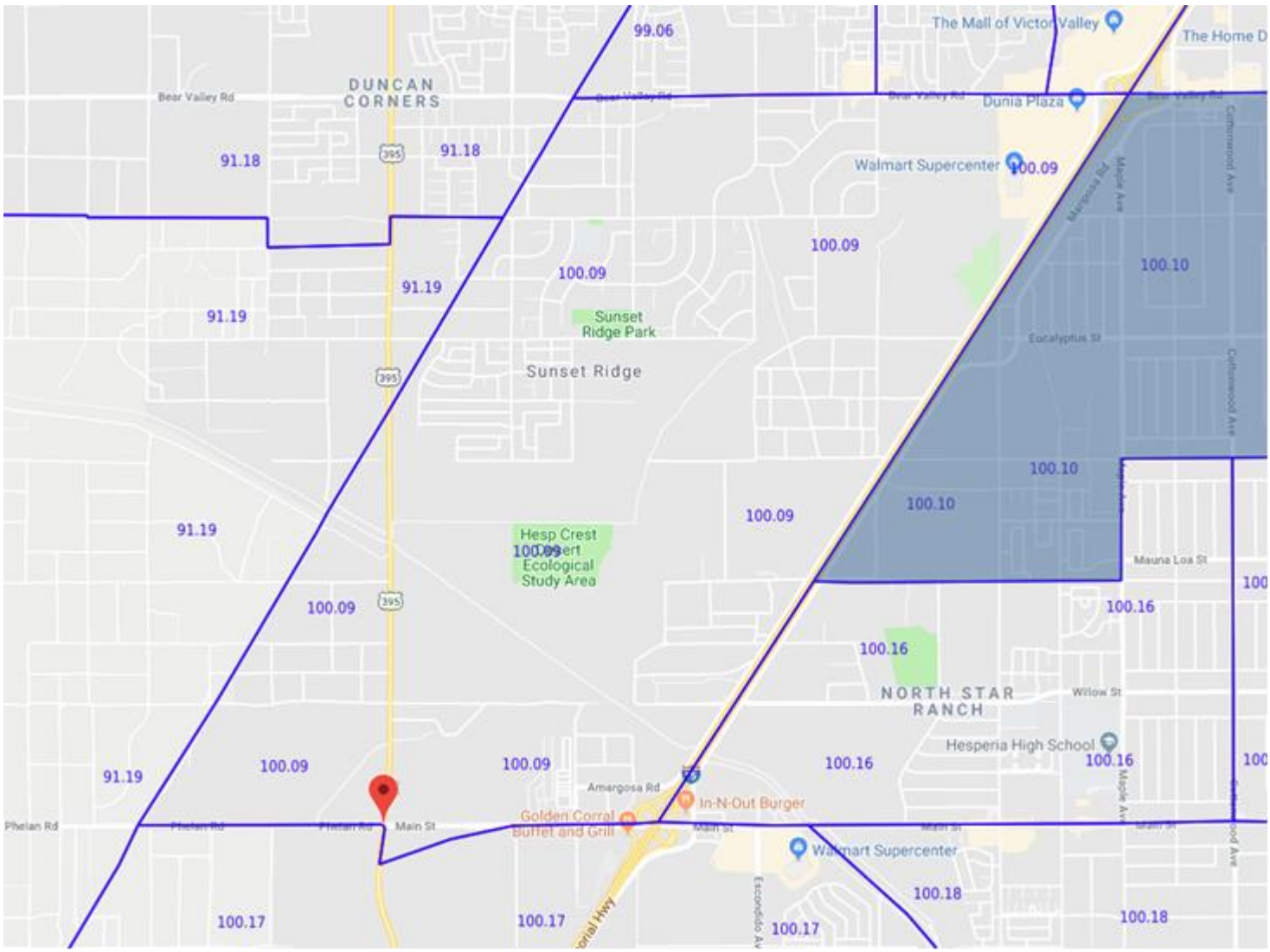
APPLICANT(S): AUE ENERGY LLC	**FILE NO(S):** CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	**APN(S):** 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

N

GENERAL PLAN LANDUSE MAP

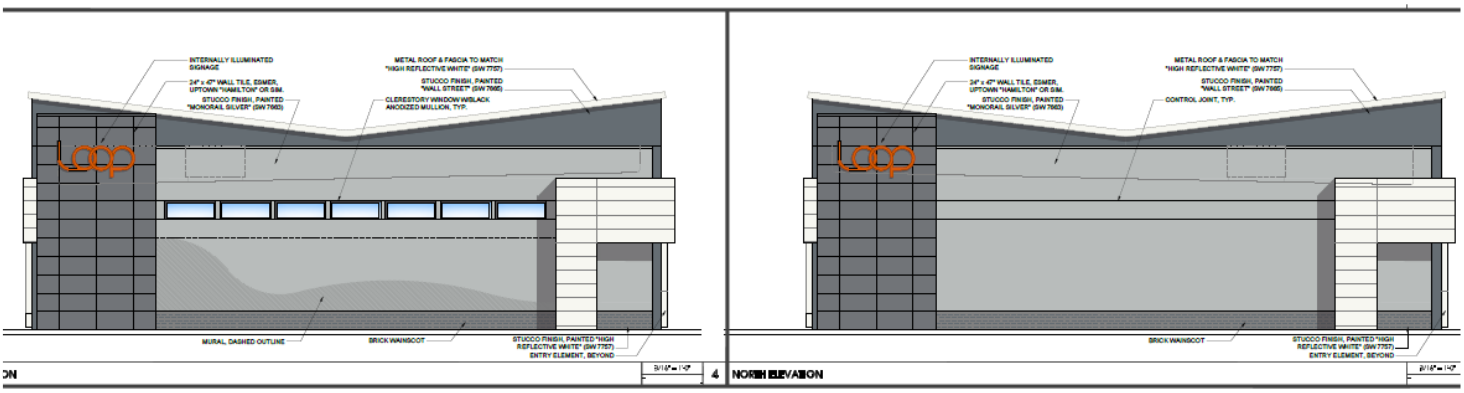
ATTACHMENT 5



APPLICANT(S): AUE ENERGY LLC	**FILE NO(S):** CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	**APN(S):** 3064-401-10
PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN	N ↑

CENSUS TRACT MAP

ATTACHMENT 6



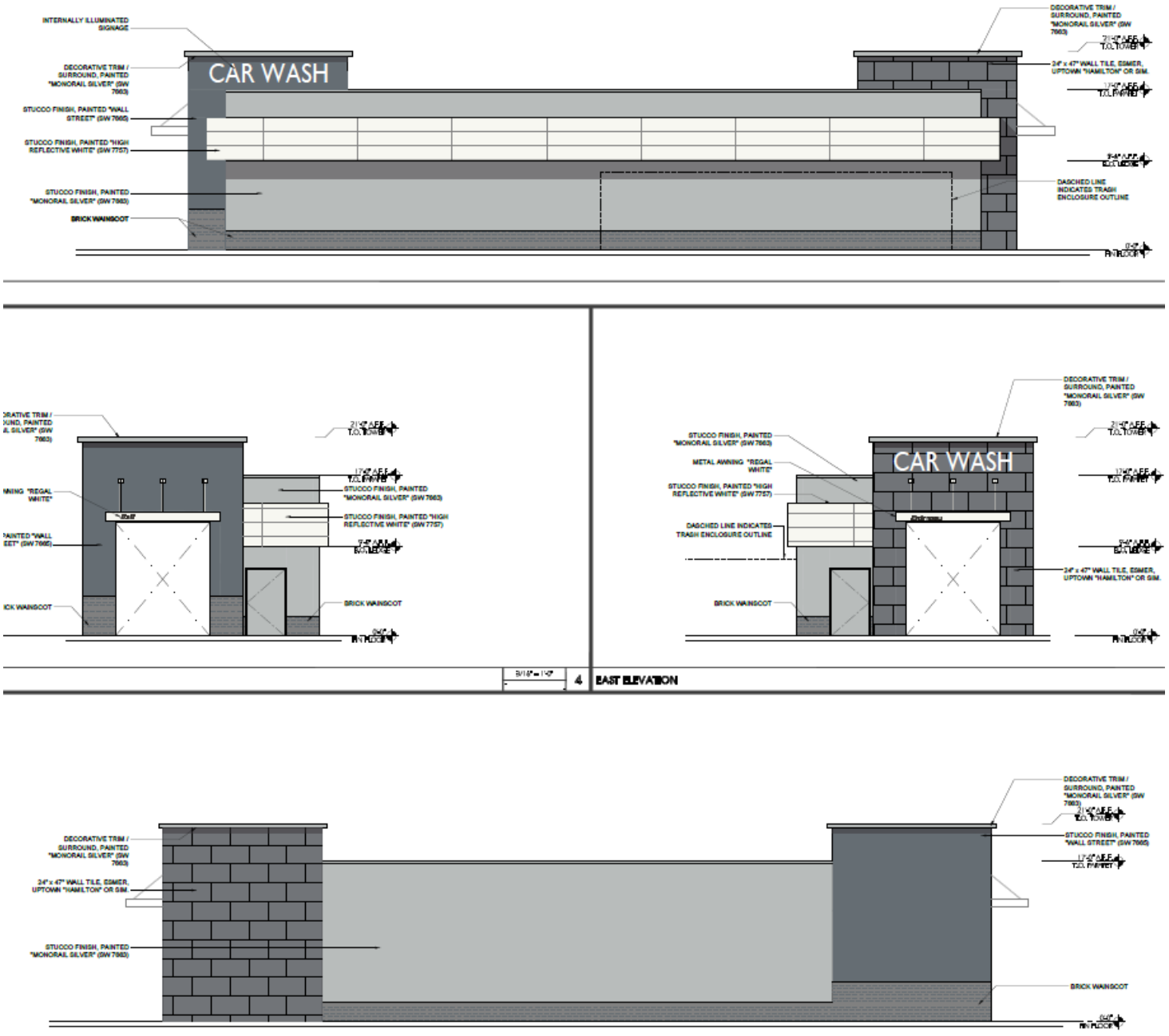
APPLICANT(S): AUE ENERGY LLC	**FILE NO(S):** CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	**APN(S):** 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITH THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

N

CONVENIENCE STORE ELEVATIONS

ATTACHMENT 5



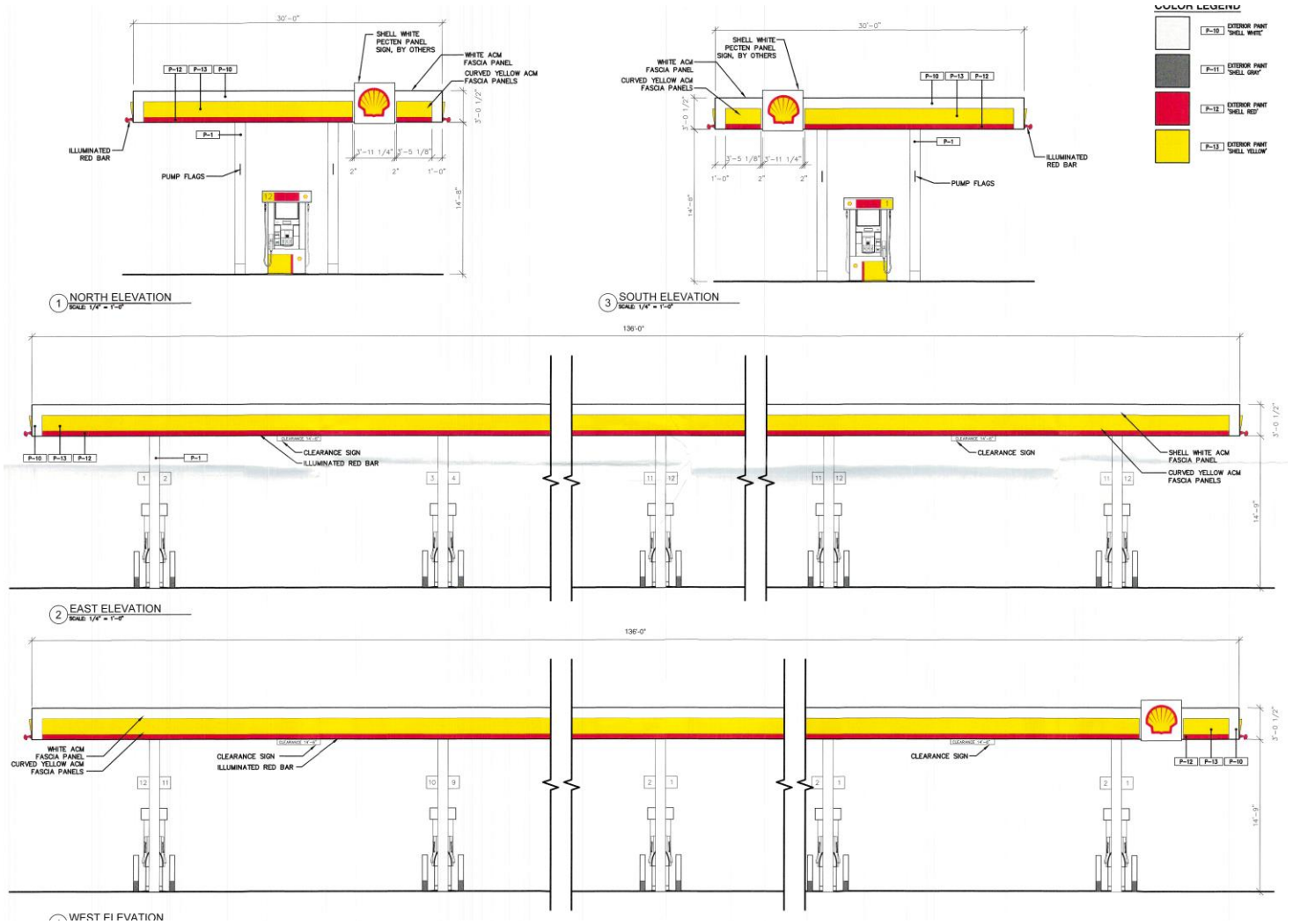
APPLICANT(S): AUE ENERGY LLC	**FILE NO(S):** CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	**APN(S):** 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

N

CARWASH ELEVATIONS

ATTACHMENT 5



APPLICANT(S): AUE ENERGY LLC	**FILE NO(S):** CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	**APN(S):** 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

N

FUEL CANOPY ELEVATIONS

Leilani Henry

From: Chris Anderson <canderson1138@gmail.com>
Sent: Thursday, January 22, 2026 10:07 AM
To: Leilani Henry
Subject: Hesperia Phelan CUP24-00012 Initial Study/Mitigated Negative Declaration

You don't often get email from canderson1138@gmail.com. Learn why this is important

Hi,

I would like to comment that the study does not appropriately evaluate the impacts on thru traffic westbound along Phelan Rd at the entrance to the proposed gas station. Appropriations must be made to ensure safety of motorists entering and passing by the station along Phelan road similar to the planned widening improvements on Highway 395, i.e Phelan Rd must have a dedicated right turn lane into the gas station as PHelan Rd is a major roadway as established within the Initial Study and the City's Plan.

Thank you

Chris Anderson

Mojave Desert Air Quality Management District
Brad Poiriez, *Executive Director*
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • Fax 760.245.2022
www.MDAQMD.ca.gov • @MDAQMD

January 22, 2026

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

Project: Hesperia Phelan (CUP24-00012) Project

Dear Ms. Henry:

The Mojave Desert Air Quality Management District (District) has reviewed the Project Notice for the Au Energy Fueling Station Project. The project proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to; fuel storage and dispensing equipment, and internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower. An asbestos checklist is required for any demolition or renovation of existing buildings. MDAQMD asbestos informational flowchart and notification forms are available at: https://www.mdaqmd.ca.gov/permitting/asbestos-information.

Thank you for the opportunity to review this project. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

Chris Anderson
Planning and Air Monitoring Supervisor

CA/bg Hesperia CUP24-00012 2026 22 Jan

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

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

GAVIN NEWSOM, Governor
VALERIE TERMINI, Acting Director

February 6, 2026
Sent via email

Leilani Henry
Associate Planner
City of Hesperia
9700 Seventh Avenue
Hesperia, California 92345
Elena.Barragan@lus.sbcounty.gov

Subject: Hesperia Phelan CUP24-00012 (Project)
Mitigated Negative Declaration (MND)
SCH# 2026010656

Dear Leilani Henry:

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

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

CDFW ROLE

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

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

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

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

PROJECT DESCRIPTION SUMMARY

Project Proponent: Au Energy, LLC

Objective: The Project proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 2.66-acre site. The entire 2.66-acre site will be developed with approximately 1.88 acres of paved surface area and 0.78-acres of landscaped area. Other Project elements include 40 parking spaces, two driveways both off U.S. Highway 395 (US-395) and Phelan Road, installation of traffic signals, widening of the southbound side of US-395 by 58-feet from centerline, and underground petroleum storage tanks.

Location: The Project is located in the City of Hesperia in the Mojave Desert of San Bernardino County, north of Phelan Road, west of US-395, and south of Yucca Terrace Dr. The Project is located on Accessor's Parcel Number (APN) 3064-401-10 with grading and landscaping extending onto APNs 3064-401-06 and 3064-401-09, and the proposed sewer line extending onto APN 3064-401-09. The Project site's latitude and longitude are 34.427541°N and -117.400975°W.

Timeframe: Undescribed

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Please note that no biological studies were conducted for the Project prior to the circulation of the MND.

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

COMMENT # 1: Burrowing Owl (*Athene cunicularia*)

Issue: The Project has the potential to result in permanent loss, degradation, and impacts to burrowing owl habitat. The Project may result in the take of burrowing owl, a candidate species under the CESA, during construction of the Project and the life of the Project. California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill".

Specific impact: Project related activities may result in direct or indirect take of burrowing owl by reducing/eliminating suitable habitat for the species, restricting species movement, or causing injury or mortality.

Why impact would occur: Mitigation Measure (MM) BIO-2 proposes to conduct a pre-construction survey to identify burrows of species with the potential to occur on the Project site. This general approach concerns CDFW, as surveys may not follow proper protocols and may miss sign or presence of burrowing owl. Additionally, no surveys for burrowing owl have been conducted consistent with Appendix D of the CDFW 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to properly assess whether burrowing owl may be present within the Project site or surrounding areas. Impacts to burrowing owl may be significant if burrowing owl is not properly identified on-site. Additionally, Mitigation Measure MM BIO-3 details actions to avoid and minimize impacts to burrowing owl; for example, buffers and a mortality reduction or avoidance plan. However, if surveys detect burrowing owl, the Project Applicant should fully avoid impacts to burrowing owl or obtain a CESA Incidental Take Permit (ITP).

Evidence impact would be significant: On October 10, 2024, the Fish and Game Commission determined that burrowing owl warrants protection as a candidate species under CESA (Fish & G. Code, § 2050 et seq.). During the candidacy period, burrowing owl is afforded the same protection as a threatened and endangered species under CESA. The Project, as described, may result in injury, direct mortality, indirect mortality, disruption of breeding behavior, and/or may reduce reproductive capacity of the species. CDFW considers the direct and indirect take of burrowing owl, and the loss of the species' habitat as a significant impact, unless mitigated to a level of less than significant and in compliance with State (*i.e.,* Fish and Game Code sections 3503.5, *etc.*) and Federal laws (*i.e.,* Migratory Bird Treaty Act). If Project activities could result in take, appropriate CESA authorization (i.e., ITP under Fish and Game Code section 2081) should be obtained prior to commencement of Project activities.

Recommended Potentially Feasible Mitigation Measure(s) to Reduce Impacts to Less than Significant: CDFW appreciates that the MND provided mitigation measures, MM BIO-2 and MM BIO-3 to avoid and minimize the Project's impacts to burrowing owl. In consideration of the above-mentioned, CDFW offers the following revisions to MM BIO-2 and MM BIO-3 (edits are in ~~strikethrough~~ and **bold**) for inclusions in the final MND.

MM BIO-2: Pre-Construction ~~Burrow~~ Surveys (Revised)

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

A qualified biologist will perform **breeding season and non-breeding season burrowing owl** ~~one~~ pre-construction ~~burrow~~ survey**s** of the Project work area **according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version)** ~~no more than 14 days~~ prior to ground-disturbing activities~~, and a second pre-construction burrow survey within 24 hours of ground-disturbing activities~~. **If performing both breeding season and non-breeding season surveys is infeasible, Project Proponent shall coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines.** The qualified biologist **conducting the surveys** will identify, flag, and map all burrows potentially occupied by burrowing owl and ~~then~~ confirm occupation of all potential burrows ~~for buffers and avoidance~~. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, ~~dusting burrow entrances with a tracking medium for a period of 3 days~~, installing trail cameras for nocturnal observations, ~~small mammal trapping,~~ or a combination of these methods as appropriate. If burrows occupied by burrowing owl **or sign is** ~~are~~ identified, ~~they will be avoided in accordance with~~ MM BIO-3 **shall apply**.

Mitigation Measure MM BIO-3: Burrow Avoidance

If burrows occupied by burrowing owl are found during pre-construction ~~burrow~~ surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). **However, the Project Proponent shall ensure full avoidance of impacts to burrowing owl occurs.** If occupied burrows cannot be avoided **or if any other impact to burrowing owl cannot be fully avoided**, the CDFW will be consulted **and a CESA ITP shall be obtained**~~, and a burrowing owl-specific mortality reduction or avoidance plan will be developed~~. ~~This plan may include, but will not be limited to the following:~~

- ~~Detailed description of trapping methodology, -~~
- ~~Detailed burrow excavation methods, -~~
- ~~Release location(s), - Detailed release methods, -~~
- ~~Artificial burrow design and installation methods, -~~
- ~~Description of exclusion fencing type and implementation, and –~~
- ~~Identification of a wildlife rehabilitation center or veterinary facility capable of and willing to treat injured burrowing owl.~~

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

~~Any other construction activities that may impact burrows occupied by burrowing owl (including movement of construction equipment and other activities outside of the fenced/paved areas within wildlife habitat) will be monitored by a qualified biologist. The monitor/inspector will have the authority to stop work activities upon the discovery of burrowing owl sign and allow construction to proceed after the identification and implementation of steps required to avoid or minimize impacts to burrowing owl.~~

COMMENT #2: Nesting Birds

Issue: The Project may have impacts on nesting birds, including CESA-listed birds, Species of Special Concern (SSC), and birds that are subject to Fish and Game Code Sections 3503, 3503.5, and 3513, and the Migratory Bird Treaty Act of 1918.

Specific impact: The Project could result in direct take of birds associated with grading, vegetation removal, and vehicle and equipment strike and indirect take associated with Project operations such as attracting predators and displacement. Further, the Project may lead to the reduction of habitat and habitat quality. For example, the Project is likely to permanently remove foraging and nesting habitat for avian species, such as but not limited to grey vireo (*Vireo vicinor*) (SSC), Cooper's hawk (*Accipiter cooperii*) (SSC), loggerhead shrike (*Lanius ludovicianus*) (SSC), and LeConte's thrasher (*Toxostoma lecontei*) (SSC).

Why impact would occur: MM BIO-4 of the MND proposes to conduct pre-construction surveys for nesting birds; however, MM BIO-4 limits pre-construction surveys for nesting birds to the typical bird nesting season (i.e., February to August). CDFW recommends that disturbance to occupied nests of non-migratory passerine birds, migratory birds, and raptors within the Project site and surrounding area be avoided *any time* birds are nesting onsite. This is in consideration that studies have shown that migratory bird species arrive earlier in the season partially in response to higher temperatures influenced by climate change (Usui et. al. 2016). In addition, in response to warming, birds have been reported to breed earlier and CDFW staff have observed that climate change conditions may result in nesting bird season occurring earlier and later in the year than historical nesting season dates.

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

Evidence impact would be significant: It is the Project Proponent's responsibility to avoid take of all nesting birds. Fish & G. Code § 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish & G. Code § 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Fish & G. Code § 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto.

Recommended Potentially Feasible Mitigation Measure(s) to Reduce Impacts to Less than Significant: CDFW appreciates that the draft MND provided a mitigation measure, MM BIO-4, to minimize the Project's impacts to nesting birds. CDFW offers the following revisions to MM BIO-4 (edits are in ~~strikethrough~~ and bold) for inclusions in the final MND to avoid and minimize impacts to nesting birds.

Mitigation Measure: MM BIO-4: Nesting Bird Survey.

A pre-construction nesting bird survey will be conducted prior to vegetation removal or **initial Project ground disturbance** ~~relocation activities between the nesting bird season (i.e., February 15 through August 31)~~. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.

ENVIRONMENTAL DATA

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

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

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

Questions regarding this letter or further coordination should be directed to Jason Bill, Senior Environmental Scientist (Specialist) at Christopher.Bill@wildlife.ca.gov

Sincerely,

DocuSigned by:
Alisa Ellsworth
84FBB8273E4C480...

Alisa Ellsworth
Environmental Program Manager

ec: Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@lci.ca.gov

Sunny Goyal, Vice President
Au Energy, LLC
sunny@loopneighborhood.com

Matt Winter, Lead Planner
Insignia Environmental Consulting Firm
mwinter@insigniaenv.com

ATTACHMENTS

Attachment A: Mitigation Monitoring and Reporting Plan

REFERENCES

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

Usui, T., Butchart, S.H.M., and Philmore A.B., (2016). Temporal Shifts and Temperature Sensitivity of Avian Spring Migratory Phenology: A Phylogenetic Meta-analysis. *Journal of Animal Ecology* 86(2): 250-261.

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

Attachment A

Mitigation Monitoring and Reporting Plan

Biological Resources (BIO)		
Mitigation Measure (MM)	**Implementation Schedule**	**Responsible Party**
MM BIO-2: Pre-Construction Surveys A qualified biologist will perform breeding season and non-breeding season burrowing owl pre-construction surveys of the Project work area according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version). If performing both breeding season and non-breeding season surveys is infeasible, Project Proponent shall coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines. The qualified biologist conducting the surveys will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, installing trail cameras for nocturnal observations, or a combination of these methods as appropriate. If burrows occupied by burrowing owl or sign is identified, MM BIO-3 shall apply.	Prior to initiation of all ground disturbing activities	Project proponent and Qualified Biologist
MM BIO-3: Burrow Avoidance If burrows occupied by burrowing owl are found during pre-construction surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012).	Prior to initiation of all ground disturbing activities	Project proponent and Qualified Biologist

Docusign Envelope ID: 255320F6-97D8-4CE1-B0F8-AEEA2D9CD601

However, the Project Proponent shall ensure full avoidance of impacts to burrowing owl occurs. If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a CESA ITP shall be obtained.		
MM BIO 4: Nesting Bird Survey A pre-construction nesting bird survey will be conducted prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.	Prior to vegetation removal or initial ground disturbance	Project proponent and Qualified Biologist

California Department of Transportation

DISTRICT 8
464 WEST 4TH STREET
SAN BERNARDINO CA, 92401
(909) 963-8604
www.dot.ca.gov

February 18, 2026

Route & Postmile #: US-395/R5.655
Cross Street: US-395 & Phelan Rd.
GTS ID: 38981

City of Hesperia
Planning Division
Attn: Leilani Henry
9700 Seventh Avenue,
Hesperia, CA, 92345

Subject: Comments on the Initial Study Mitigated Negative Declaration (IS/MND) for Hesperia Phelan CUP24-00012 Project

Dear Leilani Henry:

Thank you for including The California Department of Transportation (Caltrans), District 8, Local Development Review (LDR) branch in the environmental review process. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the IS/MND for Hesperia Phelan CUP24-00012 project.

Project Understanding:
The proposed project is located on the northwest corner of the United States (U.S.) Highway 395 and Phelan Road in the City of Hesperia (City) in San Bernardino County, California (Assessor's Parcel Number 3064-401-10). The project proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site. In addition, the proposed project includes improvements to U.S. Highway 395 and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection. This IS/MND evaluates project-level impacts for commercial development, improvements to U.S. Highway 395, and the enhancements to traffic signal.

Traffic Operations:
General:

1. Please include distance from curb return at the intersection of Phelan Road and US 395 to the proposed driveway on US 395.
2. Please include Responses to Review Comments memorandum for your next review submittal.

Traffic Analysis Report:

3. Please provide a Traffic Impact Analysis with the items below:
    a. Please include discussion on the type of trucks this facility will service and provide truck turning templates for the intersection of Phelan Rd/US-395.
    b. Please perform a queuing analysis for the intersection of Phelan Rd/US-395 and any additional locations that will generate additional trips on the State Highway System.
        i. Please provide traffic data to support the queuing analysis.
        ii. Add queuing analysis for the existing conditions, opening year, and horizon year.
4. In the Hesperia Loop and Gas Trip Distribution Map, the location of Study intersection #3 is incorrect. It is currently shown at Acacia Rd in the figure. Please correct to show Yucca Terrace Drive.

Safety Reviews:

5. The proposed project will generate additional trips on the State Highway System, please provide traffic safety review as a stand-alone report for the intersection Rd and US 395. See the attached Local Development Review (LDR) Safety Review Practitioner's Guidance.
    a. To request crash data on the State Highway System, please submit your request via our California Public Records Act (CPRA) portal at mycusthelp.com.
    b. Please analyze the existing crash data and discuss project's impact on safety as needed.
    c. Provide appropriate countermeasures (if any) to mitigate/reduce project's impact.

Equitable Access:

If any Caltrans facilities are impacted by the project, they must comply with the American Disabilities Act (ADA) Standards upon project completion. Additionally, the project must ensure the maintenance of bicycle and pedestrian access throughout the construction phase. These access considerations align with Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Caltrans Encroachment Permit:

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (R/W) requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526
D8.E-permits@dot.ca.gov
https://dot.ca.gov/programs/traffic-operations/ep
Important Note: All permit applications must now be submitted through our CEPS Online Portal at: https://ceps.dot.ca.gov/

Please be advised that LDR's point of contact role will conclude upon the completion of the development entitlement process. Once the project is entitled, the Encroachment Permit Office will serve as the primary point of contact moving forward.

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-963-8604.

Sincerely,

Janki Patel

Janki Patel
Branch Chief - Local Development Review
Division of Transportation Planning
Caltrans District 08

Docusign Envelope ID: 449C1FD9-23E2-425C-893C-B70998A85EF6

STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY
GAVIN NEWSOM, *Governor*

DEPARTMENT OF WATER RESOURCES
P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791

February 19, 2026

Leilani Henry
Associate Planner
City of Hesperia
9700 Seventh Ave.
Hesperia, California 92345
lhenry@hesperiaca.gov

SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the proposed AU Energy, LLC Hesperia Phelan CUP24-00012 Project, City of Hesperia

Dear Ms. Henry:

The California Department of Water Resources (DWR) Division of Operations and Maintenance (O&M) staff have reviewed the Notice of Intent to adopt the MND from the City of Hesperia's (City) for the proposed Phelan CUP24-00012 Project (CUP24) and appreciates the opportunity to provide the following comments.

Project Description

The Project is located at the intersection of Hwy395 and Phelan Rd in City of Hesperia which is adjacent to and due west of the Arroyo Gande Wash and west of CA Aqueduct. The 2.66-acre site surface will include 1.88 acres of paved surface area and 0.78-acreas of landscaped area. The Project includes the construction and operation of a 5,915-square-foot convenience store with five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, a 1,968-square-foot automated car wash tunnel and underground petroleum storage tanks (USTs) will be located in the southeastern corner of the Project site. The project site slope is from northeast to southwest with an approximate slope of 3 percent. The entire Project site will be graded to create a flat surface except for approximately .43 acres of sloped landscape area.

Comments:

1.7.1 Project Structures

1. Figure 1 Regional Location

Figure 1 indicates the City Boundary with a red hashed line filled with gray color. The gray color is sufficiently opaque to mask important details and landmarks within the city limits. A photograph, similar to the google maps (figure 1.) which labels the California

Docusign Envelope ID: 449C1FD9-23E2-425C-893C-B70998A85EF6

Aqueduct and provides adequate detail to identify streets and the location of the Arroyo Grande Wash needs to be added for the public and agencies to evaluate the potential significant impacts of the project.

Figure 2 Project Site is not current and needs to be updated to include the Amazon facility, the structures that appear to be located on Phelan Road, grading work that has been done adjacent to the Amazon facility and then overlay the location of the three parcels. Those updates are needed to demonstrate how the existing Amazon development and other improvements and the three parcels will integrate and to provide reviewers accurate information.

1.9 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

Docusign Envelope ID: 449C1FD9-23E2-425C-893C-B70998A85EF6

Section 1.7.5 Utilities states that the storm drain will extend off the Project site. The IS/MND does not provide information on the Project's off-site drainage pattern, if project stormwater discharges, including from on-site storm drain outlets discharge into or direct flows towards DWR's right of way, an encroachment permit would be needed.

4. ENVIRONMENTAL ANALYSIS

The impacts conclusions throughout this document of less than significant storm water run-off impacts are not supported by technical information. Additional analysis is needed to support the less than significant impact conclusions.

The project location is described as undeveloped land composed of bare ground and sparse vegetation. This is correct, but the description fails to explain that bare ground and sparse vegetation is typical of the area and the natural drainage in the area consists of sheet flows over bare ground which flow to the Oro Grande Wash. The Oro Grande Wash flows near the Phelan Road and Highway 395 intersection and then passes under the California Aqueduct Box Culvert at Mile Post (MP) 394.5 and continues flowing from the northeast side of the Aqueduct. Increased drainage discharges into the Wash increase the sediment load onto the DWR right-of-way.

The IS/MND explains that "[t]o mitigate the addition of 1.88 acres of impervious surfaces proposed by the Project, which can inhibit the infiltration of stormwater, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event".

The IS/MND does not provide essential information on the new proposed storm drain on Phelan Road, even though it is assumed that storm drain will be completed prior to the completion of the project construction. Will the proposed Phelan storm drain discharge into the Oro Grande Wash? If not, where is the discharge location? Based on drawing SP1 showing proposed and existing utilities, the outlet from proposed underground retention facility will drain into *existing* storm drains located underneath Phelan Road. The IS/MND needs to provide information that the drainage which will be routed through existing Phelan Road storm drains will not discharge at the storm drain and outlet structure located at the north end of Cataba Road (located east of proposed development). The Cataba Road discharge causes significant erosion and sedimentation issues within DWR right of way. Any Project discharge at the Cataba Road location requires an impact analysis .

A Hydrology/Drainage Study analyzing the pre- and post-development runoff volumes and showing that the proposed underground retention facility is sized sufficiently to

accommodate expected attenuating peak run-off velocities rather than the 100-year flood event is needed. The Hydrology/Drainage Study needs to analyze the pre and post flows into nearby DWR Cross Drainage Structures mentioned above. If no flows are expected to be discharged downstream impacting DWR cross drainage facilities, then provide analysis and calculation justifying that all stormwater will be collected on-site or be infiltrated. The concerns are uncontrolled runoff directed towards DWR right of way causing ponding, erosion and scour. Provide hydrology or drainage maps for this area showing pre-and post-development flows.

If you have any questions or need additional information, please contact me at (916) 820-8124 or via email at Nancy.finch@water.ca.gov.

Sincerely,

Nancy E Finch

Nancy Finch
Attorney III

Attachments

INSIGNIA ENVIRONMENTAL

AU ENERGY, LLC

HESPERIA PHELAN CUP24-00012

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

MARCH 2026

PREPARED FOR:

Au Energy

TABLE OF CONTENTS

1 – BACKGROUND 1
1.1 Project Title 1
1.2 Lead Agency Name and Address 1
1.3 Contact Person and Phone Number 1
1.4 Project Location 1
1.5 Project Sponsor's Name and Address 1
1.6 General Plan Designation and Zoning 1
1.7 Description of Project 1
1.8 Surrounding Land Uses and Setting 11
1.9 Other Public Agencies Whose Approval is Required 12
1.10 California Native American Tribes 12
2 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 13
3 – DETERMINATION 14
4 – ENVIRONMENTAL ANALYSIS 15
4.1 Aesthetics 15
4.2 Agriculture and Forestry Resources 17
4.3 Air Quality 20
4.4 Biological Resources 25
4.5 Cultural Resources 32
4.6 Energy 35
4.7 Geology and Soils 37
4.8 Greenhouse Gas Emissions 43
4.9 Hazards and Hazardous Materials 46
4.10 Hydrology and Water Quality 50
4.11 Land Use and Planning 54
4.12 Mineral Resources 56
4.13 Noise 57
4.14 Population and Housing 61
4.15 Public Services 62
4.16 Recreation 65
4.17 Transportation 66
4.18 Tribal Cultural Resources 70
4.19 Utilities and Service Systems 73
4.20 Wildfire 77
4.21 Mandatory Findings of Significance 81
5 – REFERENCES 90
5.1 Aesthetics 90
5.2 Agriculture and Forestry Resources 90
5.3 Air Quality 90
5.4 Biological Resources 91
5.5 Geology and Soils 91
5.6 Greenhouse Gas Emissions 92
5.7 Hazards and Hazardous Materials 93
5.8 Hydrology and Water Quality 93
5.9 Land Use and Planning 94

5.10 Mineral Resources 94
5.11 Noise 95
5.12 Population and Housing 95
5.13 Public Services 95
5.14 Recreation 96
5.15 Transportation 96
5.16 Utilities and Service Systems 96
5.17 Wildfire 96
5.18 Mandatory Findings of Significance 97

LIST OF FIGURES

Figure 1: Regional Location 3
Figure 2: Project Site 5
Figure 3: Site Development Plan 7

LIST OF TABLES

Table 1: MDAQMD Average Daily Construction Emissions 22
Table 2: MDAQMD Average Annual Operational Emissions 23
Table 3: Faults Located within 10 Miles of the Project 38
Table 4: Average Daily Construction GHG Emissions 44
Table 5: Average Annual Operational GHG Emissions 44
Table 6: Proposed and Approved Projects within 0.5 Mile 85

LIST OF ATTACHMENTS

Attachment A: CalEEMod: Hesperia Phelan Detailed Report
Attachment B: Biological Resources Assessment
Attachment C: Archaeological Survey Report
Attachment D: Geotechnical Study
Attachment E: Infiltration Feasibility Study
Attachment F: Scoping Agreement Memorandum

1 – BACKGROUND

1.1 PROJECT TITLE

Au Energy, LLC (Au Energy) Hesperia Phelan CUP24-00012 (Project)

1.2 LEAD AGENCY NAME AND ADDRESS

City of Hesperia Planning Department
9700 Seventh Avenue
Hesperia, CA 92345

1.3 CONTACT PERSON AND PHONE NUMBER

Leilani Henry, Associate Planner
(760) 947-1231

1.4 PROJECT LOCATION

As shown in Figure 1: Regional Location and Figure 2: Project Site, the Project is located on the northwest corner of United States (U.S.) Highway 395 and Phelan Road in the City of Hesperia (City) in San Bernardino County, California (Assessor's Parcel Numbers [APN] 3064-401-10).

1.5 PROJECT SPONSOR'S NAME AND ADDRESS

Au Energy, LLC
41805 Albrae Street
Fremont, CA 94538

1.6 GENERAL PLAN DESIGNATION AND ZONING

The Project site is located on parcels zoned as Neighborhood Commercial (NC) in the City's Main Street and Freeway Corridor Specific Plan. Consistent with the City's Main Street and Freeway Corridor Specific Plan and the NC zone provisions, which encourage the development of businesses that provide convenience goods and services to local residents, this Project will provide fuel, car wash services, and convenience store sales, including the retail sale of beer and wine for off-site consumption.

1.7 DESCRIPTION OF PROJECT

An Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was previously submitted to the City as Conditional Use Permit (CUP) 18-00003 on August 9, 2018. Since that time, the IS/MND and CUP authorization have expired. The currently proposed Project is in roughly the same location and of the same nature as the Project proposed in the original IS/MND, with design changes that have led to a reduced Project scope. As a result, the Project is now primarily limited to one parcel (APN 3064-401-10), with utilities and services extending onto Phelan Road and adjacent parcels. While the size of the proposed convenience store and car wash have increased, the size of the fueling station has decreased, and the fast-food restaurant

and food truck commissary have been removed from the Project scope. Findings and technical reports from the original IS/MND were referenced during preparation of this IS/MND; however, all findings have been verified through additional desktop and/or field review. The updated description of the Project is provided in the following subsections.

1.7.1 Project Structures

The Project includes the construction and operation of a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site, as depicted in Figure 3: Site Development Plan. The Project is located on APN 3064-401-10, as depicted in Figure 2: Project Site, with grading and landscaping extending onto APNs 3064-401-06 and 3064-401-09, and the proposed sewer line extending onto APN 3064-401-09, as depicted in Figure 3: Site Development Plan.

The convenience store is proposed to be located at the center of the Project site, approximately 60 feet west of the proposed fueling station and approximately 73 feet south of the proposed car wash. A total of 40 parking spaces are proposed, including 21 standard spaces, 10 standard spaces that are electrical vehicle capable[1], two spaces served by electrical vehicle charging stations, two handicap-accessible spaces, four spaces for use of a vacuum, and one space for use of pressurized air/water. The vacuum and air/water spaces are associated with the proposed car wash and provide users with the ability to manually clean the interior or exterior of their vehicles. Underground storage tanks (USTs) will be located in the southeastern corner of the Project site.

1.7.2 Landscaping and Paving

The entire approximately 2.66-acre site will be developed for the Project, with approximately 1.88 acres (81,893 square feet) of paved surface area and approximately 0.78 acre (33,977 square feet) of landscaped surface area. Because the Project site slopes gradually from northeast to southwest with an approximate slope of 3 percent, the entire Project site will be graded to create a flat surface. The Project will include approximately 0.35 acre (15,246 square feet) of flat landscaped area and approximately 0.43 acre (18,731 square feet) of sloped landscaped area, as depicted in Figure 3: Site Development Plan.

1.7.3 Project Access

Two driveways are proposed for the Project: one on the northeastern corner of the Project site off U.S. Highway 395, and the second on the southwestern corner of the Project site off Phelan Road. As a result, access to the site is proposed from a right-in and right-out-only approach on both U.S. Highway 395 and Phelan Road. During construction, the Project will either be accessed from the proposed driveway off Phelan Road, as shown in Figure 3: Site Development Plan, or a temporary access road in the same location as the sewer line, as shown in Figure 2: Project Site.

[1] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support electric vehicle charging.

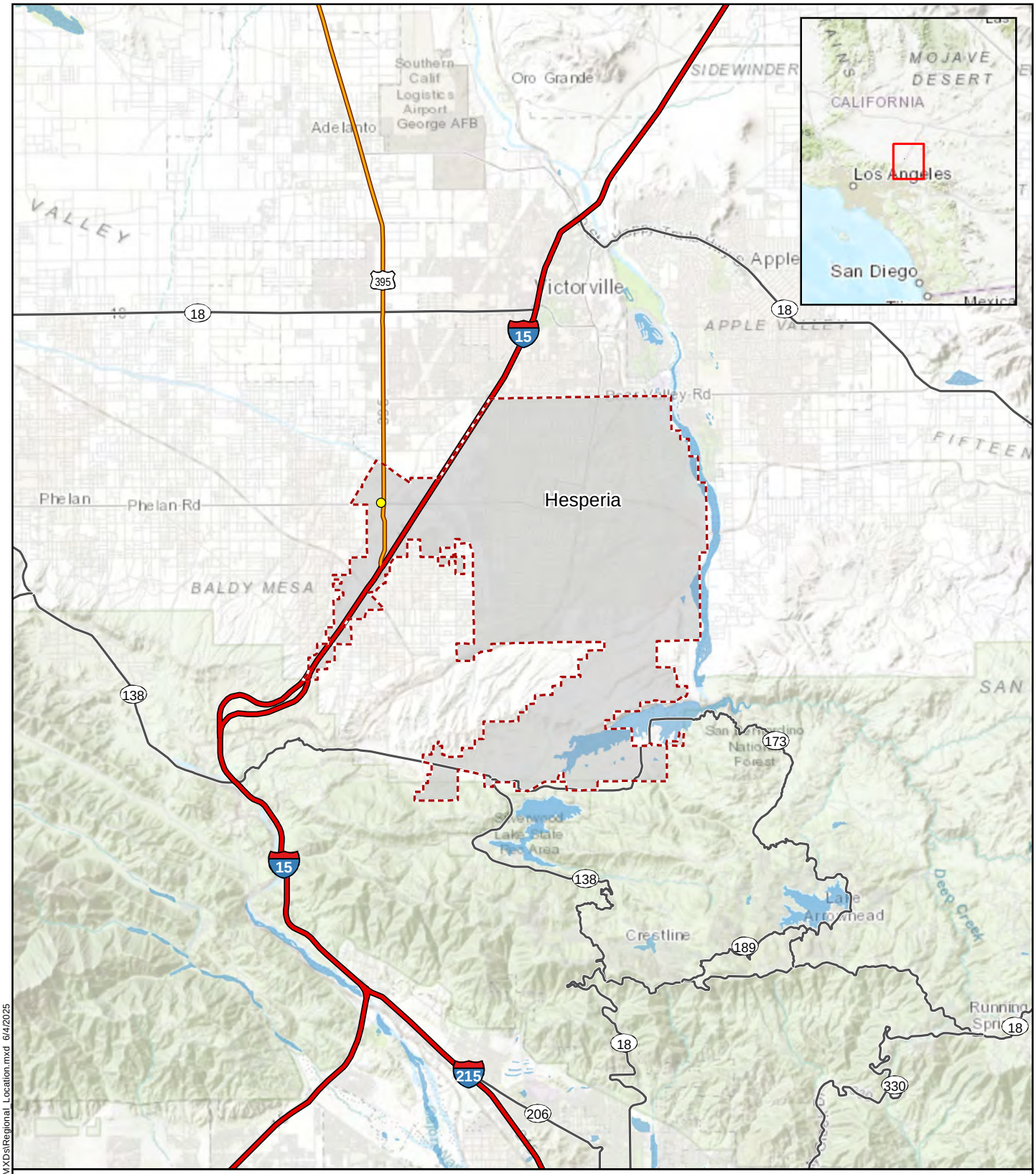


Figure 1: Regional Location **Hesperia Phelan**

- Project Location
- Interstate
- U.S. Highway
- Major Road/State Highway
- City Boundary

1 inch = 4 miles

0 2 4 Miles

Z:\Projects\Au_Energy_Hesperia_Phelan_Gas_Station\MXDs\Regional_Location.mxd 6/4/2025

Figure 2: Project Site

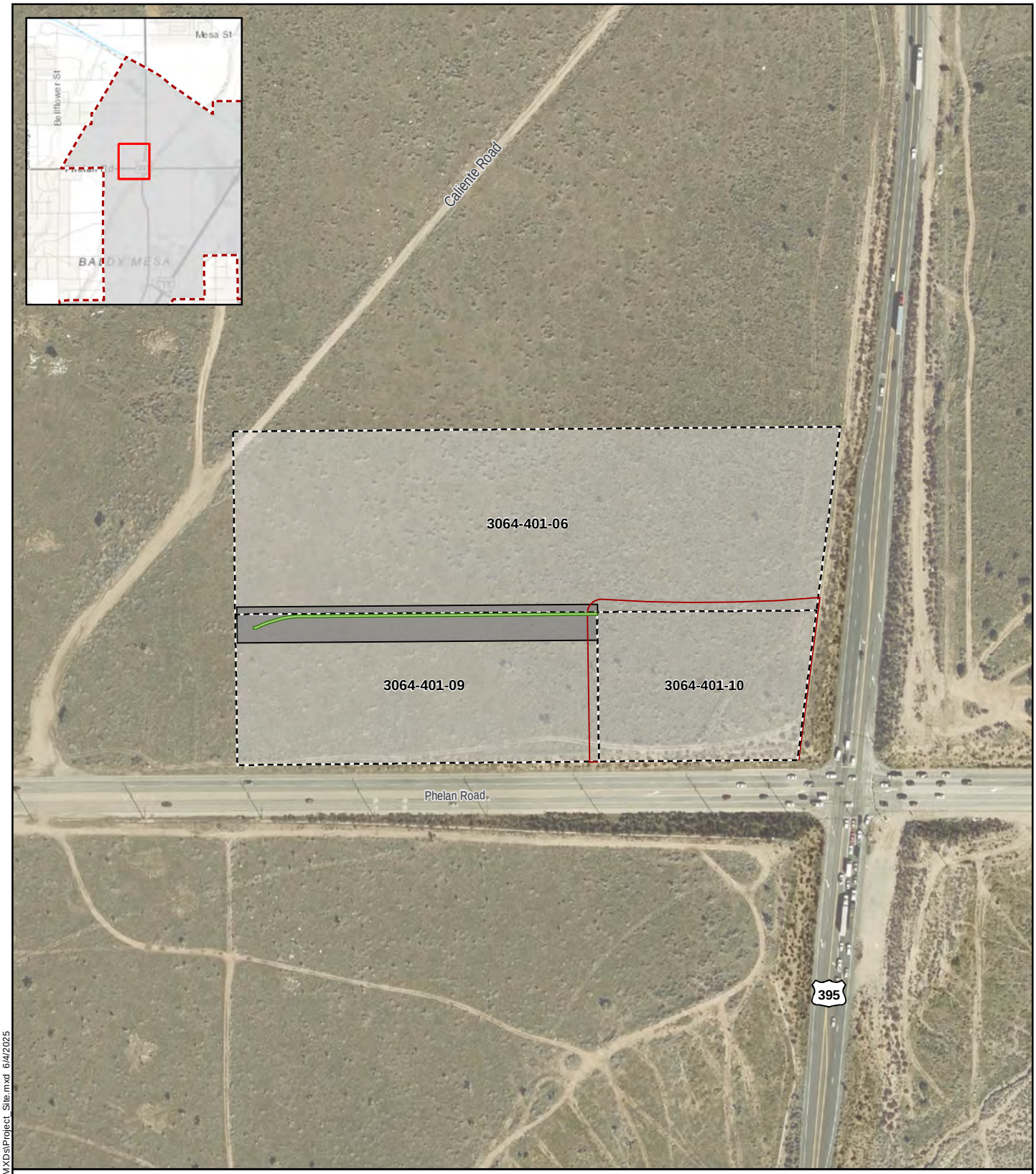


Figure 2: Project Site **Hesperia Phelan**

- Potential Temporary Access Road
- Proposed Sewer Line
- Project Site
- Parcel Boundary
- City Boundary

1:3,000

0 200 400 Feet

Z:\Projects\Au_Energy_Hesperia_Phelan_Gas_Station\MXDs\Project_Site.mxd 6/4/2025

Figure 3: Site Development Plan

1.7.4 Road Improvements

The Project includes improvements to U.S. Highway 395, Phelan Road, and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection, as depicted in Figure 3: Site Development Plan. The southbound side of U.S. Highway 395 will be widened to 58 feet from the centerline to allow for the following:

- installation of a 3-foot-wide median at the centerline,
- a dedicated bike lane along the southbound side,
- a dedicated right-turn lane to access the Project and to turn right onto Phelan Road,
- two southbound lanes, and
- one left-turn lane to travel east.

Rubberized curbs with flexible posts are proposed along the Phelan Road median.

1.7.5 Utilities

Utilities and services (e.g., a sewer line, water line, fire line, and storm drain) will extend off the Project site. The proposed sewer line will extend west from the proposed convenience store and cross APN 3064-401-09 before connecting to an existing sewer force main. The proposed water line will be located beneath Phelan Road and will extend north to connect to the proposed convenience store and car wash. The proposed fire line will extend north from Phelan Road to the proposed convenience store. The proposed storm drain will be located east of the proposed fueling station and will extend from the proposed car wash to Phelan Road, which connects to the public storm drain system and travels underneath Main Street eventually discharging to the Oro Grande Wash, approximately 1,480 east of the Project site. To mitigate for additional stormwater flows, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through the new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event and will reduce post-Project peak flows to less than pre-Project conditions. Implementation of the underground retention facility is anticipated to reduce 100-year peak flow rates from 6.90 cubic feet per second (cfs) under pre-Project conditions to 6.70 cfs under post-Project conditions.

1.7.6 Project Schedule

Construction of the Project is anticipated to start in the first quarter of 2026 following approval from the City and will be completed in two phases. The first phase will consist of site grading and utility installation, and the second phase will include UST and structure installation, as well as landscaping. Project construction is anticipated to last between 200 and 250 days and is expected to be completed in the third quarter of 2026.

1.8 SURROUNDING LAND USES AND SETTING

APNs 3064-401-06, 3064-401-09, and 3064-401-10 are vacant. The parcel abutting APN 3064-401-09 to the west (i.e., APN 3064-391-01) is under construction for the Hesperia Commerce Center II Project, which includes the construction of three industrial/warehouse buildings. Parcels to the north, east, and south are vacant.

1.9 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

To implement the Project, Au Energy will need to obtain, at a minimum, the following discretionary permits/approvals:

- a City-issued CUP to permit the construction and operation of the convenience store with alcoholic beverage sales for off-site consumption, vehicle fuel stations, and car wash facilities in the NC zone;
- a California Department of Transportation-issued encroachment permit to permit the modifications to U.S. Highway 395, as well as the U.S. Highway 395 and Phelan Road intersection;
- a California Department of Fish and Wildlife-issued Western Joshua Tree Conservation Act Incidental Take Permit (ITP) or Section 2081 ITP to authorize relocation and removal of western Joshua tree (*Yucca brevifolia*);
- a Mojave Desert Air Quality Management District-issued Authority to Construct to permit the construction and operation of the vehicle fuel stations and associated USTs;
- City-issued encroachment, grading, and building permits; and
- a State Water Resources Control Board-issued National Pollutant Discharge Elimination System General Permit (Order WQ 2022-0057-DWQ NPDES No. CAS000002) for disturbing more than 1 acre of land.

1.10 CALIFORNIA NATIVE AMERICAN TRIBES

The City distributed a letter for the Project pursuant to PRC Section 21080.3.1 on August 1, 2025. On August 12, 2025, the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) requested that the Project cultural report, geotechnical report, and plans detailing the proposed depth of ground disturbance be provided. The requested materials were provided to the City for distribution to the YSMN on August 15, 2025. After review of the requested materials, the YSMN provided mitigation measures that were incorporated into this IS/MND in September 2025.

2 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by Hesperia Phelan CUP24-00012, as indicated by the following checklist.

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

3 – DETERMINATION

On the basis of this initial evaluation:

☐ I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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

Name	Signature
Agency	Date

4 – ENVIRONMENTAL ANALYSIS

4.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

4.1.1 Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

Less-than-Significant Impact. The scenic resources listed in the City of Hesperia (City) General Plan 2010 Open Space Element (General Plan) include the Mojave River and its associated tributary washes, including the Oro Grande Wash, as well as the San Bernardino and San Gabriel mountain ranges (City of Hesperia 2010). However, no scenic vistas are designated or described in the General Plan. The Hesperia Phelan CUP24-00012 (Project) site is located on undeveloped land, bordered by undeveloped land to the north and west, Phelan Road to the south, and Highway 395 to the east. The Oro Grande Wash is located approximately 680 feet southeast of the Project area; however, public viewpoints of Oro Grande Wash from Highway 395 and Phelan Road will not be obstructed by the construction of the Project. In addition, the Project will comply with the City's Municipal Code Title 15 (Building and Construction) and Title 16 (Development) concerning building height, which will reduce the potential for the structures to obstruct the public view of Oro Grande Wash (City of Hesperia 2025a and City of Hesperia 2025b). As a result, the impact will be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No designated state scenic highways are located within five miles of the Project area; thus, no scenic resources will be substantially damaged within a state scenic highway. As a result, no impact will occur.

c) In nonurbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less-than-Significant Impact. The Project is located within an undeveloped area, approximately 0.3 mile west of an existing residential subdivision and approximately 1 mile west of an existing commercial area. Given nearby land uses and the Project's proximity to existing developed areas, the Project will not substantially degrade the existing visual character or quality of the site and its surroundings. Further, as described in Section 4.11 Land Use, the Project will be located on a parcel designated as Neighborhood Commercial (NC) in the City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). The Project will be consistent with the NC zone, which encourages the development of businesses that provide convenience goods and services to local residents, such as the services that will be provided by the Project when completed. The Project will also comply with Titles 15 and 16 of the City's Municipal Code, which include building height limitations, signage requirements, and other aesthetic regulations to which the Project will adhere (City of Hesperia 2025a and City of Hesperia 2025b). As a result, the impact will be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less-than-Significant Impact. Construction of the Project will be conducted in accordance with City of Hesperia Municipal Code Section 16.20.125, which stipulates construction hours and noise thresholds. Construction activities will be conducted during both daytime and nighttime hours. Nighttime construction activities will be conducted in accordance with the Project's traffic control plan approved by the City and California Department of Transportation as part of the permitting process prior to construction. Additionally, light plants used for nighttime construction will be directed away from traffic and any nearby residents to reduce glare. Once completed, the commercial buildings associated with the Project will produce additional light and glare in the area due to lighting on the vehicle fueling station overhang and convenience store; however, all exterior light fixtures will be constructed in accordance with Section 16.16.365 of the City's Municipal Code Section to be shielded and directed away from vehicular traffic and/or adjacent properties to reduce glare (City of Hesperia 2025b). As a result, the impact will be less than significant.

4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

4.2.1 Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Hesperia Phelan CUP24-00012 (Project) site is located on undeveloped land designated as Grazing Land by the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (California DOC 2022). The immediately adjacent parcels on all sides of the Project are also designated as Grazing Land. The Project will not be located on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; therefore, the Project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The Project is not located on land with any known agricultural activities or any known unique agricultural soils. As a result, no impact will occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project is located on a parcel zoned as Neighborhood Commercial (NC) in the City of Hesperia's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). Agricultural uses are prohibited in the NC zone. In addition, the Project is not located on or adjacent to parcels under an existing Williamson Act contract (California DOC 2025). As previously discussed, the Project is located on undeveloped land that does not contain any known agricultural activities. Therefore, the Project will not conflict with existing zoning for agricultural use or an existing Williamson Act contract. As a result, no impact will occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. As discussed previously, the Project is on a parcel zoned as NC. No areas of forest land, timberland, or timberland zoned as Timberland Production are located in the vicinity of the Project. Therefore, the Project will not conflict with the zoning or cause the rezoning of forest lands or result in the conversion of timberland as none are present in the vicinity of the Project. As a result, no impact will occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project is located within the Mojave bioregion, which does not contain sufficient forest land for viable timber production and, as a result, does not have a high timber management emphasis (California Department of Forestry and Fire Protection 2017). The Project is not located on forest land or in the vicinity of forest land. Therefore, the Project will not result in the loss of forest land or conversion of forest land to non-forest use as none is present in the vicinity of the Project. As a result, no impact will occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As discussed previously, the Project will not result in the temporary or permanent loss of forest land and no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted to non-agricultural use. Therefore, the Project will not involve changes to the existing environment that will potentially result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or conversion of forest land to non-forest use. As a result, no impact will occur.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

4.3.1 Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The United States (U.S.) Environmental Protection Agency (EPA) and California Air Resources Board (CARB) established the National Ambient Air Quality Standards (NAAQS) and California Air Quality Standards (CAAQS), respectively, for the following criteria air pollutants (CAPs): ozone (O_3), carbon monoxide (CO), nitrogen dioxide, particulate matter with a mean diameter of less than 10 microns (PM_{10}), particulate matter with a mean diameter of less than 2.5 microns ($PM_{2.5}$), sulfur dioxide, and lead (Pb). Furthermore, California has set additional standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride, and visibility-reducing particles. Attainment of the CAAQS and NAAQS protects sensitive receptors and the public from CAPs that are known to have adverse human health effects. A region is designated as nonattainment if the NAAQS or CAAQS is exceeded for a pollutant. Hesperia Phelan CUP24-00012 (Project) is located in a portion of the Mojave Desert Air Basin that is classified by the U.S. EPA and CARB as nonattainment for O_3 and PM_{10} (CARB 2025). Within the Mojave Desert Air Basin, the Project is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD).

The MDAQMD is the agency responsible for managing the local air quality, administering California and federal air pollution control programs, and ensuring attainment and maintenance of the ambient air quality standards. The MDAQMD has established the Federal 70 ppb Ozone Attainment Plan (MDAQMD 2023) and Federal Particulate Matter (PM_{10}) Attainment Plan (MDAQMD 1995) to address nonattainment areas for O_3 and PM_{10}. A project is considered inconsistent with an air quality plan or applicable attainment plan if it could cause population and/or employment growth or growth in vehicle miles traveled in excess of the growth forecasts

included in an applicable air quality plan or attainment plan. As discussed in Section 4.14 Population and Housing, the Project will not result in significant population growth during construction or operation of the Project. Because construction of the Project will not result in significant population growth, it will not conflict with the growth projections used in the development of the applicable air quality plans.

Emissions associated with Project construction will be temporary and will represent a small fraction of the regional emission inventories included in the applicable air quality plans. Construction and operation of the Project will be performed in compliance with MDAQMD rules and regulations, ensuring that activities are consistent with air district efforts to achieve attainment and maintenance of the standards. In addition, the MDAQMD has established that a project does not conflict with an air attainment or maintenance plan if it is consistent with the existing land use plan (MDAQMD 2020). As discussed in Section 4.11 Land Use and Planning, the Project is consistent with the City of Hesperia-designated Neighborhood Commercial zone in which it is proposed. As a result, the Project will conform with applicable air quality plans.

Because the Project is not expected to substantially contribute to regional emissions and will not conflict with the growth projections in the applicable air quality plans, and because construction and operation of the Project will be performed in compliance with applicable air district rules and regulations, the Project will not conflict with or obstruct implementation of the applicable air quality plans. As a result, no impact will occur.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less-than-Significant Impact. Project emissions were calculated using the California Emissions Estimator Model (CalEEMod). Attachment A: CalEEMod: Hesperia Phelan Detailed Report details the inputs and results of the CalEEMod completed for the Project.

Active Project construction is expected to last between 200 and 250 days and will generate temporary air pollutant emissions associated with fugitive dust (particulate matter) and exhaust emissions from heavy construction equipment and construction vehicles. As discussed previously, the Project is in a region classified as nonattainment for O_3 and PM_{10}. The MDAQMD has established emissions thresholds for the following air pollutants:

- carbon dioxide equivalent (CO_2e),[2]
- CO,
- nitrogen oxides (NO_x),
- volatile organic compounds (VOCs),
- sulfur oxides (SO_x)
- PM_{10},
- $PM_{2.5}$,

[2] CO_2e is a measure used to compare the effect of emissions of various greenhouse gases based on their global warming potential projected over a specified time period (generally 100 years).

- H_2S, and
- Pb.

Emissions will vary day to day depending on the level of activity and the specific type of construction activity occurring. Table 1: MDAQMD Average Daily Construction Emissions presents the estimated uncontrolled construction emissions in the MDAQMD and compares emissions to the applicable thresholds for air pollutants. As shown in Table 1: MDAQMD Average Daily Construction Emissions, daily uncontrolled emissions will be below all applicable thresholds within the MDAQMD during construction. To further reduce fugitive dust emissions, the Project will adhere to MDAQMD Rule 403 and implement applicable fugitive dust best management practices (BMPs) on all non-paved transport roads, access points, and parking areas. BMPs to control fugitive dust emissions may include, but may not be limited to, covering, watering, or treating disturbed areas with a dust suppressant; reducing the drop heights from excavators and loaders; and limiting truck speed limits to 15 miles per hour on Project access roads and within temporary work areas. Therefore, the Project will not result in a considerable net increase of O_3 or PM_{10} during construction.

Table 1: MDAQMD Average Daily Construction Emissions

Construction Year	Average Daily Emissions (pounds per day)						
	CO_2e	CO	NO_x	Reactive Organic Gas (ROG)	SO_x	PM_{10}	$PM_{2.5}$
Uncontrolled Emissions							
2026	2,066	7	7	0.8	<0.1	6	0.9
Threshold	548,000	548	137	137	137	82	65
Exceeded?	No	No	No	No	No	No	No

Source: MDAQMD 2020

Note: O_3 forms as a result of chemical reactions between NO_x, VOCs, heat, and sunlight. As a result, if emissions do not exceed thresholds for NO_x or VOCs, then emissions will not exceed thresholds for O_3.

Operation of the Project is anticipated to generate 1,594 total daily trips. Table 2: MDAQMD Average Annual Operational Emissions presents the estimated annual uncontrolled emissions in the MDAQMD that will result from the total daily trips generated by operation of the Project. As shown in Table 2: MDAQMD Average Annual Operational Emissions, annual uncontrolled emissions will be below all applicable thresholds within the MDAQMD during operation. Therefore, the Project will not result in a considerable net increase of O_3 or PM_{10} during operation.

Table 2: MDAQMD Average Annual Operational Emissions

	Annual Emissions (tons per year)						
	CO_2e	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
Uncontrolled Emissions							
Operations	4,070	32	4	10	<0.1	3	0.8
Threshold	100,000	100	25	25	25	15	12
Exceeded?	No	No	No	No	No	No	No

Source: MDAQMD 2020
Note: O_3 forms as a result of chemical reactions between NO_x, VOCs, heat, and sunlight. As a result, if emissions do not exceed thresholds for NO_x or VOCs, then emissions will not exceed thresholds for O_3.

In June 2025, the MDAQMD issued an Authority to Construct (ATC) for the Project's gasoline dispensing facility. The Project will comply with all conditions outlined in the ATC. Au Energy, LLC will ensure any additional MDAQMD-required permits are obtained prior to Project construction.

Because the Project will not exceed applicable MDAQMD thresholds for O_3 or PM_{10} during construction or operation and will adhere to applicable MDAQMD rules and permits, the Project will not result in a cumulatively considerable net increase of any CAPs for which the Project region is classified as nonattainment for under NAAQS or CAAQS. As a result, impacts will be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less-than-Significant Impact. As defined by MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The MDAQMD has established that a gasoline-dispensing facility within 300 feet of sensitive receptors exposes sensitive receptors to substantial pollutant concentrations (MDAQMD 2020). The nearest sensitive receptors to the Project are the residences approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. Therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations. In addition, as detailed in Table 1: MDAQMD Average Daily Construction Emissions and Table 2: MDAQMD Average Annual Operational Emissions, all construction and operation emissions will be below applicable MDAQMD significance thresholds. As a result, the Project will not expose sensitive receptors to substantial pollutant concentrations, and impacts will be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-than-Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies. During construction, odor emissions could be generated by diesel-powered construction equipment and vehicles. Such

odors will be short-term and limited to the immediate vicinity of the activity. These emissions will be temporary in nature and disperse quickly. Operation of the Project may result in gasoline odors from the long-term handling and storage of gasoline, vehicle tail pipe odors, food odors from the convenience store, and cleaning product odors from the car wash. As discussed previously, the nearest sensitive receptors to the Project are the residences approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. Because the Project is located more than 1,500 feet from people residing near the Project, temporary Project construction activities and permanent operational activities are not expected to result in odors or emissions that will adversely affect a substantial number of people. Therefore, the Project will not result in other emissions (such as those leading to odors) that will adversely affect a substantial number of people. As a result, impacts will be less than significant

4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

4.4.1 Discussion

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or

special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less-than-Significant Impact with Mitigation Incorporated. Caskey Biological Consulting, LLC (Caskey) prepared a Biological Resources Assessment (BRA) for Hesperia Phelan CUP24-00012 (Project), which is provided in Attachment B: Biological Resources Assessment. As part of the BRA, Caskey performed a field survey on December 19, 2024 and a subsequent field survey of the proposed sewer line location and potential access road location on April 22, 2025. The vegetation communities observed within the Study Area[3] were cheatgrass – medusahead grassland, which covers approximately 71 percent of the Study Area, and California buckwheat scrub, which covers approximately 13 percent of the Study Area. Dominant species in the cheatgrass – medusahead grassland vegetation community included cheatgrass (*Bromus tectorum*) and sparse native plants, such as western Joshua tree (*Yucca brevifolia*), rabbitbrush (*Ericameria nauseosa*), and bladderpod (*Cleomella arborea*). Dominant species in the California buckwheat scrub vegetation community included California buckwheat (*Eriogonum fasciculatum*) and deerweed (*Acmispon glaber*), as well as sparse non-natives, such as cheatgrass and star thistle (*Centaurea solstitalis*). The remaining approximately 16 percent of land cover within the Study Area was developed or disturbed land.

Special-Status Plant Species

Based on results of the field survey and a review of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) and California Native Plant Society Online Inventory of Rare and Endangered Plants, western Joshua tree is the only special-status plant species that is present and has the potential to occur at the Project. Western Joshua tree, which is protected under the Western Joshua Tree Conservation Act, is a 5- to 20-meter-tall, evergreen, tree-like plant that occurs in desert grasslands and shrublands in hot, dry sites on flats, mesas, bajadas, and gentle slopes in the Mojave Desert on soils that are typically silts, loams, and/or sands that are fine, loose, or well-drained. As summarized in the BRA, 55 western Joshua trees were assessed within the BRA's Study Area. Of the 55 western Joshua trees assessed, 30 are within the footprint of the Project site. The remaining 25 trees are outside of the Project site and proposed sewer line location and are not anticipated to be impacted. Of the 30 western Joshua trees within the Project site, 28 are in good to excellent health, while two are in poor health or dead. Of the 30 western Joshua trees within the Project site, eight are in Size Class A, 21 are in Size Class B, and one is in Size Class C.[4] The Project will require the entire 2.66-acre Project site to be graded, which will result in impacts to all of the western Joshua trees present on the Project site.

Because impacts to western Joshua tree are anticipated, Au Energy, LLC (Au Energy) will consult with the CDFW prior to Project construction. In accordance with the Western Joshua Tree Conservation Act and mitigation measure (MM) BIO-1, Au Energy will apply for an

[3] The Study Area measures approximately 6.83 acres and includes the Project site, the proposed sewer line location, the potential access road location, and a 50-foot buffer.

[4] Size classes influence the number of western Joshua trees that will need to be relocated. Size classes are as follows:

- Class A – Less than 1 meter in height;
- Class B – 1 meter or greater but less than 5 meters in height; and
- Class C – 5 meters or greater in height.

incidental take permit (ITP) and submit it to the CDFW for review and approval prior to Project construction. As part of the western Joshua tree ITP, Au Energy will propose relocating select western Joshua trees that will be impacted by Project activities in accordance with CDFW's Western Joshua Tree Relocation Guidelines and Protocols (CDFW 2024a). Western Joshua trees may be relocated within the Project site to perimeter landscaping areas or to an off-site location identified during consultation with the CDFW. Given the number of western Joshua trees located on the Project site, relocating all of the western Joshua trees that will be impacted during construction may be infeasible. Therefore, some western Joshua trees may be destroyed. The final number of western Joshua trees to be relocated or destroyed and any additional (MMs will be determined during the ITP process in consultation with the CDFW. Therefore, impacts to western Joshua trees will be reduced through MM BIO-1 and the implementation of MMs, such as western Joshua tree relocation, included in the western Joshua tree ITP.

Special-Status Wildlife Species

Based on results of the field survey and a review of the CNDDB and the United States (U.S.) Fish and Wildlife Service (USFWS) Information for Planning and Consultation system, the following five special-status wildlife species have the potential to occur at the Project site:

- burrowing owl (*Athene cunicularia*) – California Endangered Species Act (CESA) candidate endangered;
- desert tortoise (*Gopherus agassizii*) – Federal Endangered Species Act (FESA) threatened, CESA threatened;
- loggerhead shrike (*Lanius ludovicianus*) – CDFW Species of Special Concern;
- Mohave ground squirrel (*Xerospermophilus mohavensis*) – CESA threatened; and
- monarch butterfly (*Danaus plexippus*) – FESA proposed threatened.

Burrowing Owl

Burrowing owls utilize existing burrows from small mammals, such as ground squirrels, for their nesting and cover sites. Two observations of burrowing owl as recent as 2006 were recorded in the CNDDB approximately 2.9 miles east of the Project site; however, no suitable burrows or signs of burrowing owl (e.g., pellets or whitewash) were observed within the Project site. Given the lack of burrowing owl observations and suitable burrows, this species is unlikely to occur at the Project site and no impact to this species is anticipated to occur. Although suitable burrows for burrowing owl were not observed at the Project site, pre-construction surveys will be completed prior to ground-disturbing activities to confirm the absence of burrowing owl from the Project work area in accordance with MM BIO-2. MM BIO-2 will require one pre-construction survey to be completed according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version) prior to ground-disturbing activities. A qualified biologist will identify, flag, and map all burrows and dens potentially occupied by burrowing owl and confirm occupation of all potential burrows. In accordance with MM BIO-3, if occupied burrows or sign is identified, a qualified biologist will establish adequate buffers around the burrows based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a CESA ITP will be obtained in accordance with MM BIO-3.

Desert Tortoise

Desert tortoises inhabit a variety of habitats, including desert washes, desert flats, bajadas, alluvial fans, rolling hills, rocky hills, and valleys. Throughout most of the Mojave and Colorado deserts, desert tortoises are found most often on gentle slopes with sandy gravel soils. Soils must be soft enough for digging burrows, but firm enough so that they do not collapse. The soils on the Project site were very compact and are likely too firm for burrow construction. One desert tortoise observation from 2000 was recorded in the CNDDB approximately 2 miles south of the Project site. No desert tortoise or signs of desert tortoise (e.g., burrows, scats, or carcasses) were observed during the field surveys; however, the December field survey was conducted outside of the desert tortoise active months (i.e., March to June and September to October). Given the lack of suitable burrowing habitat and observations of desert tortoise sign, this species is unlikely to occur at the Project site and no impact to this species will occur.

Loggerhead Shrike

Loggerhead shrike inhabits savannah; pinyon-juniper; Joshua tree and riparian woodlands; and desert oases, scrub, and washes. One loggerhead shrike observation as recent as 2007 was recorded in the CNDDB approximately 1.9 miles north of the Project site; however, loggerhead shrike was not observed during the field survey. This species is likely to occur given suitable nesting and foraging habitat within the Project site. The Project will cause the permanent loss of approximately 2.66 acres of suitable nesting and foraging habitat for this species; however, MM BIO-4 will be implemented during construction to reduce impacts to nesting loggerhead shrike. MM BIO-4 will require a pre-construction nesting bird survey prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, avoidance and minimization measures (AMMs), including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented. Therefore, the incorporation of MM BIO-4 will avoid or minimize potential impacts to loggerhead shrike.

Mohave Ground Squirrel

Mohave ground squirrels prefer habitats in open desert scrub, alkali desert scrub, western Joshua tree woodlands, and annual grasslands. The species prefers sandy to gravelly soils and utilizes burrows at the base of shrubs. The Project site lacked suitable burrows for Mohave ground squirrel and this species was not observed during the field surveys; however, the December survey was conducted outside of the active season for the species (i.e., March to June). One Mohave ground squirrel observation as recent as 2005 was recorded in the CNDDB approximately 1.5 miles north of the Project site. Given the lack of species observations and suitable burrows documented at the Project site, Mohave ground squirrel is unlikely to occur at the Project site and no impact to this species will occur.

Monarch Butterfly

Monarch butterflies have a wide range of habitat types, including prairies, meadows, and grasslands, as well as populated areas such as parks, neighborhoods, and back yards. The field survey was conducted outside of the typical growing and blooming season for milkweed (*Asclepias* spp.) (i.e., May to August), which is the host plant for monarchs. As a result, no

milkweed plants were observed within the Project site. However, other shrubs that could provide nectar to monarchs were observed. The Project is not within the overwintering range for monarch butterflies and, as a result, monarch butterfly roosting is unlikely at the Project site. No CNDDB records of monarch butterfly occur within 3 miles of the Project site and no species observations were made during the field survey. Given the lack of species observations and the low potential for monarch butterflies to roost at the Project site, this species is unlikely to occur at the Project site and no impact to this species will occur.

With the implementation of MM BIO-1, MM BIO-2, MM BIO-3, and MM BIO-4, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. As a result, the impact will be less than significant with mitigation incorporated.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. According to the CNDDB search, which had a 3-mile radius, no riparian habitat or sensitive natural communities are documented within the vicinity of the Project. Likewise, no riparian habitat or sensitive natural communities were observed within the Project site during the field survey. As a result, no impact will occur.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. No federally or state-protected wetlands were observed on the Project site during the field survey. As a result, no impact will occur.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less-than-Significant Impact. Significant impacts on wildlife movement could occur if a wildlife movement corridor were to be interrupted by a feature that physically blocks wildlife movement (e.g., a roadway) or if suitable habitat that supports wildlife in the movement corridor were to be directly removed during construction or indirectly affected by construction noise or dust. The Project is located adjacent to the intersection of U.S. Highway 395 and Phelan Road, which are existing barriers to potential wildlife movement. The presence of U.S. Highway 395 and Phelan Road make it unlikely that the Project site is functioning as a migratory wildlife corridor. In addition, the Project is not located in a CDFW- or Bureau of Land Management-(BLM-) identified wildlife corridor (CDFW 2014 and BLM 2015). Because the Project site is not located in a CDFW- or BLM-identified wildfire corridor and it is unlikely that the Project site is functioning as a migratory corridor due to adjacent roads, the addition of Project structures is likely to have a minimal impact on wildlife movement, if at all. As a result, the impact will be less than significant.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less-than-Significant Impact with Mitigation Incorporated. Chapter 16.24 of the City of Hesperia's (City's) Municipal Code outlines the provisions for protected plants in the City (City of Hesperia 2025). Pursuant to Chapter 16.24, a removal permit is required for the removal of a western Joshua tree. As discussed previously, Au Energy will apply for an ITP in accordance with the MM BIO-1 and submit it to the CDFW for review and approval prior to Project construction. As part of the ITP, Au Energy will propose relocating select western Joshua trees that will be impacted by Project activities in accordance with the CDFW's Western Joshua Tree Relocation Guidelines and Protocols (CDFW 2024a). All additional MMs included in the western Joshua tree ITP will be implemented during construction of the Project. Insignia Environmental corresponded with the City on February 19, 2025, and confirmed that receipt of the western Joshua tree ITP will satisfy Chapter 16.24 requirements of the City's Municipal Code (Henry 2025). As a result, the Project will not conflict with the City's protected plant ordinance with implementation of MM BIO-1, and impacts will be less than significant with mitigation incorporated.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project will be located within the focus area of the Draft Western Joshua Tree Conservation Plan (WJTCP); however, this plan has not been adopted by the California Fish and Game Commission (Commission) (CDFW 2024b). The Draft WJTCP includes western Joshua tree impact AMMs that can be voluntarily adopted by project proponents. As discussed previously, Au Energy will consult with the CDFW and apply for a western Joshua tree ITP. The Western Joshua Tree Conservation Act requires avoidance and minimization of impacts on western Joshua trees to the maximum extent practicable as a condition of obtaining a western Joshua tree ITP (CDFW 2024b). Because the Draft WJTCP may be adopted by the Commission prior to Project construction, AMMs included in the Draft WJTCP will be reviewed and may be included in the western Joshua tree ITP. Through the implementation of MMs included in the western Joshua tree ITP, the Project will minimize impacts to western Joshua tree. Therefore, the Project will be consistent with the Draft WJTCP.

The Project will not be located within, or conflict with, any adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state Habitat Conservation Plan. As a result, no impact will occur.

4.4.2 Mitigation Measures

The following MM will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM BIO-1: Western Joshua Tree ITP.** Au Energy will apply for a western Joshua tree ITP in accordance with the Western Joshua Tree Conservation Act and submit it to the CDFW for review and approval prior to Project construction.

- **MM BIO-2: Pre-Construction Surveys.** A qualified biologist will perform breeding season and non-breeding season burrowing owl pre-construction surveys of the Project work area according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version) prior to ground-disturbing activities. If performing both breeding season and non-breeding season surveys is infeasible, the Project Proponent will coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines. The qualified biologist conducting the surveys will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, installing trail cameras for nocturnal observations, or a combination of these methods as appropriate. If burrows occupied by burrowing owl or sign is identified, MM BIO-3 will apply.

- **MM BIO-3: Burrow Avoidance.** If burrows occupied by burrowing owl are found during pre-construction surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a qualified biologist based on field conditions and the CDFW Staff Report on Burrowinggf Owl Mitigation (2012). However, the Project Proponent will ensure full avoidance of impacts to burrowing owl occurs. If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a CESA ITP will be obtained.

- **MM BIO-4: Nesting Bird Survey.** A pre-construction nesting bird survey will be conducted prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

4.5.1 Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less-than-Significant Impact with Mitigation Incorporated. As part of the Initial Study/Mitigated Negative Declaration (IS/MND) previously prepared for Hesperia Phelan CUP24-00012 (Project), an Archaeological Survey Report was completed in November 2017 and is included as Attachment C: Archaeological Survey Report. The Archaeological Survey Report covered an Area of Potential Impacts (API), which was defined as the approximately 6.5-acre site originally included as part of the IS/MND previously prepared for the Project in 2018. Because the Project is in the same location as the previously proposed Project, the scope of the Project has been reduced, and the Project site has remained undeveloped/unmodified since the Archaeological Survey Report, the API and findings from the report are applicable to the current Project.

The Archaeological Survey Report included a records search of all previously recorded cultural resources within the Project site and a 0.5-mile radius around it, as well as previously conducted cultural resource studies. In addition, the report included a field survey in which the archaeologist examined exposed ground surface for artifacts (e.g., flaked stone tools, toolmaking debris, milling tools, and ceramics), ecofacts (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, and foundations) or historic debris (e.g., metal, glass, and ceramics).

Based on the results of the cultural resources record search and intensive pedestrian survey, three isolated historical resources were found within the API. The isolated historical resources are not eligible to be listed with the California Register of Historical Resources (CRHR) and are not deemed historically significant resources. Furthermore, no prehistoric resources were found

during the field survey. The Archaeological Survey Report concluded that no impacts to cultural resources are expected to occur and no further work for cultural resources is needed.

Although not anticipated, unknown historical resources could be destroyed by construction activities involving ground disturbance should they be present. As a result, Mitigation Measure (MM) CUL-1 will be implemented during Project construction. In the event that a cultural resource is discovered during Project construction, all work within a 60-foot buffer of the find will cease, and a qualified archaeologist meeting United States (U.S.) Secretary of Interior (SOI) standards will assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) will be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. In accordance with MM CUL-2, if significant pre-contact cultural resources, as defined by the California Environmental Quality Act (CEQA) (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist will develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment. The archaeologist will monitor the remainder of the Project and implement the Monitoring and Treatment Plan accordingly.

With the implementation of MM CUL-1 and MM CUL-2, no substantial adverse changes related to a historical resource are anticipated and the impact to historical resources (as defined in Public Resource Code [PRC] Section 15064.5) will be less than significant with mitigation incorporated.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less-than-Significant Impact with Mitigation Incorporated. As discussed previously, the Archaeological Survey Report concluded that no impacts to cultural resources are expected to occur and no further work for cultural resources is needed. In addition, MM CUL-1 will be implemented during Project construction. With implementation of MM CUL-1, no substantial adverse changes related to an archaeological resource are anticipated and the impact to archaeological resources (as defined in PRC Section 15064.5) will be less than significant with mitigation incorporated.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less-than-Significant Impact with Mitigation Incorporated. The Archaeological Survey Report did not identify human remains within the API. It is not always possible to predict where Native American human remains might occur outside of formal cemeteries. Therefore, it is possible that human remains could be uncovered during ground-disturbing activities. In accordance with MM CUL-3, and if human remains are inadvertently discovered during construction activities, all work within a 100-foot buffer of the find will cease and the San Bernardino County coroner will then be contacted in accordance with California Health and Safety Code (HSC) Section 7050.5. This procedure will ensure that the remains are treated in

accordance with California HSC Section 7050.5; and the impact to human remains during construction will be reduced to less than significant with mitigation incorporated.

4.5.2 Mitigation Measures

The following MMs will be implemented for the Project to reduce impacts to less-than-significant levels:

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

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

- **MM CUL-3: Human Remains.** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) will cease and the San Bernardino County Coroner will be contacted pursuant to California HSC Section 7050.5 and that code enforced for the duration of the Project.

4.6 ENERGY

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

4.6.1 Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less-than-Significant Impact. Construction activities associated with Hesperia Phelan CUP24-00012 (Project) will require the short-term consumption of fossil fuel resources (e.g., diesel fuel and gasoline) to power construction equipment and motor vehicles. During construction, power will be provided by a temporary power meter installed by Southern California Edison. Construction will be short term and temporary; and the use of fuel will be necessary, efficient, and conservative in nature.

Based on the California Emissions Estimator Model (CalEEMod) calculations for the Project's land use type, included as Attachment 4.2 A: CalEEMod: Hesperia Phelan Detailed Report in Section 4.3 Air Quality, the estimated electricity consumption will be 254,438 kilowatt-hours per year (kWh/year), and the estimated natural gas consumption will be 133,065 thousand British Thermal Units per year (MBtu/year). However, because the Project will comply with California Building Code (CBC) Title 24 efficiency standards, the Project's estimated energy use is reduced to 89,305 kWh/year of electricity consumption and 26,540 MBtu/year of natural gas consumption. Further, through the permitting process with the City of Hesperia (City), the Project will be designed and operated in accordance with all appropriate state and local regulations governing energy efficiency, including the City's Municipal Code, Part 11 of the CBC, and Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan. Because the Project will comply with all local and state regulations concerning energy efficiency during construction and operations, energy consumption will not be wasteful, inefficient, or unnecessary. As a result, the impact will be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The Project will not obstruct a state or local plan for renewable energy or energy efficiency. As stated previously, the Project will adhere to the City's Municipal Code, Part 11 of the CBC, and Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan. These standards and guidelines include design measures aimed at promoting energy efficiency, including mandatory requirements for lighting controls, electric vehicle charging stations, and space-conditioning equipment. Because the Project will be constructed consistently with the CBC and City's design standards, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. As a result, no impact will occur.

4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

4.7.1 Discussion

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?

Less-than-Significant Impact. As summarized in Table 3: Faults Located within 10 Miles of the Project, two faults are located within 10 miles of Hesperia Phelan CUP24-00012 (Project). The boundary of an earthquake fault zone is generally 500 feet from major active faults, and 200 to 300 feet from well-defined minor faults (City of Hesperia [City] 2010). The Project will not be located on or within 500 feet of any fault. In addition, the Project will not be located in any liquefaction or landslide zones identified by the California Department of Conservation (California DOC 2024). As a result, liquefaction and landslides have a low potential to occur at the Project site.

Table 3: Faults Located within 10 Miles of the Project

Fault Name	Fault Section	Fault Type	Age of Last Known Slip	Slip Rate (millimeter/year)	Approximate Distance and Direction from the Project (miles, direction)
Cleghorn Fault	Southern Cleghorn	Left lateral, strike-slip	Late Quaternary (less than 130,000 years ago)	Between 1.0 and 5.0	7.35, south
Cleghorn Fault	Northern Cleghorn	Left lateral, strike-slip	Late Quaternary (less than 130,000 years ago)	Between 0.2 and 1.0	9.18, south

Source: United States (U.S.) Geological Survey (USGS) 2022

Although the Project will introduce structures occupied by employees and customers, all Project structures will be constructed in compliance with Title 24, Part 2 of the California Building Code (CBC) and Chapter 16 of the International Building Code (IBC), which provide requirements for general structural design and includes means for determining earthquake loads based on the American Society of Civil Engineers/Structural Engineering Institute Standards. In addition, Hilltop Geotechnical, Inc. (HGI) prepared a geotechnical study and infiltration feasibility study for the Project. Recommendations from both studies will be incorporated into the Project design to ensure that all structures will adequately resist the forces of an earthquake. The geotechnical study and infiltration feasibility study are provided in Attachment D: Geotechnical Study and Attachment E: Infiltration Feasibility Study. As a result, Project structures will be able to withstand reasonably foreseeable seismic events. Incorporation of these standard engineering practices will ensure that people or structures will not be exposed to hazards associated with strong seismic ground shaking, and the impact will be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less-than-Significant Impact. The Project site is undeveloped and slopes gradually upwards from northeast to southwest with an approximate slope of 3 percent. The Project will be located on soil classified as Cajon Sand, which is in hydrologic soil group A (U.S. Department of Agriculture [USDA] 2025). Hydrologic soil group A has the lowest runoff potential and typically consists of deep, well-drained to excessively drained sands or gravels (USDA 2002). In addition, the Project will be in a location with a soil erodibility factor of 0.08 (Esri 2023). Soils with low soil erodibility factors (between 0.05 and 0.15) are not considered susceptible to soil erosion (State Water Resources Control Board [SWRCB] 2025). As a result, the Project will not be located on soils that are susceptible to soil erosion.

Project construction will include grading the entire approximately 2.66-acre Project site. Ground-disturbing activities will expose soil to erosion by removing the vegetative cover and potentially compromising the soil structure. Rain and wind can further detach soil particles and transport them off site. However, the Project will receive coverage for disturbing more than 1 acre of soil under an SWRCB General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, 2022-0057-DWQ (Construction General Permit). This Construction General Permit will require preparation of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) to be authorized by the SWRCB, which will include erosion-reducing measures and site stabilization procedures. In accordance with Section 8.30.210 of the City's Municipal Code, the Project-specific SWPPP will be provided to the City for review and approval prior to the issuance of grading and building permits. Therefore, with implementation of the Project-specific SWPPP, construction of the Project will result in a less-than-significant impact to soil erosion.

Since the Project will require approximately 2.66 acres of grading, approximately 2.66 acres of topsoil will be lost. As discussed in Section 4.2 Agriculture, the Project is located on land designated as Grazing Land and is not located on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Since the Project is not located on land productive for agriculture, the loss of topsoil is negligible. Although the Project will result in 2.66 acres of permanent topsoil loss, approximately 31 percent of the Project site will consist of landscaping, which exceeds the 10-percent minimum designated for the Neighborhood Commercial zone where the Project will be located (City of Hesperia 2008). Because the Project will not cause the loss of topsoil productive for agriculture, the Project's impact on topsoil loss will be less than significant.

To mitigate the addition of approximately 1.88 acres of impervious surface proposed by the Project, which can inhibit the infiltration of storm water, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional storm water runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining storm water flows from a 100-year storm event. Consequently, this Project will not increase the amount of drainage impacting downstream properties; therefore, post-construction storm water drainage will be consistent with pre-construction conditions. In addition and in accordance with Section 8.30.230 of the City's Municipal Code, a Water Quality Management Plan (WQMP) will be provided to the City for review and approval prior to the issuance of grading and building permits. The

WQMP will include all required and proposed measures for site design, source control, runoff reduction, storm water treatment, baseline hydromodification management, and low-impact development techniques as applicable. Therefore, with implementation of the proposed storm drain system and WQMP, the Project will reduce the impact associated with runoff to less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The Project will be located on the Quaternary older alluvium (Qoa) geologic unit (Dibblee 1965). As discussed previously, the Project will not be located in an area susceptible to liquefaction or landslides (California DOC 2024) or on soil susceptible to erosion (U.S. Department of Agriculture [USDA] 2023). In addition, the Project will not be located on soil susceptible to subsidence (USDA 2024), and all Project structures will be constructed in compliance with Title 24, Part 2 of the CBC, the IBC, and the City's Municipal Code. As discussed previously, recommendations from HGI's geotechnical study and infiltration feasibility study will be incorporated into the Project design to ensure all Project structures will be stable.

Because the Project will not be located in an area susceptible to landslides, liquefaction, erosion, or subsidence and Project structures will be compliant with the CBC, IBC, and City's Municipal Code, the Project will not cause on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As a result, the Project will not be located on a geologic unit or soil that is unstable or will become unstable, and the no impact will occur.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. As discussed previously, the Project will be located on soil classified as Cajon Sand, which is in hydrologic soil group A. Hydrologic soil group A has the lowest runoff potential and typically consists of deep, well-drained to excessively drained sands or gravels (USDA 2002). Sand and gravel units typically have a low expansion potential (City of Hesperia 2010). As a result, the Project will not be located on expansive soils.

As discussed previously, all Project structures will be constructed in compliance with Title 24, Part 2 of the CBC, IBC, and City's Municipal Code. In addition, As discussed previously, recommendations from HGI's geotechnical study and infiltration feasibility study will be incorporated to ensure all Project structures will be stable.

Because the Project will not be located on expansive soil and Project structures will be compliant with the CBC, IBC, and City's Municipal Code, the Project will not create a substantial risk to life or property. As a result, no impact will occur.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project does not include the use or installation of a septic tank or alternative wastewater disposal system. The Project will connect to an existing sewer system. As a result, no impact will occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less-than-Significant Impact with Mitigation Incorporated. Central and eastern San Bernardino County has rich paleontological resources, particularly near the eastern side of the county. The Project will be located in the southwestern quadrant of San Bernardino County, north of the Peninsular Ranges Geomorphic Province and at the southern cusp of the Mojave Desert (Norris and Webb 1990). This location is a broad basin characterized by widespread alluvial deposits from the mountains to the south and west, primarily of late Pleistocene age. The Project will be located on the Quaternary older alluvium (Qoa) geologic unit (Dibblee 1965). The surrounding area is composed of Younger alluvium (Q) underlain by Quaternary older alluvium (Qoa) and Pleistocene-Pliocene Nonmarine Sediments (QPc) (San Bernardino County 2018).

Intact paleontological resources are not expected to be present in the younger alluvial units across the southwestern valley floor in the upper layers, but could potentially be encountered in the older Pleistocene alluvium at depths of 50 feet. Because the excavation activities associated with the Project will not exceed 15 feet below ground surface, there is a low to moderate potential to encounter intact paleontological resources during construction. To reduce potential impacts to paleontological resources, Mitigation Measure (MM) PALEO-1 will be implemented. In accordance with MM PALEO-1, if a fossil discovery is made during excavation, all work within a 60-foot buffer of the find will be halted, and a qualified paleontologist will assess the find. If the fossils are determined to be potentially significant, the paleontologist will recover them by following standard field procedures for collecting paleontological resources. All significant fossils collected will be prepared in a properly equipped laboratory and delivered to an accredited museum or repository no later than 30 days after all laboratory work is completed. With the implementation of MM PALEO-1, the impact on paleontological resources will be less than significant with mitigation incorporated.

4.7.2 Mitigation Measures

The following MM will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM PALEO-1: Inadvertent Paleontological Resource Discoveries.** If a fossil discovery is made during excavation, all work within a 60-foot buffer of the find will be halted, and a qualified paleontologist will assess the find. If the fossils are determined to be potentially significant, the paleontologist will recover them by following standard field procedures for collecting paleontological resources. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (e.g., skeletons or large mammal fossils) require more extensive

excavation and longer salvage periods. In this case, the paleontologist will have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossils can be removed in a safe and timely manner. All significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. During preparation and inventory, the fossil specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited repository (usually a museum). The fossil specimens will be delivered to an accredited museum or repository no later than 30 days after all laboratory work is completed. The cost of curation will be assessed by the repository and will be the responsibility of Au Energy, LLC.

4.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

4.8.1 Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-than-Significant Impact. Hesperia Phelan CUP24-00012 (Project) emissions were calculated using the California Emissions Estimator Model (CalEEMod). Attachment 4.2-A: CalEEMod: Hesperia Phelan Detailed Report in Section 4.3 Air Quality details the inputs and results of the CalEEMod completed for the Project.

Construction of the Project will generate temporary greenhouse gas (GHG) emissions primarily as a result of the operation of construction equipment on site, as well as from vehicles transporting construction workers to and from the work areas, water trucks, and heavy trucks to transport materials to and from the work areas. Calculations of carbon dioxide (CO_2) emissions are provided to identify the magnitude of potential Project effects. As summarized in Table 4: Average Daily Construction GHG Emissions, Project construction activities, including the use of on-site construction equipment (e.g., excavators, bulldozers, graders, and other construction equipment) and off-site vehicle trips (e.g., worker commute trips, haul trips, and other on-road vehicles), will generate approximately 2,066 pounds of CO_2 equivalent (CO_2e)[5] per day in 2026, which will not exceed the Mojave Desert Air Quality Management District- (MDAQMD-) wide threshold of 548,000 pounds per day. Therefore, construction will not generate a quantity of GHG emissions that will potentially have a significant impact on the environment.

The Project will also include long-term energy consumption on site to support the car wash, gas station, and convenience store operations. In addition, the Project is anticipated to generate 1,594 total daily trips. Operation of the Project and the increased vehicular trips associated with customers will cause an increase in GHG emissions in the Project area. However, as summarized in Table 5: Average Annual Operational GHG Emissions, annual GHG emissions associated

[5] CO_2e is a measure used to compare the effect of emissions of various GHGs based on their global warming potential projected over a specified time period (generally 100 years).

with operation of the Project will not exceed the MDAQMD-wide threshold of 100,000 tons per year.

Table 4: Average Daily Construction GHG Emissions

Construction Year	Estimated CO_2e Emissions (pounds/day)
2026	2,066
MDAQMD Threshold	548,000
Exceeded?	No

Source: MDAQMD 2020

Table 5: Average Annual Operational GHG Emissions

	Annual Emissions (tons per year)
Operations	4,070
MDAQMD Threshold	100,000
Exceeded?	No

Source: MDAQMD 2020

Because the Project will not exceed applicable MDAQMD thresholds for CO_2e during construction or operation, the Project will not result in the generation of GHG emissions that may have a significant impact on the environment. As a result, impacts will be less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-than-Significant Impact. California's key initiative for reducing GHG emissions is Assembly Bill (AB) 32, passed by the state legislature on August 31, 2006. This effort set a target to reduce GHG emissions to 1990 levels by 2020. AB 32 requires the California Air Resources Board (CARB) to prepare a Scoping Plan that outlines the main state strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. CARB's 2022 Scoping Plan was approved in December 2022 and lays out a path to achieve targets for carbon neutrality and reduce GHG emissions by 85 percent below 1990 levels no later than 2045 (CARB 2022).

In response to AB 32, the City of Hesperia (City) prepared a Climate Action Plan (CAP) (City 2010) and the San Bernardino Council of Governments (SBCOG) developed the San Bernardino County Regional Greenhouse Gas Reduction Plan (Reduction Plan) (SBCOG 2021). Since the CAP and Reduction Plan were developed in support of AB 32, a project that is consistent with the CAP and Reduction Plan will be consistent with AB 32. As stated in the Reduction Plan, the City has adopted a goal to reduce its community GHG emissions to 40 percent below its 2020 level of GHG emissions by 2030 (SBCOG 2021). To achieve this, the City's CAP includes numerous climate action strategies, such as energy efficiency, water conservation and reuse, and

waste reduction standards, with corresponding implementation policies from the City's General Plan. As part of the City's implementation of the CAP, the City enforces the California Building Code (CBC), which contains energy efficiency standards for new developments in Part 11 of the California Green Building Standards Code. The Project will be constructed and designed consistent with the CBC, City's Municipal Code, and Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan. These standards and guidelines include design measures aimed at reducing GHG emissions, including mandatory requirements for lighting controls, electric vehicle charging stations, and space-conditioning equipment. Since the Project will be constructed consistent with the CBC and the City's design standards, the Project will include features that reduce GHG emissions.

The MDAQMD has established that a project does not conflict with an air attainment or maintenance plan if it is consistent with the existing land use plan (MDAQMD 2020). As discussed in Section 4.11 Land Use and Planning, the Project is consistent with the City-designated Neighborhood Commercial zone in which it is proposed. In addition, as shown in Table 4: Average Daily Construction GHG Emissions and Table 5: Average Annual Operational GHG Emissions, the Project will not exceed MDAQMD GHG emission thresholds. Therefore, the Project will not conflict with the MDAQMD conformity guidelines for GHG emissions.

Since the Project will be constructed in accordance with the CBC and City's design standards, which include measures that reduce GHG emissions, and will be consistent with MDAQMD conformity guidelines, the Project will not conflict with California's AB 32, the City's CAP, or the SBCOG's Reduction Plan. As a result, impacts will be less than significant.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓	

4.9.1 Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-than-Significant Impact. Construction of Hesperia Phelan CUP24-00012 (Project) will require the temporary use of diesel fuel, gasoline, lubrication oil, hydraulic fluid, and chemicals

associated with vehicles and construction activities. In addition, the Project includes the operation of a vehicle fueling station and one 20,000-gallon underground storage tank (UST) and two 10,000-gallon USTs, which have the long-term potential to expose the public and environment to hazardous materials in the event of a release or through the routine use, storage, and transport of gasoline and diesel fuel. If improperly used, transported, stored, or disposed of, such materials have the potential to create a significant hazard to the public or environment.

The California Environmental Protection Agency (CalEPA) has implementation authority for the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) per California Code of Regulations (CCR) Title 27, Division 1, Subdivision 4, Chapter 1. The Unified Program requires CalEPA to certify local government agencies (i.e., Certified Unified Program Agencies [CUPAs]) to implement Hazardous Materials Business Plans (HMBPs), which aim to prevent or minimize harm to public health and safety and the environment from a release or threatened release of a hazardous material, at the local level. An HMBP includes details on hazardous material inventory, emergency response plans and procedures, and a training program that includes training in safety procedures in the event of a release of threatened release of hazardous material (CalEPA 2025).

The San Bernardino County Fire Protection Department (FPD) is the CUPA for the City of Hesperia (City). In accordance with California Health and Safety Code Division 20, Chapter 6.95 and CCR Title 19, Division 5, Chapter 1, Au Energy, LLC (Au Energy) will prepare and submit an HMBP to the San Bernardino County FPD through the California Environmental Reporting System (CERS) for review and approval prior to Project construction (San Bernardino County FPD 2025). All potentially hazardous materials will be stored, transported, and disposed of in accordance with the HMBP. In addition, since the Project includes the installation and operation of USTs, the Project will be subject to the UST element of the CERS. As a result, the Project's USTs will be annually inspected to verify the UST system is compliant with design and construction standards (San Bernardino County FPD 2025). Further, the USTs will be designed and constructed in accordance with California Health and Safety Code (HSC) Chapter 6.7 and CCR Title 23, Division 3, Chapter 16, which detail the design and construction requirements for new USTs. Therefore, all Project construction and operation activities will be conducted in compliance with the applicable HMBP and UST requirements.

Although the Project includes the routine transport or use of hazardous materials, implementation of the HMBP and UST requirements will reduce the Project's potential to create a significant hazard to the public or the environment to a less-than-significant level.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less-than-Significant Impact. Exposure and release of existing hazardous materials during construction and operation of the Project has the potential to impact on-site workers, the public, or the environment through direct contact, off-site transport, or improper disposal. However, the Project's vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4). These codes contain the dispensing and operational requirements for motor fuel-dispensing facilities that safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new or

existing buildings, structures, and premises (CCR 2022). As mentioned previously, the USTs will be designed and constructed in accordance with California HSC Chapter 6.7 and CCR Title 23, Division 3, Chapter 16, which detail the design and construction requirements for new USTs.

As discussed previously, hazardous materials used for Project construction and operation will be handled in accordance with an HMBP. The HMBP will include best management practices such as maintaining spill kits, avoiding the storage of hazardous materials on or near work areas, and storing hazardous materials within secondary containment. Spill kits will be maintained on site during construction and operation of the Project to minimize the risk of releasing hazardous materials.

Therefore, the Project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As a result, the impact will be less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

No Impact. The Project will not be located within 0.25 mile of an existing or proposed school. The nearest school is Canyon Ridge High School, which is approximately 1.45 miles southeast of the Project. Therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. As a result, no impact will occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project is not located on or within 1 mile of any United States (U.S.) Environmental Protection Agency (EPA) National Priorities List sites (U.S. EPA 2024), California State Water Resources Control Board (SWRCB) Geotracker sites (SWRCB 2025), California Department of Toxic Substances Control (DTSC) EnviroStor sites (DTSC 2025a), or DTSC Hazardous Waste Tracking System sites (DTSC 2025b). Therefore, no existing hazardous materials have been reported at the Project site and no impact will occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The closest airport is the Hesperia Airport, which is located approximately 5.95 miles southeast of the Project. As a result, no impact will occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. The City's General Plan Safety Element identifies U.S. Highway 395, which is adjacent to the Project, as a potential evacuation route. As part of the

Project, Au Energy will be applying for a California Department of Transportation (Caltrans) encroachment permit for modifications to U.S. Highway 395 and the intersection of U.S. Highway 395 and Phelan Road. Au Energy is required to prepare a traffic control plan for the encroachment permit, which will be approved by the City and Caltrans prior to Project construction. This plan will reduce the potential for emergency evacuation hazards by notifying landowners, emergency responders, and local agencies of the planned construction activities; requiring construction activities to be coordinated with emergency service providers; and implementing applicable traffic control measures. While short-duration delays could result from construction traffic and temporary lane closures on U.S. Highway 395 and Phelan Road, the Project will not require the full closure of any roads. Emergency vehicles will be allowed access in the event of an emergency. Likewise, temporary lane closures will be opened in the event of an evacuation. Therefore, the Project will not conflict with any adopted emergency response or evacuation plans. As a result, the impact will be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less-than-Significant Impact. As detailed further in Section 4.20 Wildfire, the Project will be located approximately 0.37 mile east of a state responsibility area and lands classified as a high fire hazard severity zone (California Board of Forestry and Fire Protection 2024, California Department of Forestry and Fire Protection [CAL FIRE] 2023). However, all Project structures will be constructed in compliance with the California Fire Code (24 CCR 9), which is based on the International Fire Code from the International Code Council and contains consensus standards related to establishing good practices to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new or existing buildings, structures, and premises (CCR 2022). In addition, the Project's convenience store, car wash, and vehicle fueling station will be constructed and designed to be consistent with the City's Municipal Code Chapter 16.16 Section 365 (City of Hesperia 2025) and the Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). Consistent with the City's Main Street and Freeway Corridor Specific Plan, Project landscaping will not interfere with or restrict access to emergency apparatuses such as fire hydrants or fire alarm boxes. The Project's convenience store will include an automatic fire extinguishing system, consistent with the City's Municipal Code Chapter 15.04 Section 030 (City of Hesperia 2025). As discussed previously, the Project's vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4). Therefore, by complying with the regulations and design standards intended to reduce the likelihood of fire hazards, the Project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. As a result, the impact will be less than significant

4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			✓	
i) result in substantial erosion or siltation on- or off-site;			✓	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			✓	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
iv) impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

4.10.1 Discussion

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less-than-Significant Impact. Hesperia Phelan CUP24-00012 (Project) is not expected to violate water quality standards or waste discharge requirements, or significantly degrade surface or ground water quality. Construction will require ground-disturbing activities that could increase soil erosion rates which, if not properly managed, could potentially result in a violation of water quality standards and impacts to beneficial uses in adjacent or downstream waterbodies. All construction projects greater than 1 acre in size in the State of California are required to obtain coverage under the State Water Resources Control Board (SWRCB) Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, 2022-057-DWQ (Construction General Permit) to prevent the discharge of pollutants to surface waters during construction. Since the Project will disturb more than 1 acre of land, a Notice of Intent will be filed with the SWRCB to obtain coverage under the Construction General Permit, and a Project-specific Stormwater Pollution Prevention Plan (SWPPP) will be prepared to comply with the permit. The SWPPP will include best management practices (BMPs) designed to address materials management, non-storm water discharges, sediment discharges, and erosion controls to meet water quality standards. Further, as discussed in Section 4.7 Geology and Soils, the Project will comply with the City of Hesperia (City) Municipal Code 8.30.230, which includes the submittal of a Water Quality Management Plan (WQMP) for City review. The WQMP will include all required and proposed measures for site design, source control, runoff reduction, stormwater treatment, baseline hydromodification management, and low-impact development techniques as applicable (City of Hesperia 2025).

Materials used during construction of the Project (e.g., diesel fuel, hydraulic fluid, oils, grease, and concrete) have the potential to be transported by storm water runoff and threaten groundwater quality in the event of spills or leaching. Specific measures to manage hazardous materials will be addressed in the SWPPP. Additionally, as described in Section 4.9 Hazards and Hazardous Materials, the Project will develop and implement a Hazardous Materials Business Plan, which includes BMPs such as maintaining spill kits, avoiding the storage of hazardous materials on or near work areas, and storing hazardous materials within secondary containment. As a result, the impact to water quality standards, waste discharge requirements, and surface or ground water quality will be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less-than-Significant Impact. The Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The Project area lies entirely within the Upper Mojave River Valley Basin, Alto Subarea (Upper Basin). The Upper Mojave River Valley Groundwater Basin underlies an elongated north-south valley, with the Mojave River flowing through the valley from the San Bernardino Mountains on the south, northward into the Middle Mojave River Valley Groundwater Basin at the town of Helendale, approximately 21 miles north of the City of Hesperia (Department of Water Resources [DWR] 2004). The Upper Basin is managed by the Mojave Water Agency (MWA), which oversees the allocation of groundwater in

accordance with the adjudication ruling of 1993 (with subsequent rulings in 1996 and 2000, followed by finalization in 2002), which ensures the equitable allocation of groundwater from the Mojave River Basin based on water use needs of stakeholders in the region (MWA 2025). The Upper Basin has a total average water supply of 57,349 acre-feet per year, and MWA predicts ample water supply for all users through the year 2065 (MWA 2020). Water for Project construction activities and post-construction operations will be supplied by the Hesperia Water District, which receives its water from the Upper Basin. Water use during construction of the Project is anticipated to be approximately 3,000 gallons per day, and approximately 164 gallons per day (0.001 AFY) during operation. Thus, the amount of water used for the Project will be negligible compared to the total supply within the Upper Basin. As a result, the impact will be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on-site or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows?

Less-than-Significant Impact. The Project is located on undeveloped land composed of bare ground and sparse vegetation, which is a typical surface condition of undeveloped land in the vicinity of the Project area. Under pre-Project conditions, stormwater sheet flows over the existing pervious ground, discharging to the existing storm drain on Phelan Road and eventually to the Oro Grande Wash near the Phelan Road and Highway 395 intersection. The Oro Grande Wash then passes under the California Aqueduct Box Culvert at Mile Post 394.5 and continues flowing from the northeast side of the California Aqueduct. To mitigate for potential erosion and sediment discharge to the Oro Grande Wash during construction, a SWPPP will be prepared for the Project that will include erosion and sediment control BMPs to be implemented by the construction contractor.

The Project will not cross or alter the course of any jurisdictional aquatic features; however, the amount of impervious surface will increase within the Project site. To mitigate the addition of 1.88 acres of impervious surface, which can inhibit the infiltration of stormwater and cause an increase in surface runoff, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The proposed storm drain will connect to the existing public storm drain system to the east of the Project, which eventually discharges through an existing culvert box at Main Street to the Oro Grande Wash, approximately 1,480 feet east of the Project site.

The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event and will reduce post-Project peak flows to less than pre-Project conditions. Implementation of the underground retention facility is anticipated to reduce 100-year peak flow rates from 6.90 cubic feet per second (cfs) under pre-Project conditions to 6.70 cfs under post-Project conditions. A final Project-specific hydrology report detailing Project drainage and flow

rates will be reviewed and approved by the City post-entitlement to ensure the Project does not significantly impact drainage at the Project site. In addition, as previously discussed, a WQMP will be prepared that includes measures to reduce runoff. Consequently, this Project will not increase the amount of surface runoff impacting downstream properties beyond pre-construction conditions. These design elements will reduce the risk for flooding on- and off-site. As a result, the impact will be less than significant.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact. The Project is not located within a designated flood hazard zone, per the Federal Emergency Management Agency (FEMA) Flood Risk Maps (FEMA 2024). Additionally, the Project is not located in the coastal zone and thus is not subject to inundation from a tsunami, or within a seiche zone. As a result, no impact will occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project lies within the Upper Mojave Hydrologic Unit and is managed by the Regional Water Quality Control Board (RWQCB) Region 6 (Lahontan). The Project will not conflict with or obstruct implementation of the Lahontan RWQCB Basin Plan or any groundwater management plans. The Lahontan Basin Plan includes water quality objectives, identifies beneficial uses of its waterbodies, and addresses actions that may be necessary to remediate waters within the Upper Mojave that are designated as impaired for water quality. The Project does not cross any jurisdictional aquatic features, and is located approximately 680 feet northwest from the Oro Grande Wash. The Oro Grande Wash is currently not listed on the Clean Water Act (CWA) Section 303(d) List as an impaired waterbody (SWRCB 2025); thus, no formal water quality improvement plan is required for the Oro Grande Wash. Further, as stated previously, a SWPPP will be prepared for the Project to prevent discharges of pollutants to surface waters. As a result, no impact will occur.

Groundwater basin prioritization is a technical process that utilizes the best available data and information to classify California's 515 groundwater basins into one of four categories: high-, medium-, low-, or very low-priority (DWR 2025). Each basin's priority determines which provisions of the California Statewide Groundwater Elevation Monitoring and the Sustainable Groundwater Management Act (SGMA) apply. The SGMA requires local groundwater management authorities and/or water districts of medium- and high-priority groundwater basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs), and manage groundwater for long-term sustainability. Currently, no GSA or GSP exists for the Upper Basin due to its Very Low Priority classification. Water used during construction will be provided by the Hesperia Water District via an existing fire hydrant on Phelan Road, and will not conflict with groundwater management of the Upper Basin. As a result, no impact will occur.

4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

4.11.1 Discussion

a) Would the project physically divide an established community?

No Impact. No established communities are located at the Hesperia Phelan CUP24-00012 (Project) site or on the surrounding parcels. The Project is located in an undeveloped area of the City of Hesperia (City). The closest residential community is approximately 0.3 mile east of the Project. Therefore, the Project will not divide an established community, and no impact will occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project will be located on a parcel designated as Neighborhood Commercial (NC) in the City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). The Project will be consistent with the NC zone, which encourages the development of businesses that provide convenience goods and services to local residents, such as the services that will be provided by the Project when complete. As discussed previously, a residential community is located approximately 0.3 mile east of the Project. Additional residential communities and homes are located within 2 miles of the Project in all directions. Therefore, the Project will provide services accessible to local residents.

The NC zone requires a City-issued conditional use permit (CUP) to authorize construction and operation of the convenience store with alcoholic beverage sales for off-site consumption, vehicle fuel stations, and vehicle wash facilities. Au Energy, LLC (Au Energy) will obtain a CUP from the City prior to Project construction. Therefore, the Project will be consistent with the NC zone's permitted uses following receipt of the CUP.

As discussed in Section 4.4 Biological Resources, Chapter 16.24 of the City's Municipal Code outlines the provisions for protected plants in the City (City of Hesperia 2025). Pursuant to Chapter 16.24, a removal permit is required for the removal of a western Joshua tree (*Yucca brevifolia*). Au Energy will apply for an incidental take permit (ITP) in accordance with the

Western Joshua Tree Conservation Act and submit it to California Department of Fish and Wildlife (CDFW) for review and approval prior to Project construction. Insignia Environmental corresponded with the City on February 19, 2025 and confirmed that receipt of the western Joshua tree ITP will satisfy Chapter 16.24 requirements of the City's Municipal Code. As a result, the Project will not conflict with the City's protected plant ordinance.

In addition, the Project will be located within the focus area of the Draft Western Joshua Tree Conservation Plan (WJTCP); however, this plan has not been adopted by the California Fish and Game Commission (Commission) (CDFW 2024). The Draft WJTCP includes western Joshua tree impact avoidance and minimization measures that can be voluntarily adopted by project proponents. The Western Joshua Tree Conservation Act requires avoidance and minimization of impacts on western Joshua trees to the maximum extent practicable as a condition of obtaining a western Joshua tree ITP (CDFW 2024). Since the Draft WJTCP may be adopted by the Commission prior to Project construction, avoidance and minimization measures included in the Draft WJTCP will be reviewed and may be included in the western Joshua tree ITP. Through the implementation of mitigation measures included in the western Joshua tree ITP, the Project will minimize impacts to western Joshua tree. Therefore, the Project will be consistent with the Draft WJTCP.

The Project will not be located within any adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan, and it will not conflict with any land use plan, policy, or regulation. As a result, no impact will occur.

4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

4.12.1 Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. There is no mining operation located within 5 miles of Hesperia Phelan CUP24-00012 (Project). The closest operation is the Scheerer Quarry, which mines sand and gravel and is located approximately 13.5 miles northeast of the Project (California Department of Conservation 2025). The Project will not cross mining sites or interfere with mining operations. Consequently, the construction of the Project will not lead to the depletion of any known mineral resources. As a result, no impact will occur.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Project is located more than 5 miles from any known or potential mineral resource recovery site. The City of Hesperia General Plan Conservation Element (Conservation Element) describes the presence of non-significant mineral resources (i.e., sand used for construction) in the Summit Valley region and within the Mojave River washes (City of Hesperia 2019). The Conservation Element further describes these minerals as not significant due to their relatively high abundance in the surrounding areas. In addition to the non-significant classification, the areas of mineral deposits are more than 5 miles from the Project. As a result, no impact will occur.

4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

4.13.1 Discussion

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less-than-Significant Impact. The nearest sensitive receptors to Hesperia Phelan CUP24-00012 (Project) are within a residential community located approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. As outlined in the City of Hesperia's (City's) Noise Ordinance, the maximum allowable noise level at a residential parcel line is 60 A-weighted decibels (dBA) [6] between 7:00 a.m. and 10:00 p.m. (City of Hesperia 2025).

The Project will be located on the corner of United States (U.S.) Highway 395 and Phelan Road, which has an approximate existing roadway noise level of 71 dBA Community Noise Equivalent Level (CNEL)[7] at 50 feet (City of Hesperia 2010). Construction associated with Project will generate noise that will temporarily increase ambient noise levels in the Project vicinity due to construction equipment use (e.g., excavators, bulldozers, graders, and trucks); however, given

[6] Because the human ear is not equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A weighting," written as dBA (City 2010).

[7] Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial decibel increment penalty be added to quiet-time noise levels in a 24-hour noise descriptor called CNEL (City 2010).

the Project site's high existing ambient noise level, noise generated by on-site construction equipment is not anticipated to significantly increase ambient noise levels. In addition to noise generated by on-site construction equipment, construction-related vehicle trips (e.g., worker commute trips, haul trucks, and other on-road vehicles) will temporarily increase noise levels along roadways leading to the Project site. This temporary vehicle traffic will increase ambient traffic noise levels along roadways; however, any increase will be minimal, as these trips will occur throughout the day.

According to the U.S. Department of Transportation (DOT), a dozer has a maximum sound level (L_{max})[8] of 82 dBA at 50 feet (U.S. DOT 2025a) and will generate some of the highest noise levels during Project construction. The A-weighted, equivalent sound level at the nearest sensitive receptor resulting from operation of the dozer with a Usage Factor (U.F.) of 40 percent over a 1-hour period will be approximately 47 dBA, using the calculation below:[9]

$$L_{eq(h)} = L_{max} - 20 \log (D/D_0) + 10 \log (U.F.) + 10 \log (\text{number of units operating concurrently})$$

At 47 dBA, the sound of the dozer at the nearest sensitive receptor will be between the sound levels of a soft whisper (40 dBA) and urban residence (50 dBA) (U.S. Department of Labor 2022). Therefore, Project construction will not cause noise levels to exceed 60 dBA at the nearest noise-sensitive receptors within the residential community. In addition, construction activities occurring between 7:00 a.m. and 7:00 p.m. will be exempt from noise standards unless construction activities occur on Sundays or federal holidays (City of Hesperia 2025). Construction of the convenience store, vehicle fueling station, and car wash is anticipated to occur 6 days per week (Monday through Saturday) between 7:00 a.m. and 7:00 p.m., and will last 200 to 250 days. Road improvement work on U.S. Highway 395 and Phelan Road is anticipated to require night work. Nighttime construction activities will be conducted in accordance with the Project's traffic control plan approved by the City and California Department of Transportation (Caltrans) as part of the permitting process prior to construction. All noise control measures included in the traffic control plan will be implemented to reduce construction noise. Work on Sundays and federal holidays is not anticipated. As a result, the Project will not conflict with the local noise ordinance.

Long-term operations associated with the Project may slightly increase ambient noise levels in the Project vicinity as a result of the permanent operation of facilities, including roof-top mechanical equipment associated with the convenience store building, mechanical equipment within the car wash, and the self-service vacuum stalls. As discussed previously, the Project will be located on the corner of U.S. Highway 395 and Phelan Road. Given the Project site's high existing ambient noise level of approximately 71 dBA CNEL resulting from traffic along U.S. Highway 395 and Phelan Road, any increase in ambient noise levels resulting from Project

[8] L_{max} is the maximum noise level recorded during a noise event (City of Hesperia 2010).

[9] $L_{eq(h)}$ = A-weighted, equivalent sound level at a receptor resulting from operation of a piece of equipment over a 1-hour time period.
L_{max} = Maximum noise emission level of equipment based on its work cycle at distance D_0.
U.F. = Usage Factor, which accounts for the percent time that equipment is in use over the time period of interest (1 hour).
D = Distance from the equipment to the receptor of interest.
D_0 = Reference distance at which the L_{max} was measured for the piece of equipment.

operations will be negligible and indistinguishable, as traffic will mask any noise from Project operations.

As discussed in Section 4.17 Transportation, Project operations are anticipated to generate approximately 1,594 new daily trips. The City's General Plan projected that noise levels along Phelan Road will increase to 74 dBA CNEL following build-out in accordance with the General Plan (City 2010). Although the Project will increase vehicular traffic, U.S. Highway 395 and Phelan Road are major roadways where increased traffic and noise levels are anticipated as the City's development increases. Therefore, the City's General Plan has already considered the increase in noise levels that will result from increased development in the City. The Project is not anticipated to cause noise levels along Phelan Road to exceed 74 dBA CNEL, and the Project will remain consistent with the City's General Plan.

Project operations will require a maximum of six employees daily. It is estimated that three employees will be needed for operations during the day and two employees will be needed for operations at night. No employees will be needed for the car wash because it will be self-operated. As outlined in the City's Noise Ordinance, the maximum allowable noise level for commercial land uses is 65 dBA (City 2025). The existing ambient noise level 50 feet from U.S. Highway 395 and Phelan Road is approximately 71 dBA CNEL and may increase to 74 dBA during operations. Between 70 and 75 dBA, noise levels are expected to be similar to a loud classroom (U.S. Department of Labor 2022). Although Project employees may be exposed to elevated noise levels while outside of their personal vehicles or the proposed convenience store, the Project employees will predominately work within the convenience store, which is approximately 200 feet west of U.S. Highway 395 and 90 feet north of Phelan Road. While inside the convenience store, noise from surrounding vehicle use will be attenuated from the building and sloped landscaped areas (U.S. DOT 2025b). Therefore, given the distance of the convenience store from roadways and the barriers to noise created by the convenience store walls and sloped landscaped areas, the Project is not anticipated to expose employees to noise levels that exceed 65 dBA.

Similarly, customers may be exposed to elevated noise levels resulting from adjacent roadways, vehicles idling, and car wash operations while outside of their personal vehicles or the convenience store. Although customers outside may be exposed to elevated noise levels, the exposure will be temporary, similar to a loud classroom, and consistent with typical noise levels at other existing vehicle fueling stations in the vicinity. Therefore, individuals outside of personal vehicles and the convenience store are not anticipated to be exposed to noise levels that exceed thresholds of significance. As a result, the noise impact associated with Project construction and operation will be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less-than-Significant Impact. Groundborne vibration will be generated by heavy equipment use during Project construction. As discussed previously, the nearest sensitive receptors are located approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. The Caltrans vibration threshold for building damage to new residential structures is a peak particle velocity (PPV) of 0.5 peak inch per second. At 25 feet, a large bulldozer has a PPV of 0.089 inch

per second. During the operation of a large bulldozer, the PPV at the nearest sensitive receptor will be approximately 0.0009 inch per second using the following calculation (Caltrans 2020):[10]

$$PPV_{Equipment} = PPV_{Ref} (25/D)^{n} \text{ (inch/second)}$$

Therefore, vibration from construction will not damage structures at the nearest sensitive receptor. In addition, a PPV of 0.01 inch per second is barely perceptible to humans (Caltrans 2020). Because a large bulldozer generates a PPV well below 0.01 inch per second, the nearest sensitive receptors to the Project are not likely to perceive a vibration caused by construction. Project operations will not involve the use of any large rotating equipment or heavy machinery that will introduce any new sources of perceivable groundborne vibration. As a result, the construction and operation of the Project will not result in the generation of excessive groundborne vibration or noise levels, and the impact will be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The closest airport is the Hesperia Airport, which is located approximately 5.95 miles southeast of the Project. As a result, no impact will occur.

[10] PPV_{Ref} = reference PPV at 25 feet.
D = distance from equipment to the receiver in feet.
n = 1.1 (the value related to the attenuation rate through ground).

4.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

4.14.1 Discussion

a) Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

No Impact. Construction of Hesperia Phelan CUP24-00012 (Project) will not create a direct increase in the demand for housing. No more than eight construction workers are anticipated to be on site at any given time during construction. Operation of the Project will only require a daily maximum of seven employees, who will likely be sourced from the City of Hesperia or San Bernardino County. Because employees will be sourced from the local area, operation of the Project will not result in population growth. Rather than encourage population growth, such services support the existing population, with the closest residential community located approximately 0.3 mile east of the Project and additional residential communities and homes located within 2 miles of the Project in all directions. Further, the Project is approximately 0.5 mile west of an existing sewer main near the intersection of Main Street and Mesa Linda Street and across from an existing water main on the south side of Phelan Road (City of Hesperia 2025). As a result, development of the Project will not require significant extension of utility infrastructure, and no impact will occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project is located on undeveloped land that is zoned to allow for development of commercial uses. No housing exists within the Project site. The nearest residential community is approximately 0.3 mile east of the Project, and construction of the Project will not cause the displacement of this community. As a result, no impact will occur.

4.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire Protection?			✓	
Police Protection?			✓	
Schools?				✓
Parks?				✓
Other Public Facilities?				✓

4.15.1 Discussion

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services?

Fire Protection

Less-than-Significant Impact. Construction and operation of Hesperia Phelan CUP24-00012 (Project) will not have a significantly adverse effect on fire protection services in the Project area. Fire protection services are provided to the City of Hesperia (City) by the San Bernardino County Fire Protection District. The closest fire station to the Project is Fire Station 305, which is located at 8331 Caliente Road, approximately 2.5 miles south of the Project. Fire Station 305 is fully staffed and maintains a daily crew of eight personnel (City of Hesperia 2025). Construction of the Project may require the temporary closure of lanes on Phelan Road and United States Highway 395; however, as discussed in Section 4.9 Hazards and Hazardous Materials, any lane closure will be included in the required traffic control plan to minimize the effect on response times, service rations, or other public service objectives for fire protection in

the area. Additionally, a new fire line is proposed as part of the Project; this line will connect to the existing 12-inch water main that runs along the south side of Phelan Road and will extend north from Phelan Road to the proposed convenience store. Further, as discussed in Section 4.20 Wildfire, the Project will be designed to adhere to all California Fire Code (24 California Code of Regulations 9) standards regarding fire prevention. As a result, the impact will be less than significant.

Police Protection

Less-than-Significant Impact. Construction and operation of the Project will not significantly affect police protection services in the Project area. The Hesperia Police Department contracts with the San Bernardino County Sheriff's Department to provide police services in the City's jurisdiction. The Hesperia Police Department is comprised of 58 sworn law enforcement personnel, including a captain, a lieutenant, seven sergeants, five detectives, and 44 deputy sheriffs (San Bernardino County 2025). The Hesperia Patrol Station is located at 15840 Smoketree Street, which is located approximately 5.3 miles east of the Project. Perimeter security fencing will be installed around the outer limits of the Project work area during construction. Lighting will also be installed for security purposes during construction. Construction crews will lock and secure the Project site to prevent theft or vandalism associated with work equipment or supplies at the completion of each workday. Although the need for police services may arise during and after construction, such a need will not exceed the capacity of the existing providers in the vicinity of the Project and will not require the provision of service beyond existing capacities. As a result, the impact will be less than significant.

Schools

No Impact. It is not anticipated that construction and operation of the Project will adversely affect the provision of, or access to, school services. The Project lies within the Snowline Joint Unified School District, at the far eastern boundary of the district; however, the closest school to the Project is Canyon Ridge High (1.4 miles to the southeast) within the Hesperia Unified School District (HUSD). Although the HUSD boundary is just outside of the Project area, its schools are located nearest to the Project and it serves the City and adjacent areas in the high desert of San Bernardino County, covering 140 square miles. The HUSD provides public education services for kindergarten through senior high school students, including three comprehensive high schools, two continuation high schools, three middle schools, 12 elementary schools, three choice schools, two alternative schools, one adult education school, and five charter schools (HUSD 2025). Construction and operation of the Project is not likely to disrupt access to schools, as the nearest residential community is located east of the Project and its residents would be traveling eastbound on Phelan Road to access schools within the HUSD. Although the schools within the HUSD are closest to the Project area, the traffic to and from those schools will not be impeded by the Project; due to the Project's relative location, no impact will occur.

Parks

No Impact. It is not anticipated that construction and operation of the Project will adversely affect the provision of services by, or access to, public parks. The closest public park to the Project is Malibu Park, which is located approximately 1.7 miles to the southeast. The Mojave Narrows Regional Park and the Mojave River Forks Regional Park are located approximately 9.4 miles northeast and 9.7 miles southeast of the Project, respectively. Lane closures during

construction of the Project are unlikely to affect access to any of the surrounding public parks. As a result, no impact will occur.

Other Public Facilities

No Impact. It is not anticipated that construction and operation of the Project will adversely affect the provision of services by other public facilities as none are located near the Project area. The nearest library to the Project is the San Bernardino County Hesperia Branch Library, which is located approximately 4.9 miles east of the Project. The High Desert Medical Center and Hesperia Post Office are located approximately 6.3 miles east and 6.5 miles east of the Project, respectively. As a result, there will be no impact on other public facilities.

4.16 RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

4.16.1 Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. No City of Hesperia (City) neighborhood parks or San Bernardino County regional parks are located within 1 mile of Hesperia Phelan CUP24-00012 (Project). Malibu Park, located approximately 1.7 miles southeast of the Project, is the closest City park (City of Hesperia 2025).

The use of parks and recreational facilities is closely tied to population; as population increases, the use of existing parks and recreational facilities can be expected to increase proportionally. As presented in Section 4.14 Population and Housing, the Project will not directly or indirectly induce substantial population growth. During construction of the Project, regional and local parks may be used by workers during their lunch or break periods. However, construction will be temporary and will last 200 to 250 days. Given the duration of construction activities and lack of population growth resulting from the Project, the Project will not increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facilities will occur. As a result, no impact will occur.

b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not include any recreational facilities. In addition, the Project will not result in a permanent population increase; therefore, it will not require the construction or expansion of any recreational facilities. The Project will not have an adverse physical effect on the environment from the construction of new recreational facilities or expansion of existing recreational facilities. As a result, no impact will occur.

4.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d) Result in inadequate emergency access?			✓	

4.17.1 Discussion

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. Hesperia Phelan CUP24-00012 (Project) will not conflict with any program, plan, or ordinance that addresses the City of Hesperia's (City's) circulation system. The City's public transit service is provided by the Victor Valley Transit Authority (VVTA) (City of Hesperia 2010). Phelan Road at the Project site is located along VVTA Route 21: Super Target – Wrightwood (VVTA 2025). The nearest bus stop along Route 21 is located approximately 1.15 miles west of the Project. VVTA Route 64: Hesperia Post Office – Super Target is located approximately 0.8 mile east of the Project, at the intersection of Main Street and Cataba Road. There are no additional bus stops proposed as part of the Project, and the Project will not conflict with the public transit policies outlined in the Circulation Element of the City's General Plan or interfere with the established VVTA public transit routes. As a result, no impact will occur.

The Circulation Element of the City's General Plan classifies Phelan Road as a Major Arterial, with a total right-of-way (ROW) of 120 feet, including 60 feet on either side of the street centerline (City of Hesperia 2010). The Project proposes ROW improvements to the north side of Phelan Road in accordance with the Major Arterial standards, providing 60 feet of ROW from the street centerline to the back of the sidewalk.

United States (U.S.) Highway 395 is classified as a Special Street in the Circulation Element, with a total ROW of 130 feet. The Project proposes ROW improvements to U.S. Highway 395 in accordance with the Special Street standard, providing between approximately 92 and 100 feet of ROW from the highway centerline to the new proposed California Department of Transportation

ROW line along the east boundary of the Project. The Project complies with all street standards shown in the Circulation Element of the City's General Plan, and no impact will occur.

According to the City's Main Street and Freeway Corridor Specific Plan, the nearest bicycle/pedestrian path is located approximately 1 mile north of the Project and is designated as a Class I Bike Lane that runs along either side of the California Aqueduct (City of Hesperia 2021). The Project does not cross an existing bicycle or pedestrian facility and will not conflict with the Main Street and Freeway Corridor Specific Plan. As a result, no impact will occur.

b) Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less-than-Significant Impact. Section 150964.3, Determining the Significance of Transportation Impacts, of the California Environmental Quality Act (CEQA) Guidelines was introduced to provide guidance for determining the significance of transportation impacts. This section provides criteria for determining a project's transportation impacts, including for land use projects (Section 15064.3[b][1]) and transportation projects (Section 15064.3[b][2]). Criteria 3 and Criteria 4 of CEQA Guidelines Section 15064.3 include stipulations to conduct a Vehicle Miles Traveled (VMT) assessment to determine potential impacts.

The City's traffic impact analysis guidelines provide a process for projects to be screened from full VMT assessment under the assumption that the projects will result in a less-than-significant transportation impact related to VMT. As discussed in Attachment F: Scoping Agreement Memorandum, the City has VMT screening options based on land use types, including local-serving gas stations and local-serving retail less than 50,000 square feet. The Project includes a 5,915-square-foot convenience store and 1,968-square-foot automated car wash tunnel, totaling 7,883 square feet. Therefore, the Project is a local-serving gas station and a local-serving retail measuring less than 50,000 square feet. As a result, the Project can be screened from VMT assessment under the presumption that it will result in a less-than-significant impact related to VMT.

As a result, the Project will not result in transportation impacts related to increased VMT and will not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Therefore, the impacts will be less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-than-Significant Impact. The Project includes improvements to U.S. Highway 395, Phelan Road, and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection to reduce the potential for traffic-related incidents involving vehicles entering and exiting the Project's proposed driveways along Phelan Road and U.S. Highway 395. The southbound side of U.S. Highway 395 will be widened to 58 feet from the centerline to allow for the following:

- installation of a 3-foot-wide median at the centerline,
- a dedicated bike lane along the southbound side,

- a dedicated right-turn lane to access the Project and to turn right onto Phelan Road,
- two southbound lanes, and
- one left-turn lane to travel east.

In December 2025, Fehr & Peers prepared a memorandum summarizing the safety review conducted for the Project. The Safety Review for this Project was conducted in alignment with the California Department of Transportation (Caltrans) Local Development Review (LDR) Safety Review Practitioner's Guidance, which contains safety review guidance for proposed land use Projects affecting the State Highway System.

As discussed by Fehr & Peers, the Project will introduce a new access point near the intersection of Phelan Road and U.S. Highway 395, which may lead to a slight increase in crash rate, despite the majority of new trips being localized and pass-by traffic already using the corridor. However, the access driveways for the Project are currently designed in accordance with existing City and Caltrans design standards and will incorporate appropriate safety enhancements to ensure adequate spacing, visibility, and traffic control measures to minimize potential conflicts. The proposed right-in and right-out configuration, combined with a rubberized curb, will further reduce conflict points along Phelan Road by restricting turning movements and discouraging illegal or unsafe maneuvers across opposing traffic. To address potential safety concerns at the proposed driveways, measures such as adequate driveway spacing from the intersection, the installation of a rubberized curb to reinforce the right-in and right-out restrictions, and improved pavement markings will be implemented to help minimize conflicts. More specifically, the Project will include the following safety design measures:

- rubberized curbs with flexible posts along the Phelan Road median to discourage left-turns and U-turns to reduce the crash risk from improper or unexpected movements;
- an increased driveway setback from the intersection to reduce conflict points between turning vehicles and cross-traffic;
- driveways on both U.S. Highway 395 and Phelan Road that can only be accessed by a right-in and right-out-only approach to limit left-turn movements and reduce crash risks;
- lighting that covers the driveway entrance to reduce the potential for vehicle and pedestrian collisions;
- a deceleration lane for vehicles turning into the Phelan Road driveway entrance to prevent disruptions to through traffic;
- rumble strips near the driveway to enhance driver awareness;
- high friction surface treatment at the driveways to reduce skidding;
- retroreflective lane strips to improve lane visibility; and
- clear zones along the driveway access to provide a recovery area for vehicles that veer off the road.

With implementation of the Project's proposed safety measures, as well improvements to U.S. Highway 395, Phelan Road, and the traffic signal, the Project is not anticipated to increase hazards along the roadways. The final Fehr & Peers Project-specific traffic study will be reviewed and approved by the City post-entitlement to ensure the Project does not cause significant impacts to roadways. As a result, the impact will be less than significant.

d) Would the project result in inadequate emergency access?

Less-than-Significant Impact. The Project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Temporary lane closures along Phelan Road and U.S. Highway 395 will be required during construction; however, these impacts will be temporary, short-term, and localized; and access for emergency vehicles will be maintained in all instances. Any temporary closures will be coordinated with local jurisdictions and emergency service providers in accordance with the encroachment permit process, as further described in Section 4.9 Hazards and Hazardous Materials. As a result, the impact will be less than significant.

4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

4.18.1 Discussion

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial

evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1?

Less-Significant-Impact with Mitigation Incorporated. As discussed in Section 4.5 Cultural Resources, as part of the Initial Study/Mitigated Negative Declaration (IS/MND) previously prepared for Hesperia Phelan CUP24-00012 (Project) in 2018, an Archaeological Survey Report was completed in November 2017 and is included as Attachment C: Archaeological Survey Report. Because the Project is in the same location as the previously proposed Project, the scope of the Project has been reduced, and the Project site has remained undeveloped/unmodified since the Archaeological Survey Report, the Area of Potential Impacts (API) and findings from the report are applicable to the current Project.

Based on the results of the cultural resources record search and intensive pedestrian survey, three isolated historical resources were found within the API. The isolated historical resources are not eligible to be listed with the California Register of Historical Resources (CRHR) and are not deemed historically significant resources. No tribal cultural resources were encountered during the field survey.

Although not anticipated, a tribal cultural resource could be damaged or destroyed by ground-disturbing activities in the event an unknown tribal cultural resource is located within an area subject to disturbance. To address this potential impact, Mitigation Measures (MMs) TCR-1 and TCR-2 will be implemented during Project construction. In accordance with MM TCR-1, and in the event previously unidentified tribal cultural resources are uncovered during Project construction, the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) will be contacted and provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by the California Environmental Quality Act (CEQA) (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan will be created by the archaeologist, in coordination with YSMN, and all subsequent finds will be subject to this plan. The Monitoring and Treatment Plan will allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

In accordance with MM TCR-2, any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) will be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the Project.

With the implementation of MMs TCR-1 and TCR-2, no substantial adverse changes related to a tribal cultural resource are anticipated, and the impact to tribal cultural resources as defined in PRC Section 21074 will be less than significant with mitigation incorporated.

4.18.2 Mitigation Measures

The following MMs will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM TCR-1: Inadvertent Cultural Resource Discoveries.** The YSMN will be contacted, as detailed in MM CUL-1, of any pre-contact cultural resources discovered

during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan will be created by the archaeologist, in coordination with YSMN, and all subsequent finds will be subject to this plan. The Monitoring and Treatment Plan will allow for a monitor to be present that represents YSMN for the remainder of the Project, should YSMN elect to place a monitor on-site.

- **MM TCR-2: Consultation.** Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) will be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant will, in good faith, consult with YSMN throughout the life of the Project.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓

4.19.1 Discussion

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water

Less-than-Significant Impact. Construction of Hesperia Phelan CUP24-00012 (Project) will require the temporary use of water and wastewater facilities by construction workers. Water used for construction activities, such as for dust suppression and compaction requirements, will be trucked to the Project using local fire hydrants and construction water meters as provided by the local Hesperia Water District (HWD). The HWD has sufficient water supply to accommodate the Project through its Mojave Basin Area Adjudication, which is the primary governing structure

that allocates water supplies among the regional water purveyors and individual water users to meet regional water needs (HWD 2020). Following construction, the proposed new water line for the convenience store and car wash will be connected to the existing 12-inch water line beneath the south side of Phelan Road, which is part of the City of Hesperia's (City's) water system. As a result, the impact will be less than significant.

Wastewater and Stormwater

Less-than-Significant Impact. The HWD operates the City's wastewater services in conjunction with the Victor Valley Wastewater Reclamation Authority (VVWRA) (City 2010). The Project will include construction of a new sewer force main that will connect to an existing 12-inch sewer main along Caliente Road to the west of the Project, through a proposed 5-foot sewer easement granted by the adjacent property owner with Assessor's Parcel Number 3064-401-09. The VVWRA has a current treatment capacity of 2 million gallons per day (mgd) for wastewater effluent from the service area in which the Project lies. The Project will result in a marginal increase of approximately 164 gallons per day in wastewater effluent to the VVWRA; however, the VVWRA has sufficient treatment capacity to accommodate this increase. As a result, the impact will be less than significant.

The Project will require one storm water catch basin at the southeast end of the Project to be relocated a few feet to the north, along Phelan Road, to match the new location of the curb and gutter. Additionally, the Project involves the removal of one v-ditch swale along the east side of the Project within California Department of Transportation right-of-way; however, these changes to the storm drain system would be minimal and would not significantly affect the downstream hydrology. The Project location is currently undeveloped and composed of a pervious surface and sparse vegetation. To mitigate the addition of 1.88 acres of impervious surfaces proposed by the Project, which can inhibit the infiltration of stormwater, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event. Consequently, this Project will not increase the amount of stormwater runoff impacting downstream properties beyond pre-construction conditions. In addition, as discussed in Section 4.7 Geology and Soils, the Project will comply with the City's Municipal Code Section 8.30.230, which includes the submittal of a Water Quality Management Plan (WQMP) for City review. The WQMP will include all required and proposed measures for site design, source control, runoff reduction, stormwater treatment, baseline hydromodification management, and low-impact development techniques as applicable. As a result, the impact will be less than significant.

Electrical Power and Natural Gas

Less-than-Significant Impact. Construction of the Project will not require the creation or relocation of electrical and natural gas facilities. During construction, power will be provided by a temporary power meter installed by Southern California Edison. Following construction, the Project will connect to an existing electrical distribution line that runs along the south side of Phelan Road across from the Project. When the Project becomes operational, electrical service will be provided by Southern California Edison and natural gas service will be provided by Southwest Gas Corporation. As a result, the impact will be less than significant.

Telecommunications

No Impact. No new telecommunication facilities are proposed as part of the Project. Further, construction of the Project will not require the relocation of any existing telecommunication facilities. As a result, there will be no impact.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less-than-Significant Impact. The City, through the HWD, has reliable water supplies to meet its retail customer demands in a single dry year, as well as for 5 consecutive years of dry-year conditions through 2045 (HWD 2020). HWD obtains its water from groundwater sources in the Alto Subarea of the Mojave Basin Area. The City was allocated 11,871 acre-feet per year (AFY), or approximately 10.6 mgd, of water use from the Alto Subarea in the 2020-2021 Water Year (HWD 2020). Water use during construction of the Project is anticipated to be approximately 3,000 gallons per day, and approximately 164 gallons per day (0.001 AFY) following the completion of the development. Thus, the amount of water use for the Project is negligible compared to this annual allocation. As a result, the impact will be less than significant.

c) Would the project result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less-than-Significant Impact. As discussed previously, the wastewater provider for the Project will be the VVWRA in conjunction with the HWD. The City owns, operates, and maintains a wastewater collection system that connects to the VVWRA's 3-mile interceptor that runs along the northeast boundary of the City and ultimately flows to the Regional Waste Water Treatment Plant (RWWTP) that is owned and operated by the VVWRA (HWD 2020). The VVWRA was originally formed to meet the requirements of the federal Clean Water Act and provide wastewater treatment for the growing area. According to the City's 2015 Wastewater Master Plan (WWMP), approximately 11 percent of the geographic area studied in the WWMP is currently served by the City's sewers, which ultimately flow to the VVWRA RWWTP. The remaining area is either undeveloped or served by on-site systems (i.e., septic tanks). Based on the WWMP, the wastewater flow volume from the service area is 2.0 mgd or 2,240 AFY (HWD 2020). As discussed previously, the VVWRA has sufficient treatment capacity to accommodate a marginal increase of approximately 164 gallons per day in wastewater effluent from the Project. As a result, the impact will be less than significant.

d) Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less-than-Significant Impact. Solid wastes generated during construction will primarily be non-hazardous wastes, including wood, metal, paper, and plastic packaging. Construction waste will be disposed of properly by the City's waste hauler, Advance Disposal Company, Inc. (Advance Disposal), and in accordance with all applicable federal, state, and local laws. The nearest Advance Disposal waste collection facility is located approximately 6.5 miles east of the

Project and has a maximum daily capacity of 1,500 tons (California Department of Resources Recycling and Recovery [CalRecycle] 2025). The Project will not generate solid waste that is greater than state or local standards, that exceeds the capacity of local infrastructure, or that otherwise impairs the attainment of the City solid waste reduction goals. As a result, the impact will be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. All construction waste associated with the Project will be disposed of properly and in accordance with all applicable federal, state, and local laws regarding solid and hazardous waste. Therefore, no impact will occur.

4.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		✓		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

4.20.1 Discussion

a) If located in or near state responsibility areas (SRAs) or lands classified as very high fire hazard severity zones (FHSZs), would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. Hesperia Phelan CUP24-00012 (Project) will be located approximately 0.37 mile east of an SRA and lands classified as a high FHSZ (California Board of Forestry and Fire Protection 2024, California Department of Forestry and Fire Protection [CAL FIRE] 2023). The Project will also be located approximately 1.25 miles northwest of lands classified as a very high FHSZ.

As detailed in the City of Hesperia's (City's) General Plan Safety Element, fires typically start in the mountains or foothills approximately 3.45 miles south of the Project (City of Hesperia 2010). If winds fan a fire north toward the City, evacuees would take roads leading north toward the more developed areas of the City or out of the City entirely. The City's General Plan Safety Element identifies United States (U.S.) Highway 395, which is adjacent to the Project, as a potential evacuation route. As discussed in Section 4.9 Hazards and Hazardous Materials, any lane closure will be included in the required traffic control plan to minimize the effects on

evacuation routes. Therefore, the Project will not conflict with any adopted emergency response or evacuation plans. As a result, the impact will be less than significant.

b) If located in or near SRAs or lands classified as very high FHSZs, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less-than-Significant Impact with Mitigation Incorporated. As discussed previously, the Project will be located approximately 0.37 mile east of an SRA and lands classified as a high FHSZ. Elevations at the Project site slope upward from northeast to southwest with an approximate slope of 3 percent. Given the gradual slope of the Project site, the site topography is not anticipated to exacerbate wildfire risks. Prevailing winds at the Project site originate from the west and southwest (Mojave Desert Air Quality Management District 2020). Therefore, a potential fire would be anticipated to travel eastward from the Project site. The Project site consists of cheatgrass-medusahead grasslands and California buckwheat scrub, which could potentially act as surface fuel loads. The surrounding parcels are vacant, with sparse vegetation that could also potentially act as surface fuel loads. The Project is in an area with a history of fires, including a 1945 unnamed fire that occurred approximately 2.15 miles west of the Project site, the 1958 Santa Fe #13 fire that occurred approximately 2.05 miles east of the Project site, and the 2021 Farmington fire that occurred approximately 2.10 miles south of the Project site (CAL FIRE 2025). Given the potential fuel loads on and surrounding the Project site, prevailing wind direction, the Project's proximity to the SRA, and the history of fires in the region, the Project is located in an area with potential wildfire risk.

Construction activities have the potential to start a fire due to the increased presence of vehicles, equipment, and human activity in areas of elevated fire hazard severity. Because construction typically occurs during the driest time of the year, heat or sparks from construction vehicles or equipment have the potential to ignite dry vegetation. However, construction of the Project will not exacerbate wildfire risks with implementation of Mitigation Measure (MM) FIRE-1, which details the fire management procedures that will be followed during construction. Fire management procedures include training construction crews on fire prevention and response, directing Project personnel to park away from dry vegetation, equipping all off-road vehicles with fire management tools, creating a buffer around "hot work" (e.g., welding, grinding, or any other activity that creates hot sparks), using fire-resistant mats and/or windscreens when welding, and coordinating procedures with local fire officials. In addition, U.S. Highway 395 and Phelan Road may act as firebreaks to slow the progress of a fire. With implementation of MM FIRE-1, construction of the Project will neither exacerbate wildfire risks nor expose construction crews to pollutant concentrations from a wildfire.

Operation of the Project will require a daily maximum of six employees. Employees will be limited to the convenience store, as the car wash will be self-operated and require no employees. As discussed in Section 4.9 Hazards and Hazardous Materials, all Project structures will be constructed in compliance with the California Fire Code (24 California Code of Regulations [CCR] 9). In addition, the Project's convenience store, car wash, and vehicle fueling station will be constructed and designed consistent with the City's Municipal Code Chapter 16.16 Section 365 (City of Hesperia 2025) and the Commercial Design Standards and Guidelines found in the

City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). Therefore, by complying with the California Fire Code and local development standards intended to reduce the likelihood of fire hazards, the Project will not exacerbate wildfire risks during operation. As a result, long-term Project employees will not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

With incorporation of MM FIRE-1, the California Fire Code, and local development standards, the Project will have a less-than-significant impact with mitigation incorporated.

c) If located in or near SRAs or lands classified as very high FHSZs, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less-than-Significant Impact. The Project will include the construction and operation of a vehicle fueling station and associated underground storage tanks. The vehicle fueling station and associated underground storage tanks may exacerbate fire risk because the fuel stored and dispensed at the vehicle fueling station will be flammable and combustible. As discussed in Section 4.9 Hazards and Hazardous Materials, the vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4), and the underground storage tanks will be designed and constructed in accordance with California Health and Safety Code Chapter 6.7 and CCR Title 23, Division 3, Chapter 16. Therefore, the vehicle fueling station and associated underground storage tanks will be operated in compliance with state standards to reduce the Project's potential to exacerbate fire risks. In addition, the Project will require approximately 1.88 acres of the Project site to be paved, which will remove vegetation that could potentially act as surface fuel loads and reduce the Project's potential to exacerbate fire risks. As a result, the impact will be less than significant.

d) If located in or near SRAs or lands classified as very high FHSZs, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project is not located in a flood zone (City of Hesperia 2010) or area prone to landslides (California Department of Conservation 2024). In addition, the Project will receive coverage for disturbing more than 1 acre of soil under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, 2022-0057-DWQ (Construction General Permit). This Construction General Permit will require preparation of a Project-specific Storm Water Pollution Prevention Plan to be authorized by the State Water Resources Control Board; it will include erosion control measures and site stabilization procedures (e.g., the use of gravels bags or soil binders).

The Project includes a storm drainage system that will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event. Consequently, this Project will not increase the amount of runoff impacting downstream

properties. In addition, in accordance with the City's Municipal Code Section 8.30.220 and Section 8.30.230, a Water Quality Management Plan (WQMP) will be provided to the City for review and approval prior to the issuance of grading and building permits. The WQMP will include all required and proposed measures for site design, source control, runoff reduction, stormwater treatment, baseline hydromodification management, and low-impact development techniques as applicable. Therefore, the Project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impact will occur.

4.20.2 Mitigation Measures

The following MM will be implemented for the Project to reduce impacts to less than significant levels:

- **MM FIRE-1: Fire Risk Management:** The Project will follow standard fire risk management procedures during construction, including the following:
  - Safe work practices, training, and fire response will be conducted.
  - Project personnel will be directed to park away from dry vegetation.
  - All off-road vehicles will be equipped with a 5-gallon backpack pump (filled with water), one Pulaski, and one shovel.
  - Construction activities that are considered "hot work" (e.g., welding, grinding, or any other activity that creates hot sparks) will have a 10-foot buffer around that activity, and vegetation will be cleared to ensure sparks do not create a fire hazard.
  - Fire-resistant mats and/or windscreens will be used when welding. In addition, during fire "red flag" conditions (as determined by the California Department of Forestry and Fire Protection), welding will be curtailed.
  - Every fuel truck will carry a large fire extinguisher with a minimum rating of 40 B:C,[11] and all flammable materials will be removed from equipment parking and storage areas.
  - Procedures will be coordinated with local fire officials.
  - Daily site-specific risk conditions will be identified.

[11] Class B fire extinguishers are classified for flammable liquid/gas fires. Class C fire extinguishers are classified for energized electrical equipment. A fire extinguisher with a minimum rating of 40 B:C is capable of covering and extinguishing 40 square feet of a Class B fire and is also safe to use for a Class C fire (Koorsen Fire & Security 2019).

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

4.21.1 Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less-than-Significant with Mitigation Incorporated. As discussed in Section 4.4 Biological Resources, Hesperia Phelan CUP24-00012 (Project) will result in impacts to western Joshua tree (*Yucca brevifolia*)─a candidate for listing as a threatened species under the California Endangered Species Act─during construction. Therefore, Au Energy, LLC (Au Energy) will apply for an incidental take permit (ITP) in accordance with MM BIO-1 and submit it to the California Department of Fish and Wildlife (CDFW) for review and approval prior to Project construction. As part of the western Joshua tree ITP, Au Energy will propose relocating select western Joshua trees that will be impacted by Project activities in accordance with the CDFW's

Western Joshua Tree Relocation Guidelines and Protocols. The final number of western Joshua trees to be relocated or destroyed and any additional mitigation measures (MMs) will be determined during the ITP process in consultation with the CDFW. Therefore, impacts to western Joshua trees will be reduced through MM BIO-1 and the implementation of MMs (e.g., western Joshua tree relocation) included in the western Joshua tree ITP.

Although burrowing owl (*Athene cunicularia*) is unlikely to occur at the Project site, MM BIO-2 and MM BIO-3 will be implemented to further reduce the potential for impacts to occur to burrowing owl. MM BIO-2 will require a pre-construction survey of the Project work area to be completed according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or more recent version) prior to ground-disturbing activities. A qualified biologist will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. In accordance with MM BIO-3, if occupied burrows or sign is identified, a qualified biologist will establish adequate buffers around the burrows based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a California Endangered Species Act ITP will be obtained in accordance with MM BIO-3.

In addition, loggerhead shrike (*Lanius ludovicianus*), a CDFW species of special concern, is likely to occur at the Project site given the suitable nesting and foraging habitat within the site. Therefore, MM BIO-4 will be implemented during Project construction to reduce potential impacts to loggerhead shrike. MM BIO-4 will require a pre-construction nesting bird survey prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, avoidance and minimization measures will be implemented, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed.

No additional special-status plant species were documented at the Project site, and no additional special-status wildlife species are likely to occur at the Project site. Further, no sensitive natural communities were observed within the Project site.

As discussed in Section 4.5 Cultural Resources and Section 4.18 Tribal Cultural Resources, no impacts to cultural resources are expected to occur as a result of the Project. Given the potential for unanticipated cultural discoveries, MMs CUL-1, CUL-2, and CUL-3 and MMs TCR-1 and TCR-2 will be implemented. MMs CUL-1, CUL-2, and CUL-3 and MMs TCR-1 and TCR-2 detail the procedures that will be followed in the event that an inadvertent cultural resource or human remain is discovered during Project construction.

Overall, the Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory. As a result, the impact will be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less-than-Significant Impact. As discussed in this Initial Study/Mitigated Negative Declaration (IS/MND), the Project will result in no impact or less-than-significant impacts to the following resources:

- aesthetics;
- agriculture and forestry resources;
- air quality;
- energy;
- greenhouse gas emissions;
- hazards and hazardous materials;
- hydrology and water quality;
- land use and planning;
- mineral resources;
- noise;
- population and housing;
- public services;
- recreation;
- transportation; and
- utilities and service systems.

The Project will result in less-than-significant impacts with mitigation incorporated for the following resources:

- biological resources;
- cultural resources;
- geology and soils;
- tribal cultural resources; and
- wildfire.

Given the size of the Project, lack of impacts associated with the Project, and absence of existing development within the surrounding parcels, the effects of past projects were not considered in this analysis. In addition, only resources where mitigation is incorporated to reduce impacts to less-than-significant levels for the Project were considered in this analysis.

Review of the City of Hesperia's (City's) California Environmental Quality Act (CEQA) Portal identified proposed and approved projects within 0.5 mile of the Project, as summarized in Table 6: Proposed and Approved Projects within 0.5 Mile. The Project's contribution to cumulative biological, cultural, geology and soils, tribal cultural, and wildfire impacts will be less than significant, as discussed in the subsections that follow.

Biological Resources

A significant cumulative impact on biological resources could result if the Project contributes to cumulative impacts related to sensitive habitat or species, sensitive habitat/natural communities, or wildlife movement corridors. At the Project level, no impacts related to local policies, ordinances, and plans protecting biological resources were identified; therefore, the Project will not contribute to cumulative impacts on local policies, ordinances, and plans protecting biological resources. As discussed in Section 4.4 Biological Resources, Project-level impacts on migratory corridors were found to be less than significant due to the Project being located adjacent to United States (U.S.) Highway 395 and Phelan Road, as well as the absence of CDFW- or Bureau of Land Management-identified wildlife corridors. As discussed previously, impacts to western Joshua trees will be reduced through MM BIO-1, potential impacts to burrowing owl will be reduced through MM BIO-2 and MM BIO-3, and impacts to loggerhead shrike will be reduced through implementation of MM BIO-4.

It is anticipated that the projects included in Table 6: Proposed and Approved Projects within 0.5 Mile will mitigate impacts to biological resources and comply with applicable federal, state, and local laws and regulations that protect biological resources. For instance, the Dara Industrial Project includes MMs to avoid or reduce impacts to western Joshua tree, burrowing owl, and special-status species. Likewise, the Hesperia Commerce Center II, I-15 Industrial Park, KISS Logistics Center, and U.S. Cold Storage Hesperia projects include MMs for western Joshua trees, burrowing owl, and pre-construction nesting bird surveys. The Phelan 20 Project may have potentially significant impacts on biological resources; however, final impacts and MMs will be determined in the Environmental Impacts Report (EIR) that is currently being prepared. Therefore, nearby proposed and approved projects are implementing measures to reduce impacts to western Joshua trees and nesting birds or are in the process of determining appropriate MMs for impacts to biological resources. In addition, the Project's size is significantly smaller in comparison to the other nearby projects. As a result, the Project's contribution to cumulative biological resources impacts will be less than significant.

Cultural Resources

A significant cumulative impact on cultural resources could result if the Project contributes to cumulative direct or indirect impacts on significant historical or archaeological resources, and/or inadvertently discovered human remains. As discussed in Section 4.5 Cultural Resources, no impacts to cultural resources are expected to occur as a result of the Project. However, the Project will implement MMs CUL-1, CUL-2, and CUL-3 to minimize impacts to inadvertent cultural resource or human remain discoveries that, although unanticipated, may occur during Project construction.

While proposed and approved projects could also encounter subsurface resources or remains, the existing regulations and plans, as well as standard MMs, will reduce potentially significant impacts to less-than-significant levels. In addition, impacts to cultural resources are site-specific, and as such are not expected to combine with the development of other projects to cumulatively increase the risk of impacting subsurface resources or remains. Potential impacts will be evaluated on a case-by-case basis. Therefore, the Project's incremental contribution to cumulative cultural resources impacts will be less than significant.

Table 6: Proposed and Approved Projects within 0.5 Mile

Project Name	Project Description	Approximate Distance to the Project	Project Status	Anticipated Construction Schedule
CUP23-00008	CUP23-00008 includes the construction of an approximately 469,979-square-foot warehouse distribution building on approximately 26.94 gross acres located approximately 1,000 feet east of U.S. Highway 395 and Yucca Terrace Drive.	0.3 mile north	Under Review	Information Not Available (INA)[12]
Dara Industrial Project (CUP22-00003)	CUP22-00003 includes the construction of an approximately 750,000-square-foot warehouse distribution building on approximately 47 acres located on the west side of U.S. Highway 395 and approximately 600 feet north of Aspen Street.	0.5 mile south	Approved	INA
Hesperia Commerce Center II Project (CUP19-00010)	CUP19-00010 includes the construction of three industrial warehouse buildings totaling approximately 3.75 million square feet on 195 acres of land located north of Phelan Road, west of U.S. Highway 395, south of Yucca Terrace Drive, and east of the Los Angeles Department of Water and Power line corridor.	0.15 mile west	In Construction	2025
I-15 Industrial Park Project (CUP21-00005 & CUP21-00004)	CUP21-00005 includes the construction of an approximately 742,000-square-foot distribution building on approximately 36 gross acres located at the northeast corner of U.S. Highway 395 and Poplar Street. CUP21-00004 includes the construction of an approximately 1,108,000-square-foot warehouse distribution building on approximately 69 gross acres located on the east side of Mesa Linda Avenue at the intersection of Mesa Linda Avenue and Poplar Street.	0.5 mile southeast	Approved	INA

[12] At the time that this IS/MND was prepared, construction schedules were either not publicly available or were in the planning process with a construction schedule yet to be determined.

Project Name	Project Description	Approximate Distance to the Project	Project Status	Anticipated Construction Schedule
Phelan 20 Project (CUP23-00005)	CUP23-00005 includes the construction of an approximately 419,700-square-foot warehouse distribution building on approximately 22.61 gross acres located approximately 1,000 feet east of the U.S. Highway 395 and Phelan Road intersection.	0.1 mile southwest	Under Review	INA
KISS Logistics Center (CUP22-00017)	CUP22-00017 includes construction of an approximately 655,468-square-foot warehouse distribution building on approximately 29.6 gross acres located west of U.S. Highway 395 and approximately 600 feet north of Phelan Road.	0.05 mile north	Pending Approval of City Council	INA
U.S. Cold Storage Hesperia (CUP21-00003)	CUP21-00003 includes the construction of an approximately 491,000-square-foot refrigerated distribution warehouse located on approximately 39.05 gross acres located on the east side of U.S. Highway 395.	0.45 mile northeast	Under Review	INA

Sources: Applied Planning, Inc. 2022; City of Hesperia 2025; Dudek 2020, 2022, 2024; EPD Solutions, Inc. 2023; Lilburn Corporation 2021

Geology and Soils

A significant cumulative impact on paleontological resources could result if the Project contributes to cumulative impacts on significant resources, sites, or unique geologic features. The Project will be located on the Quaternary older alluvium (Qoa) geologic unit. Because the excavation activities associated with the Project will not exceed 15 feet below ground surface, there is a low to moderate potential to encounter intact paleontological resources during construction. MM PALEO-1, which details the procedure to follow in the event that a fossil discovery is made during Project excavation activities, will be implemented to reduce potential impacts to paleontological resources.

It is anticipated that proposed and approved projects will follow similar best practices and abide by existing regulations if there is the potential to impact paleontological resources. For instance, the Dara Industrial, Hesperia Commerce Center II, I-15 Industrial Park, KISS Logistics Center, and U.S. Cold Storage Hesperia projects include MMs to reduce or minimize impacts to paleontological resources. The Phelan 20 Project may have potentially significant impacts on paleontological resources; however, final impacts and MMs will be determined in the EIR that is currently being prepared. Impacts to paleontological resources are site-specific, and as such are not expected to combine with the development of other projects to cumulatively increase the risk of impacting subsurface resources. Therefore, the Project's incremental contribution to cumulative paleontological resources impacts will be less than significant.

Tribal Cultural Resources

A cumulatively considerable impact on tribal cultural resources could result if the Project contributes to a substantial adverse change in the significance of a tribal cultural resource. As discussed in Section 4.18 Tribal Cultural Resources, no tribal cultural resources have been identified on the Project site. Impacts to previously unidentified tribal cultural resources encountered during construction will be reduced to the greatest extent possible through implementation of MMs TCR-1 and TCR-2. These MMs will reduce impacts to less-than-significant levels if previously unidentified tribal cultural resources are encountered during construction by establishing procedures for avoiding impacts in the event of an inadvertent discovery.

The nearby proposed and approved projects have the potential to uncover tribal cultural resources during ground-disturbing activities. However, all projects are required to comply with state regulations that protect tribal cultural resources. In addition, impacts to tribal cultural resources are site-specific, and are not expected to combine with the development of other projects to increase the risk of impacting tribal cultural resources. Therefore, the Project's incremental contribution to cumulative tribal cultural resources impacts will be less than significant.

Wildfire

Cumulative impacts on wildfires have the potential to occur if multiple projects have a combined impact on emergency response or evacuation plans, exposure of project occupants to wildfire or wildfire-caused pollutants, exacerbation of fire risk, or post-fire flooding risks. As discussed in Section 4.20 Wildfire, the Project is located in an area with potential wildfire risk. Therefore, MM FIRE-1, which details the fire management procedures to follow during construction, will

be implemented to reduce the Project's potential to exacerbate wildfire risks. All Project structures will be constructed in compliance with the California Fire Code (24 California Code of Regulations [CCR] 9). The vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4), and the underground storage tanks will be designed and constructed in accordance with California Health and Safety Code (HSC) Chapter 6.7 and Title 23, Division 3, Chapter 16 of the CCR. In addition, the Project's convenience store, car wash, and vehicle fueling station will be constructed and designed consistent with Chapter 16.16, Section 365 of the City's Municipal Code and the Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan.

The Dara Industrial Project is not located within or near a state responsibility area or within an area classified as a very high fire hazard severity zone (FHSZ) (Applied Planning, Inc. 2022). The Hesperia Commerce Center II and I-15 Industrial Park projects are near lands classified as moderate and high FHSZs. As a result, the projects will adhere to the City's Municipal Code, use low ignitable building materials, and implement fire-resistant irrigated landscaping (Dudek 2020, 2022). The Phelan 20 Project may have potentially significant impacts on wildfire; however, final impacts and MMs will be determined in the EIR that is currently being prepared. The KISS Logistics Center and U.S. Cold Storage Hesperia projects will adhere to the development standards in the City's Municipal Code, which are intended to address wildfire risks (EPD Solutions Inc. 2023, Lilburn Corporation 2021). Therefore, nearby proposed and approved projects are implementing design standards to address wildfire risks or are in the process of determining appropriate measures for impacts to wildfire. As a result, the Project's contribution to cumulative wildfire risks will be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less-than-Significant Impact. In general, impacts to human beings are associated with air quality, geologic hazards, hazards and hazardous materials, noise, and traffic safety impacts. As discussed in Section 4.3 Air Quality, all emissions will be below applicable Mojave Desert Air Quality Management District significance thresholds.

As discussed previously, the Project will not result in environmental impacts that will have substantial direct or indirect effects on human beings with respect to geologic hazards, as all Project structures will be constructed in compliance with Title 24, Part 2 of the California Building Code and Chapter 16 of the International Building Code. In addition, Hilltop Geotechnical, Inc. prepared a geotechnical study and infiltration feasibility study for the Project. Recommendations from both studies will be incorporated into the Project design to ensure that all structures will adequately resist the forces of an earthquake. The geotechnical study and infiltration feasibility study are provided in Attachment 4.6-A: Geotechnical Study and Attachment 4.6-B: Infiltration Feasibility Study in Section 4.7 Geology and Soils.

As discussed in Section 4.9 Hazards and Hazardous Materials, the Project's potential for hazards from hazardous materials or accidents will be less than significant as the Project's vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4), and underground storage tanks will be designed and constructed in accordance with Chapter 6.7 of the California HSC and Title 23, Division 3, Chapter 16 of the

CCR. In addition, all potentially hazardous materials will be stored, transported, and disposed of in accordance with the Project-specific Hazardous Materials Business Plan.

The nearest sensitive receptors to the Project are within a residential community located approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. As discussed in Section 4.13 Noise, construction will not have the potential to generate significant short-term groundborne vibration or groundborne noise at the nearest sensitive receptors. The Project will not exceed the noise level limit at any property boundary during operation.

As discussed in Section 4.17 Transportation, the Project will not result in transportation impacts related to increased vehicle miles traveled and will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). In addition, the Project includes improvements to U.S. Highway 395, Phelan Road, and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection to reduce the potential for traffic-related incidents involving vehicles entering and exiting the Project's proposed driveways along Phelan Road and U.S. Highway 395. Neither the construction phase nor the operation phase of the Project will generate any permanent traffic hazards.

Overall, the Project will not cause substantial adverse effects on human beings, either directly or indirectly, and the impact will be less than significant.

5 – REFERENCES

5.1 AESTHETICS

California Department of Transportation. 2018. California State Scenic Highway System Map. Online. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Site visited February 2025.

City of Hesperia. 2008. Main Street and Freeway Corridor Specific Plan. Online. https://www.cityofhesperia.us/411/Main-Street-Freeway-Corridor-Specific-Pl. Site visited February 2025.

City of Hesperia. 2010. City of Hesperia General Plan 2010 - Open Space Element. Online. https://www.cityofhesperia.us/DocumentCenter/View/15728/General-Plan-Update-August-2019. Site visited February 2025.

City of Hesperia. 2025a. Code of Ordinances Title 15 – Building and Construction. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.04BUCO. Site visited February 2025.

City of Hesperia. 2025b. Code of Ordinances Title 16 – Development Code. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=TIT16DECO_CH16.16LAUSDE_ARTIXCOINLAUSDE_16.16.310COINLAUSDE. Site visited February 2025.

5.2 AGRICULTURE AND FORESTRY RESOURCES

California Department of Forestry and Fire Protection. 2017. Fire and Resource Assessment Program. https://www.fire.ca.gov/Home/What-We-Do/Fire-Resource-Assessment-Program/Assessment. Site visited January 2025.

California DOC. 2022. Farmland Mapping and Monitoring Program. Online. https://maps.conservation.ca.gov/DLRP/CIFF/. Site visited January 2025.

California DOC. 2025. California Williamson Act Enrollment Finder. Online. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Site visited January 2025.

City of Hesperia. 2008. Main Street and Freeway Corridor Specific Plan. Online. https://www.cityofhesperia.us/411/Main-Street-Freeway-Corridor-Specific-Pl. Site visited January 2025.

5.3 AIR QUALITY

California Air Resources Board. 2025. Maps of State and Federal Area Designations. Online. https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Site visited January 2025.

Mojave Desert Air Quality Management District. 2023. Federal 70 ppb Ozone Attainment Plan. Online. https://www.mdaqmd.ca.gov/rules/overview. Site visited January 2025.

Mojave Desert Air Quality Management District. 2020. California Environmental Quality Act and Federal Conformity Guidelines. Online. https://www.mdaqmd.ca.gov/rules/overview. Site visited January 2025.

Mojave Desert Air Quality Management District. 1995. Federal Particulate Matter (PM_{10}) Attainment Plan. Online. https://www.mdaqmd.ca.gov/rules/overview. Site visited January 2025.

5.4 BIOLOGICAL RESOURCES

BLM. 2015. Connectivity Linkages and Conditions, DRECP. Online. https://databasin.org/datasets/2862ce3beeee406c991da2fb53ada5ab/. Site visited February 2025.

CDFW. 2014. Linkage Design for the California Desert Linkage Network. Online. https://wildlife.ca.gov/Data/BIOS#bios-viewers. Site visited February 2025.

CDFW. 2024a. Western Joshua Tree Relocation Guidelines and Protocols. Online. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=224036&inline. Site visited February 2025.

CDFW. 2024b. Draft Western Joshua Tree Conservation Plan. Online. https://wildlife.ca.gov/Conservation/Environmental-Review/WJT/Conservation-Plan. Site visited February 2025.

City of Hesperia. 2025. Code of Ordinances. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=16400. Site visited January 2025.

Henry, Leilani. City of Hesperia. Personal communication with J. Norton, Insignia. February 19, 2025.

5.5 GEOLOGY AND SOILS

City of Hesperia. 2010. General Plan Update Draft Environmental Impact Report. Online. https://www.cityofhesperia.us/409/Hesperia-General-Plan. Site visited January 2025.

City of Hesperia. 2008. Main Street and Freeway Corridor Specific Plan. Online. https://www.cityofhesperia.us/411/Main-Street-Freeway-Corridor-Specific-Pl. Site visited January 2025.

California Department of Conservation. 2024. California Earthquake Hazards Zone Application. Online. https://www.conservation.ca.gov/cgs/geohazards/eq-zapp. Site visited January 2025.

Dibblee, T.W. 1965. Geologic map of the 15-minute Hesperia quadrangle, San Bernardino County, California. Online. https://ngmdb.usgs.gov/Prodesc/proddesc_101.htm. Site visited January 2025.

Norris, R. M., and R. W. Webb. 1990. Geology of California. 2nd ed. New York: John Wiley & Sons.

San Bernardino County. 2018. Paleontological Resources Technical Report for the San Bernadino County General Plan Update. Online. https://countywideplan.com/resources/document-download/. Site visited February 2025.

State Water Resources Control Board. 2025. RUSLE K values. Online. https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/guidance/k_factor_map.pdf. Site visited January 2025.

United States Geological Survey. 2022. Interactive U.S. Fault Map. Online. https://www.usgs.gov/tools/interactive-us-fault-map. Site visited January 2025.

United States Department of Agriculture. 2025. Web Soil Survey. Online. https://websoilsurvey.nrcs.usda.gov/app/. Site visited January 2025.

United States Department of Agriculture. 2024. USA SSURGO – Soil Potential Subsidence. Online. https://www.arcgis.com/home/item.html?id=3a1100ca5f6d4bd99a93601e156479bf. Site visited January 2025.

United States Department of Agriculture. 2023. USA SSURGO Erodibility Factor. Online. https://www.arcgis.com/home/item.html?id=ac1bc7c30bd4455e85f01fc51055e586#!. Site visited January 2025.

United States Department of Agriculture. 2002. Hydrologic Soil Groups. Online. https://efotg.sc.egov.usda.gov/references/Public/PR_defunct/FOTGHydrologicGroups.pdf. Site visited January 2025.

5.6 GREENHOUSE GAS EMISSIONS

California Air Resources Board. 2022. 2022 Scoping Plan. Online. https://ww2.arb.ca.gov/resources/documents/2022-scoping-plan-documents. Site visited January 2025.

City of Hesperia. 2010. Hesperia Climate Action Plan. Online. https://cityofhesperia.us/409/Hesperia-General-Plan. Site visited January 2025.

Mojave Desert Air Quality Management District. 2020. California Environmental Quality Act and Federal Conformity Guidelines. Online. https://www.mdaqmd.ca.gov/rules/overview. Site visited January 2025.

San Bernardino Council of Governments. 2021. San Bernardino County Regional Greenhouse Gas Reduction Plan. Online. https://www.gosbcta.com/plan/regional-greenhouse-gas-reduction-plan/. Site visited January 2025.

5.7 HAZARDS AND HAZARDOUS MATERIALS

CAL FIRE. 2023. Fire Hazard Severity Zones Maps. Online. https://www.fire.ca.gov/osfm/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022. Site visited January 2025.

CalEPA. 2025. Hazardous Materials Business Plan Program Overview. Online. https://calepa.ca.gov/hazardous-materials-business-plan-program/. Site visited January 2025.

California Board of Forestry and Fire Protection. 2024. State Responsibility Area Viewer. Online. https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/. Site visited January 2025.

CCR. 2022. Title 24, Part 9. Online. https://govt.westlaw.com/calregs/Index?transitionType=Default&contextData=%28sc.Default%29. Site visited January 2025.

City of Hesperia. 2025. Code of Ordinances. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=16400. Site visited January 2025.

DTSC. 2025a. EnviroStor. Online. https://www.envirostor.dtsc.ca.gov/public/. Site visited January 2025.

DTSC. 2025b. Hazardous Waste Tracking System. Online. https://hwts.dtsc.ca.gov/. Site visited January 2025.

San Bernardino County FPD. 2025. Hazardous Materials. Online. https://sbcfire.org/hazmatcupa/. Site visited January 2025.

SWRCB. 2025. Geotracker. Online. https://geotracker.waterboards.ca.gov/. Site visited January 2025.

U.S. EPA. 2024. Superfund: National Priorities List. Online. https://www.epa.gov/superfund/superfund-national-priorities-list-npl#:~:text=The%20National%20Priorities%20List%20%28NPL%29%20is%20the%20list,contaminants%20throughout%20the%20United%20States%20and%20its%20territories. Site visited January 2025.

5.8 HYDROLOGY AND WATER QUALITY

City of Hesperia. 2025. Code of Ordinances. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=TIT8HESA

_CH8.30SUGRPRNPPEIM_8.30.200COPRCOSISTRUCOPR. Site visited January 2025.

DWR. 2004. California's Groundwater Bulletin 118 – South Lahontan Hydrologic Region. Online. https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/6_042_UpperMojaveRiverValley.pdf. Site visited February 2025.

DWR. 2025. Basin Prioritization. Online. https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization. Site visited February 2025.

FEMA. 2024. Flood Maps. Online. https://msc.fema.gov/portal/search?AddressQuery=Phelan%20Road%2C%20Hesperia%20CA. Site visited February 2025.

MWA. 2020. 2020 Urban Water Management Plan. Online. https://www.mojavewater.org/wp-content/uploads/2022/06/MWA2020UWMPFinal061621.pdf. Site visited February 2025.

MWA. 2025. History of Adjudication. Online. https://www.mojavewater.org/basin-management/watermaster/history/. Site visited February 2025.

SWRCB. 2025. California 2020-2022 Integrated Report Map. Online. https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=6cca2a3a1815465599201266373cbb7b. Site visited January 2025.

5.9 LAND USE AND PLANNING

CDFW. 2024a. Western Joshua Tree Conservation Plan. Online. https://wildlife.ca.gov/Conservation/Environmental-Review/WJT/Conservation-Plan. Site visited January 2025.

City of Hesperia. 2008. Main Street and Freeway Corridor Specific Plan. Online. https://www.cityofhesperia.us/411/Main-Street-Freeway-Corridor-Specific-Pl. Site visited January 2025.

City of Hesperia. 2025. Code of Ordinances. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=16400. Site visited January 2025.

Henry, Leilani. City of Hesperia. Personal communication with J. Norton, Insignia. February 19, 2025.

5.10 MINERAL RESOURCES

California DOC. 2025. Mines Online. Online. https://maps.conservation.ca.gov/mol/index.html. Site visited January 2025.

City of Hesperia. 2019. General Plan Conservation Element. Online. https://www.cityofhesperia.us/DocumentCenter/View/15728/General-Plan-Update-August-2019. Site visited January 2025.

5.11 NOISE

California Department of Transportation. 2020. Transportation and Construction Vibration Guidance Manual. Online. https://dot.ca.gov/programs/environmental-analysis/noise-vibration/guidance-manuals. Site visited January 2025.

City of Hesperia. 2025. Code of Ordinances. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=16400. Site visited January 2025.

City of Hesperia. 2010. General Plan Update Draft Environmental Impact Report. Online. https://www.cityofhesperia.us/409/Hesperia-General-Plan. Site visited January 2025.

United States Department of Labor. 2022. OSHA Technical Manual Section III: Chapter 5. Online. https://www.osha.gov/otm/section-3-health-hazards/chapter-5#standards. Site visited January 2025.

United States Department of Transportation. 2025a. Construction Noise Handbook. Online. https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm. Site visited January 2025.

United States Department of Transportation. 2025b. The Audible Landscape: A Manual for Highway Noise and Land Use. Online. https://www.fhwa.dot.gov/ENVIRonment/noise/noise_compatible_planning/federal_approach/audible_landscape/al04.cfm. Site visited January 2025.

5.12 POPULATION AND HOUSING

City of Hesperia. 2025. Public Viewer. Online. https://hesperia.geoviewer.io. Site visited January 2025.

5.13 PUBLIC SERVICES

City of Hesperia. 2025. Fire Stations. Online. https://www.cityofhesperia.us/183/Fire-Stations. Site visited January 2025.

HUSD. 2025. About HUSD. Online. https://www.hesperiausd.org/page/our-district. Site visited January 2025.

San Bernardino County. 2025. Hesperia Patrol Station. Online. https://wp.sbcounty.gov/sheriff/patrol-stations/hesperia/. Site visited January 2025.

5.14 RECREATION

City of Hesperia. 2025. Parks and Facilities. Online. https://www.hesperiaparks.com/parks-facilities/. Site visited January 2025.

5.15 TRANSPORTATION

City of Hesperia. 2010. General Plan Circulation Element. Online. https://www.cityofhesperia.us/DocumentCenter/View/15728/General-Plan-Update-August-2019. Site visited February 2025.

City of Hesperia. 2021. Main Street and Freeway Corridor Specific Plan. Online. https://www.cityofhesperia.us/DocumentCenter/View/15940/MSFCSP-update?bidId=. Site visited February 2025.

Victor Valley Transit Authority. 2025. Interactive System Map. Online. https://vvta.org/interactive-map/. Site visited February 2025.

5.16 UTILITIES AND SERVICE SYSTEMS

CalRecycle. 2025. Solid Waste Information System Facility/Site Summary. Online. https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2724. Site visited January 2025.

City of Hesperia. 2010. General Plan Land Use Element. Online. https://www.cityofhesperia.us/DocumentCenter/View/15728/General-Plan-Update-August-2019. Site visited January 2025.

HWD. 2020. Draft Urban Water Management Plan 2020. Online. https://www.cityofhesperia.us/DocumentCenter/View/17573/Draft-2020-Urban-Water-Management-Plan?bidId=. Site visited January 2025.

5.17 WILDFIRE

CAL FIRE. 2023. Fire Hazard Severity Zones Maps. Online. https://www.fire.ca.gov/osfm/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022. Site visited January 2025.

CAL FIRE. 2025. Historical Fire Perimeters. Online. https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program/fire-perimeters. Site visited January 2025.

California Board of Forestry and Fire Protection. 2024. State Responsibility Area Viewer. Online. https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/. Site visited January 2025.

California Department of Conservation. 2024. California Earthquake Hazards Zone Application. Online. https://www.conservation.ca.gov/cgs/geohazards/eq-zapp. Site visited January 2025.

CCR. 2022. Title 24, Part 9. Online. https://govt.westlaw.com/calregs/Index?transitionType=Default&contextData=%28sc.Default%29. Site visited January 2025.

City of Hesperia. 2008. Main Street and Freeway Corridor Specific Plan. Online. https://www.cityofhesperia.us/411/Main-Street-Freeway-Corridor-Specific-Pl. Site visited January 2025.

City of Hesperia. 2010. General Plan Safety Element. Online. https://www.cityofhesperia.us/409/Hesperia-General-Plan. Site visited January 2025.

City of Hesperia. 2025. Code of Ordinances. Online. https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=16400. Site visited January 2025.

Koorsen Fire & Security. 2019. What is the Meaning of the Ratings for Fire Extinguishers? Online. https://blog.koorsen.com/what-is-the-meaning-of-the-ratings-for-fire-extinguishers. Site visited February 2025.

Mojave Desert Air Quality Management District. 2020. California Environmental Quality Act and Federal Conformity Guidelines. Online. https://www.mdaqmd.ca.gov/rules/overview. Site visited January 2025.

5.18 MANDATORY FINDINGS OF SIGNIFICANCE

Applied Planning, Inc. 2022. Dara Industrial Project Draft Environmental Impact Report (EIR). Online. https://www.cityofhesperia.us/DocumentCenter/View/17720/Dara-Industrial_DEIR_July2022--DARA-Industrial-?bidId=. Site visited February 2025.

City of Hesperia. 2025. CEQA – Environmental Documents. Online. https://www.cityofhesperia.us/1466/CEQA--Environmental-Documents. Site visited February 2025.

Dudek. 2024. Phelan 20 Project Initial Study. Online. https://www.cityofhesperia.us/DocumentCenter/View/19291/Initial-Study-Phelan-20-Project-CUP23-00005?bidId=. Site visited February 2025.

Dudek. 2022. I-15 Industrial Park Project Draft EIR. Online. https://www.cityofhesperia.us/DocumentCenter/View/17660/I15-Industrial-Park-Project--Public-Review-Environmental-Impact-Report-I-15-Industrial-Park-Project?bidId=. Site visited February 2025.

Dudek. 2020. Hesperia Commerce Center II Project Draft EIR. Online. https://www.cityofhesperia.us/DocumentCenter/View/16410/Hesperia-Commerce-Center-II-Combined-EIR. Site visited February 2025.

EPD Solutions Inc. 2023. KISS Logistics Center Project Draft EIR. Online. https://www.cityofhesperia.us/DocumentCenter/View/18448/KISS-Logistics-DEIR?bidId=. Site visited February 2025.

Lilburn Corporation. 2021. U.S. Cold Storage Hesperia Project Draft EIR. Online. https://www.cityofhesperia.us/DocumentCenter/View/17016/Unites-States-Cold-Storage-Draft-Environmental-Impact-Report?bidId=. Site visited February 2025.

March 19, 2026

Nancy Finch
Attorney III
Division of Operations and Maintenance
California Department of Water Resources

RE: SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed AU Energy, LLC Hesperia Phelan CUP24-00012 Project, City of Hesperia

On February 19, 2026, the City of Hesperia (City) received comments from the California Department of Water Resources (DWR), Division of Operations and Maintenance on the Hesperia Phelan CUP24-00012 (Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearing House Number 2026010656). Comments received from DWR are being addressed in further detail in the Project Hydrology Report to ensure the Project's impacts on drainage and hydrological features are less than significant. Prior to any Project ground disturbing activities, the Project Hydrology Report will be approved by the City per the conditions of approval, and a copy of the approved Hydrology Report will be provided to DWR for review and approval. Additional language detailing the existing site conditions and drainage patterns, the proposed storm drain system, pre- and post-construction stormwater peak flow rates, and approval of a Project-specific Hydrology Report is included on pages 53 and 54 of the revised IS/MND. The Project applicant will obtain all necessary DWR permits prior to Project ground disturbing activities.

If you have any questions, you may reach me at (760) 947-1231 or at lhenry@hesperiaca.gov.

Sincerely,

Leilani Henry
Associate Planner

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

Rachel Molina, City Manager

9700 Seventh Avenue
Hesperia, CA 92345
760-947-1000
TD 760-947-1119

hesperiaca.gov

City of Hesperia

Gateway to the High Desert

March 19, 2026

Janki Patel
Branch Chief – Local Development Review
Division of Transportation Planning
California Department of Transportation District 8

RE: SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed AU Energy, LLC Hesperia Phelan CUP24-00012 Project, City of Hesperia

On February 18, 2026, the City of Hesperia (City) received comments from the California Department of Transportation (Caltrans), District 8, Local Development Review branch on the Hesperia Phelan CUP24-00012 (Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearing House Number 2026010656). Comments received from Caltrans are being addressed in further detail in the Project Traffic Study to ensure the Project's transportation-related impacts are less than significant. Prior to any Project ground disturbing activities, the Project Traffic Study will be approved by the City per the conditions of approval, and a copy of the approved Traffic Study will be provided to Caltrans for review and approval. Additional language detailing the safety review of the Project and approval of a Project-specific Traffic Study is included on page 69 of the revised IS/MND. The Project applicant will obtain all necessary Caltrans permits prior to Project ground disturbing activities.

If you have any questions, you may reach me at (760) 947-1231 or at lhenry@hesperiaca.gov.

Sincerely,

Leilani Henry
Associate Planner

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

Rachel Molina, City Manager

9700 Seventh Avenue
Hesperia, CA 92345
760-947-1000
TD 760-947-1119

hesperiaca.gov

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP24-00012 AND ADOPTNG THE ASSOCIATED MITIGATED NEGATIVE DECLARATION PURSUANT TO CEQA TO ALLOW FOR THE DEVELOPMENT OF A CONVENIENCE STORE WITH ALCOHOL SALES FOR OFF-SITE CONSUMPTION, A FUELING STATION CANOPY WITH 10 PUMPS, AND A DRIVE-THRU CARWASH ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN, LOCATED AT THE NORTHWEST CORNER OF PHELAN ROAD AND U.S. HIGHWAY 395

WHEREAS, AUE Energy LLC has filed an application requesting approval of CUP24-00012 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 2.36 acres of an existing land also referenced Assessor's Parcel Number 3064-401-10; and

WHEREAS, the Application proposes the development of a convenience store with alcohol sales for off-site consumption, a fueling station canopy with 10 pumps and a drive-thru carwash which requires approval of a conditional use permit; and

WHEREAS, the City Council adopted Ordinance No. 2017-08 on October 3, 2017, which requires that all applications for off-sale alcohol (type 20 and 21 ABC licenses) below 12,000 square feet in floor area be forwarded to the City Council for final action; and

WHEREAS, the subject site is located within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The properties to the north, south, east and west are within the Neighborhood Commercial (NC) zone; and

WHEREAS, the subject site, as well as surrounding properties are vacant; and

WHEREAS, an environmental Initial Study for the proposed project was circulated for a 30-day public review period from January 20, 2026, through February 18, 2026. During the public review period five comment letters were received. It was determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. A Mitigated Negative Declaration was subsequently prepared; and

WHEREAS, on March 26, 2026, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed application, and, upon concluding the hearing on that date, forwarded the item to the City Council with a 5-0 vote recommending approval of the project; and

WHEREAS, on April 21, 2026, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to the City Council during the above-referenced April 21, 2026, hearing, including public testimony and written and oral staff reports, this Council specifically finds as follows:

(a) The site for the proposed use is adequate in size and shape to accommodate the proposed use. The site is approximately 2.36 acres and can accommodate the proposed 5,915 square foot convenience store with off-sale of alcohol along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive-thru carwash with 40 parking spaces provided on the site. The development complies with the development standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.

(b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed project is consistent with the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor with approval of this Conditional Use Permit. The proposed project will be required to comply with the City's Noise Ordinance which limits the maximum noise level to 60 dB(A) for the daytime hours (7 a.m. to 10 p.m.). The project meets all of the development standards of the NC zone as well as specific land use standards established in the Development Code for vehicle wash and fuel facilities.

(c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing nonresidential uses within the NC Zone of the MainStreet and Corridor Specific Plan. A convenience store is an allowable use, and the off-site alcohol sales, fueling station and carwash uses are allowed with approval of a Conditional Use Permit. The project is also subject to conditions of approval and complies with the standards for driveway aisles, parking stall dimensions, building heights, trash enclosure and all other applicable development standards. The project meets all of the development standards of the NC zone. The project will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.

(d) Establishments with the sale of alcoholic beverages for off-site consumption must be located within 500 feet of an intersection of two arterial or major arterial streets identified on the City's adopted Circulation Plan. The proposed project is located at the northwest

corner of Phelan Road and Highway 395. Phelan Road is designated as a Major Arterial with a 120-foot-wide ultimate right-of-way, while Highway 395 is designated as a Special Street section with a 130-foot-wide ultimate right-of-way and is identified as a major transportation corridor in the Circulation Plan. As a major regional corridor, Highway 395 satisfies the intent of an arterial roadway classification.

(e) Although Census Tract 100.09 exceeds the recommended number of off-sale alcohol licenses identified by the California Department of Alcoholic Beverage Control (ABC), the City Council finds that approval of a Type 20 (Off-Sale Beer and Wine) license at the project site will serve the Public Convenience and Necessity. Two of the licensed establishments identified within the census tract are located outside the City limits and more than four miles from the project site, limiting their service to the immediate project area. The remaining licensed establishments within the tract are located along the Interstate 15 freeway corridor and primarily serve motorists traveling along that corridor.

The proposed project is located along the U.S. Highway 395, which serves a separate travel route and surrounding neighborhood area. The requested license is limited to the sale of beer and wine for off-site consumption and does not include the sale of distilled spirits. Based on the distance from existing establishments, the separation of commercial corridors, and the limited nature of the proposed license, the City Council finds that approval of the requested license would serve the public convenience and necessity and would not result in undue impacts to the surrounding community.

(f) The project site will have adequate access based upon the installation of two new drive approaches. Project access is proposed via two right-in/right-out commercial driveway approaches. The first approach is located along Phelan Road near the southwestern portion of the project site. The second approach is located along U.S. Highway 395 at the northeastern portion of the site. There are also general services for sanitation, water, and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.

Section 3. The City Council has independently reviewed and analyzed the Mitigated Negative Declaration and finds that it reflects the independent judgement of the City Council, and that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Pursuant to State CEQA Guidelines Section 15074 and Public Resources Code Section 21081.6 the City Council hereby approves the Mitigated Negative Declaration. The City Council finds that the mitigation measures are fully enforceable on the Project and shall be binding upon the City and affected parties.

Section 4. Based on the findings and conclusions set forth in this Resolution, the City Council hereby approves Conditional Use Permit CUP24-00012, subject to the conditions of approval attached hereto as Attachment “A.”

Section 5. The City Clerk shall certify to the passage and adoption of this Resolution

and enter it into the book of original resolutions..

ADOPTED AND APPROVED on this 21st day of April 2026.

_____
Brigit Bennington, Mayor

ATTEST:

_____
Jessica Giber, Assistant City Clerk

ATTACHMENT "A"
List of Conditions for CUP24-00012

Approval Date:
Effective Date:
Expiration Date:

This list of conditions applies to: Consideration of a Conditional Use Permit, CUP24-00012 to construct a 5,915 square foot convenience store with off-sale of alcohol along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive thru carwash in conjunction with adoption of a mitigated negative declaration pursuant to the provisions of CEQA on a 2.36 acre site within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the northwest corner of Phelan Road and HWY 395 (Applicant: AUE Energy LLC; APNs: 3064-401-10).

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

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

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SPECIALTY PLANS. The following additional plans/reports shall be required for businesses with special environmental concerns: (B)

A. Three sets of plans for underground fuel storage tanks shall be submitted to the Building Division with required application fees.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

IRREVOCABLE OFFERS OF DEDICATION. The Developer shall submit an Offer of Dedication to the City's Engineering Department for review and approval. At time of submittal the developer shall complete the City's application for document review and pay all applicable fees. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY NON INTERFERE/QUITCLAIM DOCS. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. The improvement plans will not be accepted without the required documents and approval from the affected agencies. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WATER/SEWER/STORM DRAIN EASEMENT. The Developer shall submit a "Grant of Easement" to the City's Engineering Department for review and approval if needed. A time of

submittal the developer shall complete the City's "application for document review" and pay all applicable fees. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TRAFFIC STUDY. The applicant shall be required to provide a traffic study prepared by a California licensed traffic engineer. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.
A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.
B. Drywells shall be constructed by a contractor qualified in the construction of drywells.
C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.
D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.
E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.
F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection

Control Regulations for Class V Injection Wells.

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

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or interceptor

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OFFSITE DRAINAGE IMPACT PREVENTION. The Project shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

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

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

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment in full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment in full to the City shall be considered a breach and non compliance with the conditions

of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire three (3) years from the date of action of the reviewing authority. Where no grading or building permit is required, the allowed use on the site shall have commenced prior to the expiration date in compliance with the approval and any applicable conditions of approval. An extension of time may be granted pursuant to Municipal Code Section 16.12.060 if the applicant files an application and written request for an extension prior to the expiration of the permit. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CEQA MITIGATION MEASURES. In addition to the conditions of approval, the project must comply with all mitigation measures that are identified in the Initial Study/Mitigated Negative Declaration (P).

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FIRE PROTECTION. Plans for fire protection requirements shall be submitted to the Building Division as follows: (F)

A. Applicant shall annex the site into Community Facilities District CFD 94-01 and insure the reapportionment of all existing obligations affecting the property.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for any part of the Path of Travel located behind any commercial drive approach that

encroach onto private property. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY NON INTERFERENCE/QUITCLAIM. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. Grading permits will not be issued until the required documents are reviewed and approved by all applicable agencies. Any fees associated with the required documents are the Developers responsibility. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PHELAN ROAD: Saw-cut (2-foot min.) and match-up asphalt pavement on Phelan Road across the project frontage based on City's 120-foot Modified Major Arterial Roadway Standard. The curb face is to be at 46' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of (E)

A. 8 Curb and Gutter per City standards.
B. Sidewalk (width = 6 feet) per City standards.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Commercial drive approach per City standards.
F. Pavement transitions per City Standards.
G. Design roadway sections per existing approved street sections and per R value testing with a traffic index of 12 and per the soils report.
H. Cross sections every 50-feet per City standards.

I. Traffic control signs and devices as required by the traffic study and or the City Engineer.
J. Provide a signage and striping plan per City standards.
K. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PHELAN ROAD CALTRANS: Developer shall coordinate with Caltrans for all design, approval, permitting and construction with Clatrans right-of-way. Design plans for work within Caltrans right-of-way shall be approaved by Caltrans and included as part of the civil design plans submitted to the City of Hesperia.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

HIGHWAY 395 CALTRANS: Developer shall coordinate with Caltrans for all design, centerline alignment, approval, permitting and construction with Clatrans right-of-way Including TIA. Design plans for work within Caltrans right-of-way shall be approaved by Caltrans and included as part of the civil design plans submitted to the City of Hesperia.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developers expense. (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made per approved site plan per City Standards.
C. It is the Developers responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing sewer main in Caliente Road per City standards.
D. Complete V.V.W.R.A.s Wastewater Questionnaire for Commercial / Industrial Establishments and submit to the Engineering Department. Complete the Certification Statement for Photographic and X ray Processing Facilities as required.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OVERFLOW-OUTFALL. Each project shall be designed such that the outfall(s) for discharges from the project site in excess of design capacity and or in excess of the 100-year, 24-hr design storm is are routed to a public street, storm drain, drainage channel, or natural watercourse.

If such an outfall does not exist, the Project shall provide an outfall.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DWR REVIEW. Applicant shall submit the final hydrology study to the California Department of Water Resources for review and approval.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review

application. (E, P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FISH & GAME FEE. Within five days from approval of the entitlement, the applicant shall file a Notice of Determination with the San Bernardino County Clerk of the Board and pay the filing fee of $4,101.25 payable to the Clerk of the Board of Supervisors of San Bernardino County. A copy of the stamped NOD from the County shall be provided to the Planning Division when completed. Additionally, an electronic copy of the stamped NOD shall be filed with the Governor's Office of Planning and Research and posted on the CEQAnet Web Portal. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

A qualified biologist will perform breeding season and non-breeding season burrowing owl pre-construction surveys of the Project work area according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version). If performing both breeding season and non-breeding season surveys is infeasible, Project Proponent shall coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines. The qualified biologist conducting the surveys will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, installing trail cameras for nocturnal observations, or a combination of these methods as appropriate.

If burrows occupied by burrowing owl are found during pre-construction surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a

qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DRIVEWAY/PARKING EASEMENT. An access easement shall be recorded which allows for the perpetual use of the driveway and/or off-street parking spaces for the benefit of the adjacent property. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

NESTING BIRD SURVEY. A pre-construction nesting bird survey will be conducted prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LIGHT POLLUTION REDUCTION. The project shall comply with California Green Building Standards Code (CALGreen) Section 5.106.8 regarding Light Pollution Reduction for non-residential developments. Outdoor lighting systems shall be designed and installed to meet the minimum requirements of the California Energy Code for applicable Lighting Zones (0-4) and shall not exceed the allowable BUG (Backlight, Uplight, and Glare) ratings as specified in CALGreen Table 5.106.8 [N]. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

A. School Fees

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. The project shall comply with the requirements of California Green Building Standards Code (CALGreen) Section 5.106.5.3 regarding electric vehicle (EV) charging infrastructure for non-residential developments. The developer shall provide the required number of EV-capable parking spaces, including the necessary raceways, conduits, panel capacity, and other supporting infrastructure to facilitate the future installation of EV charging stations in accordance with state and local requirements. This may include designated Electric Vehicle Charging Spaces (EVCS) that are required to have Electric Vehicle Supply Equipment (EVSE) installed as part of the project. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ACCESSIBLE PARKING SPACES. The project shall comply with California Building Code (CBC) Section 11B-208, ensuring that accessible parking spaces are provided as required for non-residential developments. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:
http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities

issued by the California State Water Resources Control Board.
Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:
https://www.casqa.org/resources/bmp-handbooks

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice of Intent Receipt Letter and the project WDID No. to the City.
Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the project's Erosivity Waiver Certification and Waiver ID to the City.
NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ROOFTOP EQUIPMENT. All roofftop equipment shall be screened from view from the right-of-way and architecturally integrated into the design of the building. All roof-mounted mechanical equipment proposed on the roof shall be shown on a cross-section of the building, as well as a line of site study, evidencing that the equipment will be screened from view and will not be visible from the right-of-way. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape

district administered by the Hesperia Recreation and Parks District for all required street lights. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STAMPED CONCRETE. Stamped color concrete shall be installed at the driveway entrances in a color and design consistent with the architectural theme of the structures on-site, prior to the issuance of a building permit. The stamped color concrete shall be noted on the approved construction plans accordingly. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TRASH ENCLOSURE. All trash enclosures shall be in conformance with Municipal Code Section 16.16.360 and City approved construction details. The enclosure shall be enclosed on three sides by a minimum six-foot tall decorative masonry wall with split face block on the viewable side and a decorative cap. The masonry wall shall be earth tone in color; solid grey block is not allowed. The enclosure shall have non-transparent metal gates and a solid roof-cover that is architecturally compatible with the primary building onsite and that serves to protect the refuse area from inclement weather, as well as prevents unauthorized entry into the enclosure. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FUEL CANOPY. The fuel canopy shall be architecturally enhanced to ensure compatibility with the approved convenience store building. All canopy support columns shall incorporate decorative brick or tile veneer consistent with the primary building materials and colors. The decorative treatment shall extend a minimum of five (5) feet in height on all canopy posts, subject to review and approval by the Planning Division. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

A. Development Impact Fees (B)
B. Park Fees (Not applicable to commercial and industrial developments (B)
C. Utility Fees (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering

Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT THE APPROPRIATE DIVISION LISTED BELOW:

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

THIS PAGE LEFT INTENTIONALLY BLANK

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Cassandra Sanchez, Director of Public Works/City Engineer
Tina Souza, Senior Project Manager
Dena Alcayaga, Assistant Project Manager

SUBJECT: Award Construction Contract for the Maple Avenue Street Improvement Project, Construction Order No. 7169

RECOMMENDED ACTION

It is recommended that the City Council:

1) Award a construction contract for the Maple Avenue Street Improvement Project (Construction Order No. 7169) to the lowest responsive/responsible bidder, LCR Earthwork and Engineering, Corp. for the total bid amount of $4,902,678, inclusive of Additive Alternate No. 1;
2) Approve an additional 14% contingency in the amount of $686,375, for the not-to-exceed total construction contract amount of $5,589,053; and
3) Authorize the City Manager or designee to execute the contract and any documents related thereto.

BACKGROUND

In June 2025, the City Council approved the Fiscal Year (FY) 2025-26 Capital Improvement Program (CIP), which included programming for the Maple Avenue Street Improvement Project, Construction Order (C.O.) No. 7169.

The Maple Avenue Street Improvement Project provides for pavement rehabilitation and/or reconstruction of Maple Avenue from Ranchero Road to Main Street. This segment of roadway is in deteriorating condition and experiences high traffic volumes, which accelerate wear and increase maintenance needs. The project also includes signing and striping, pedestrian push-button upgrades, and ADA-compliant curb ramp reconstruction.

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction) as the project involves the repair and reconstruction of an existing roadway within the public right-of-way with negligible or no expansion of use or capacity. A Notice of Exemption will be filed with the County Clerk and State Clearinghouse upon approval of award.

The proposed Project is categorically excluded from the National Environmental Policy Act (NEPA) because the project does not require federal approval, federal permitting, or federal grant

funding; does not encroach upon federal land; and does not involve any unusual circumstances under 23 CFR 771.117.

ISSUES/ANALYSIS

A formal solicitation for the construction of the Maple Avenue Street Improvement Project was conducted and advertised for bid beginning January 21,2026 through Public Purchase, the City's online bidding platform. Over ten thousand contractors were notified via Public Purchase. Bids were accepted, publicly opened and read on February 27, 2026.

The City received seven (7) bids, which were utilized to determine the lowest responsible and responsive bidder:

The lowest responsive and responsible bidder was based on the total base bid amount.

Name	Total Base Bid Amount
LCR Earthwork & Engineering, Corp	$ 4,880,678.30
Sully-Miller Contracting	$ 4,936,135.20
Calmex Engineering, Inc.	$ 5,001,671.34
C A Rasmussen, Inc.	$ 5,322,360.00
S Christensen Engineering Inc.	$ 5,454,052.55
Onyx Paving Co. Inc.	$ 5,767,000.00
Granite Construction Company	$ 5,820,000.00

Following a detailed review of the submitted bids and evaluation of contractor references, staff has determined that LCR Earthwork & Engineering, Corp. is the lowest responsive and responsible bidder. LCR Earthwork & Engineering, Corp., is recommended based on the contractor's demonstrated ability to successfully deliver similar roadway projects.

The project was bid with two components.

1) Base Bid- Pavement rehabilitation and/or reconstruction, signing and striping, pedestrian push button upgrades, and ADA curb ramp reconstruction.
2) Additive Alternate No. 1- Installation of conduit and junction boxes at the intersection of Maple Avenue and Main Street (south side) per Caltrans Standard Drawing.

Including Additive Alternate No. 1 for $22,000 in the award allows for installation of an additional conduit for future enhancement capacity while the road is being reconstructed. This would otherwise be installed with a future project resulting in greater cost due to trenching in the roadway and trench repair.

The Project has grant funding which requires Caltrans oversight for the construction phase. The recommended award includes a 14% contingency, which is a project specific Caltrans requirement. This contingency provides funding for potential change orders, and other

adjustments that may be required during construction, ensuring the project can be completed on schedule and in compliance with Caltrans standards.

Staff is recommending that Council award a contract to LCR Earthwork & Engineering, Corp. for the base bid amount of $4,880,678, Additive Alternative No. 1 of $22,000, and 14% contingency of $686,375 for a total contract amount of $5,589,053 for the Maple Street Improvement Project, C.O. No. 7169 project.

CITY GOAL SUPPORTED BY THIS ITEM

Capital Improvement – Continually evaluate capital improvement priorities.

FISCAL IMPACT

Funding for the Project is budgeted in, the FY 2025-26 Capital Improvement Program (CIP) under the Maple Avenue Street Improvement Project, C.O. No. 7169. Funding consists of a combination of Community Project Funding/Congressionally Directed Spending (CPFCDS) grant funds in the amount of $2,000,000, Road Maintenance and Rehabilitation Program (RMRA- Gas Tax) funding, and Measure I local funding.

Any additional funding needed to complete the Project, including construction management, labor compliance, inspections, and geotechnical services to ensure adherence with federal and Caltrans requirements, as well as remaining construction, will be allocated in the FY 2026-27 CIP budget.

ALTERNATIVE(S)

1. Do not award the construction contract.
2. Provide alternative direction to staff

ATTACHMENT(S)

1. Attachment 1- Notice of Exemption

Attachment 1

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: San Bernardino
222 W Hospitality Lane
San Bernardino, CA 92415

From: (Public Agency): City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345
(Address)

Project Title: Maple Avenue Street Improvement Project

Project Applicant: City of Hesperia

Project Location - Specific:

Approximately 3 miles along Maple Avenue from Main Streeet to Ranchero Road.

Project Location - City: Hesperia Project Location - County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the rehabilitation of an existing roadway consisting of an approximately 3-mile alignment along Maple Avenue. The project would improve traffic flow and enhance public safety. Further, the project would support current circulation and access and afford maintaining access during the ultimate improvement project. Construction is anticipated for approximalety 90 work days.

Name of Public Agency Approving Project: City of Hesperia

Name of Person or Agency Carrying Out Project: City of Hesperia

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 1 and Class 2
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed project would entail the rehabilitation of an existing roadway consisting of an approximately 3-mile alignment from Main Street to Ranchero Road. The project would follow the existing roadway alignment and does not propose widening or an increase in the number of lanes, consistent with CEQA Guidelines Section 15301 (Existing Facilities). Further, the proposed improvements would consist of the replacement and reconstruction of the existing roadway alignment, consistent with CEQA Guidelines 15302 (Replacement or Reconstruction). CEQA Guidelines Section 15300.2 identifies exceptions to the use of a categorical exemption; none of these apply to the proposed project.

Lead Agency
Contact Person: Dena Alcayaga Area Code/Telephone/Extension: 760-947-1405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Dena Alc Date: 4/7/26 Title: Assistant Project Manager

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

City of Hesperia
STAFF REPORT

DATE: April 21, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevedo, Director of Development Services
Eydee Jimenez, Economic Development Supervisor

SUBJECT: Proposed Hesperia Merchandise Store Program

RECOMMENDED ACTION

It is recommended that the City Council provide direction to staff on opportunities to implement a Hesperia Merchandise Store program.

BACKGROUND

At the September 2, 2025, City Council meeting, Council Member Ochoa requested to explore the creation of a merchandise store that would allow residents and visitors to purchase Hesperia-themed items such as hats, shirts, mugs, and similar products. These items would feature graphics and imagery that celebrate Hesperia's identity, animal care, local heritage, and sense of place in the Mojave River Valley. Accordingly, staff has prepared the following Hesperia Merchandise Program for City Council consideration.

ISSUES/ANALYSIS

Many cities offer local-themed merchandise for sale through online platforms or city hall. Common items include hats, shirts, sweatshirts, mugs, stickers, and other low-cost items that residents and visitors can purchase to express a connection to the community. Merchandise programs typically feature themes that are familiar to locals, such as nostalgic or historic landmarks (e.g. Route 66, Old School House, or Hesperia Hotel), local floral and fauna (e.g. Joshua Trees, coyotes, etc.), iconic structures (e.g. SuperAdobe homes, Swisher Center, Hesperia Lake Park), local or cultural references (e.g. "The Mesa", "Up the Hill", "Est. 1988"), or support of local services (e.g. Hesperia Animal Shelter).

These design themes foster a sense of connection and community identity similar to how sports fans wear team merchandise (or Scorpions or Sultans wear school merchandise) to show loyalty and camaraderie.

Store Front and Logistics: The proposed program will engage local artists to create fun, unique artwork reflecting local themes, history and seasonal events (e.g. America's 250th Birthday). Designs will be printed on various items, including hats, shirts, mugs, stickers, and more. These items will be marketed and sold online and displayed at City Hall with a QR code for online ordering.

Staff recommends using local and third-party vendors for the online storefront and for print-on-demand fulfillment. Under this model, vendors will manage printing, packaging, and shipping, thus minimizing City staff time and involvement in the supply chain and reducing financial risk.

The program would rely on original, non-official artwork and would not use the City seal or official logo unless expressly authorized by the City. Initially, to start the program, staff recommends using local graphic artists to launch the first series of designs. As the program grows, staff will engage the community for future design submittals and fun competitions and rotate designs for fresh new and seasonal looks.

Beneficiaries: Net proceeds from merchandise sales could benefit the Hesperia Animal Shelter through the High Desert Community Foundation, allowing customers to directly support animal care and welfare initiatives. Additional community programs may also be considered as beneficiaries, subject to City Council direction.

CITY GOALS SUPPORTED BY THIS ITEM

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

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

FISCAL IMPACT

The startup program costs, estimated at less than $5,000, would include graphic design services as well as online storefront setup and subscription fees; the City will not carry inventory costs. Should the City Council approve the program, related expenditures will be funded in the new FY 2026-27 budget.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None