

Silverwood - TTM 18955 Conditions of Approval								
<div><div>List of Conditions for TTR25-00002</div><div>Approval Date: November 18, 2025</div><div>Expiration Date: March 04, 2041</div><div>Effective Date: January 01, 2026</div></div> <div>Consideration of revised Tentative Tract Map (TTR25-00002) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A14-A16, A18, A28-A30, A37-38, A42-A43. The revised Tentative Tract Map (TTR25-00002) is being processed in conjunction with Specific Plan Amendment (SPLA25-00001) to change the land use designations for the following Planning Areas within the Tapestry Specific Plan (now referred to as the Silverwood Development): A14 from Low Density (minimum lot size 7,200 sq. ft.) to Low Medium Density (min. lot size 5,000 sq. ft.); A41 from Medium Density (min. lot size 2,900 sq. ft.) replace by A42 to Low Medium Density (min. lot size 5,000 sq. ft); and A10 from Park replace by A43 to Low Medium Density (min. lot size 5,000 sq. ft). Applicant: Silverwood Development.</div> <div>The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been met by the expiration date.</div>								
Dept	Condition Type	Page	Condition	Required Prior To:	In Compliance	Date Satisfied	Staff Member	Comments
PRIOR TO GROUND DISTURBANCE								
B	COA	6.2	DEMOLITION OF ON-SITE STRUCTURES (Mitigation Measure HAZ-1). Prior to implementing associated demolition operations, an evaluation of the potential occurrence of asbestos-containing materials (ACMs), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the “rock house” complex and applicable power pole transformers in accordance with Mitigation Measure HAZ-1. (B)	Ground Disturbance				
B	COA	6.4	PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)	Ground Disturbance				
B	COA	6.5	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)	Ground Disturbance				
E	COA	6.8	EROSION CONTROL. The developer and all contractors shall comply with the State’s Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State. (E)	Ground Disturbance				
E	COA	7.1	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.) which addresses the method of storm water run-off control during construction for each phase. (E)	Ground Disturbance				
F	COA	7.8	FUEL MODIFICATION ZONE. The project shall comply with the Fuel Modification Design Criteria report dated July 7, 2014. (F)	Ground Disturbance				
P	COA	9.4	LAND USE APPROVAL. Prior to nonresidential development, a Land Use Application shall be filed with the Planning Division for review and approval. (P)	Ground Disturbance				
PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS								
B	COA	1.1	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division. (B)	General				
E	COA	1.3	FINAL MAP. A Final Map shall be prepared by or under the direction of a registered Civil Engineer or licensed Land Surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)	General				
E	COA	1.4	PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Engineering Department for plan review. Improvement plans and applicable studies must be submitted as a complete submittal package. (E)	General				
E	COA	1.6	TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)	General				
E	COA	1.7	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading, building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E, B)	General				
E	COA	1.8	N.P.D.E.S. The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)	General				
E	COA	1.9	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction. (E)	General				
E	COA	3.10	GRADING PLAN. The Developer shall submit a grading plan with existing contours (mass grading contours) tied to an acceptable City benchmark. The grading plan shall indicate proposed development of streets and proposed development of retention basin(s) at a minimum. Site grading shall comply with recommendations provided in the approved soils report. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 10 feet in height. Grading Plans are subject to review by the City Engineer upon submittal of the Improvement Plans. (E) (E)	General				
E	COA	3.11	ON-SITE RETENTION. Retention basins shall be designed to accommodate both nuisance and storm water flows without accumulating standing water for a period longer than 48 hours. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access road. Side slopes shall not exceed 3:1. (E)	General				
E	COA	4.1	STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)	General				
E	COA		INTERIOR STREETS. The Developer shall design street improvements in accordance with the Silverwood approved Alignment Study, these conditions, and/or as amended and approved by the City Engineer. Street improvements shall include sidewalks/trails (per approved Alignment Study), applicable driveways, handicap ramps per city standards at all intersections except knuckles, roadway drainage devices, streetlights per City standards, and traffic control signs, striping and devices all as approved by the City Engineer. Streets that end into subsequent phases shall include emergency services turnarounds and interim posting and signage plan. Roadway pavement sections shall be determined based upon post grading R-value testing and traffic indices as shown on the approved Alignment Study, all as approved by the City Engineer. (E)	General				

E	COA	4.3	SECONDARY ACCESS. The Developer is responsible to provide and construct Secondary Access for each phase of the tract. The street improvement (26-foot Min paved section) is required for secondary access per City standards. The Developer shall provide the City with a circulation plan that identifies the best connection points to existing paved street frontages. Street improvements shall include roadway drainage devices, and traffic control signs, striping and devices all as approved by the City Engineer. Streets that end into subsequent phases shall include emergency services turnarounds and interim posting and signage plan. Roadway pavement sections shall be determined based upon post grading R-value testing and traffic indices as shown on the approved Alignment Study, all as approved by the City Engineer. (E)	General				
E	COA	4.4	UTILITY PLAN. Developer shall prepare utility service plans for water, recycled water, sewer, drainage, and private utility services. Utility plans shall be designed in accordance with City standards. Fire Fly automatic meter reader to be added on all meter connections. The Utility Service Plans shall provide for utilities required for parks and other sites, as applicable. (E)	General				
E	COA	4.5	UTILITIES. (E) During construction the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied, at which time the individual meters shall be set and activated per City standards.	General				
E	COA	4.6	WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards. At a minimum, water system shall be a looped system of 8" minimum P.V.C. water lines with hydrants as approved by City and County Fire. Pipeline in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct waterlines. The Developer shall prepare plans per City standards. (E) The Developer shall provide plan and profile per City standards. (E)	General				
E	COA	5.1	SEWER IMPROVEMENTS. Developer shall design sewer improvements in accordance with the approved Sewer Master Plan Study and City standards. The Developer shall provide the appropriate on-site sewer lines necessary to serve the project as approved by the City Engineer. A minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines are required within the project. Any sewer easements that are required will be a minimum of 15 feet in width on one lot unless it is shared with another utility, in which case 20 feet on one lot is required. The Developer shall prepare plans per City standards. (E)	General				
E	COA		RECYCLED WATER IMPROVEMENTS. The Developer shall design recycled water improvements in accordance with City standards. Components of the system shall be as determined by an approved Recycled Water System Master Plan. Pipeline in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct waterlines. The Developer shall prepare plans per City standards. (E)	General				
E	COA		TRACT SPECIFIC DRAINAGE HYDROLOGY STUDY. The Developer shall prepare a tract specific hydrology study for each phase of the project based on the approved Drainage Master Hydrology Study. Hydrology study shall be prepared in accordance with City and San Bernardino County Flood Control standards as directed by the Director of Development Services. The study shall include recommendations for conveying drainage through the project and required flood control retention basin volumes to ensure mitigation of all development drainage impacts. (E)	General				
E	COA	5.3	STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with the Tract Site Specific Hydrology Study and City standards. (E)	General				
E	COA	6.7	RETENTION AND DRAINAGE FACILITIES. The required retention basin(s) and other drainage facilities for each phase shall be designed and completed in accordance with City standards. Retention basins shall be designed to accommodate both nuisance and storm water flows without accumulating standing water for a period longer than 48 hours. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access road. Side slopes shall not exceed 3:1. (E, P)	General				
E	COA	10.4	GROUNDWATER RECHARGE. Storm drains and detention or retention measures shall be designed to assist groundwater recharge, and to minimize impact to downstream properties. All storm water facilities shall meet National Pollution Discharge Elimination Standards (NPDES) and local standards for the treatment of storm water prior to discharge into any natural wash or any storm drain system. (E)	General				
P	COA	2.2	COMPOSITE DEVELOPMENT PLAN (CDP). Four copies of a CDP shall be submitted in accordance with Chapter 17.20 of the Municipal Code. CDP notes to be delineated are referenced in Section 17.20.020(C). A minimum of three different floor plans shall be provided, each with a minimum of three different elevations. At least one single story plan shall be provided.	General				
PRIOR TO FINAL MAP RECORDATION								
P	COA	2.1	CONDITIONS, COVENANTS AND RESTRICTIONS. Conditions, Covenants and Restrictions (CC&Rs) shall be submitted for review and approval by the City prior to recordation. The CC&Rs shall contain the following provisions at a minimum:	Final Map Recordation				
E	COA	3.3	PRE-PAYMENT OF DEVELOPMENT IMPACT FEES. The Developer shall pre-pay \$12,000,000 of the street portion of the development impact fees prior to recordation of the first phase of the final map. (B)	Final Map Recordation				
E	COA	3.4	DEDICATION TO CITY FOR PUBLIC FACILITIES. All tentative maps shall provide that all roads, water, sewer, storm drain facilities and associated easements shall be dedicated to the City of Hesperia. Properties intended for parks, police, fire, schools and other public facilities must be dedicated to the City of Hesperia, the Hesperia Recreation and Park District or Hesperia Unified School District. (E)	Final Map Recordation				
E	COA	3.5	LETTERED LOTS. Lettered lots shall be dedicated to the City of Hesperia for drainage storm drain, retention basin, slope maintenance, and open space purposes. (E)	Final Map Recordation				
E	COA	3.6	IMPROVEMENT AGREEMENT/SURETY. The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts will be approved by the City Engineer. (E)	Final Map Recordation				
E	COA	3.7	DEDICATIONS. The Developer shall grant to the City of Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below. (E)	Final Map Recordation				
E	COA	3.8	INTERIOR STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the approved Alignment Study. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)	Final Map Recordation				
E	COA	3.9	COST ESTIMATE AND MATERIALS LIST. For each map phase, the Developer shall submit a cost estimate and materials list to the City Engineer for all off-site public improvements per City standards. (E)	Final Map Recordation				

E	COA	4.2	INTERIOR STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the approved Alignment Study. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)	Final Map Recordation				
E	COA	5.6	FIRE ACCESS. The development shall have a minimum of TWO points of vehicular access. These are for fire emergency equipment access and for evacuation routes. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. Multi Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. All Fire access shall comply with the Fire Protection Plan dated July 7, 2014. (F)	Final Map Recordation				
E	COA	5.7	WATER SYSTEM. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. (F)	Final Map Recordation				
E	COA	5.8	WATER SYSTEM-RESIDENTIAL. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than six hundred (600) feet apart (as measured along vehicular travel ways) and no more than three hundred (300) feet from any portion of a structure. Temporary fire water systems are not permitted. (F)	Final Map Recordation				
E	COA	5.9	FIRE TURNAROUND. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sacs shall not provide access for more than 22 lots. Roadways shall not exceed a 12% grade and shall have a minimum forty (40) foot turning radius. (F)	Final Map Recordation				
E	COA	5.10	EMERGENCY ACCESS. A minimum 26-foot wide all-weather emergency/evacuation access with gates and Knox boxes at each end shall be developed within Lots "UUU" and "ZZZ." This will provide a necessary connection between Streets "JJJ" and "RRRR" in accordance with San Bernardino County Fire Department standards. (F)	Final Map Recordation				
E	COA	5.11	AVIGATION EASEMENT. A portion of the project site is located within Safety Area C for Hesperia Airport as identified in the City's adopted Comprehensive Airport Land Use Plan. The developer shall record an Avigation Easement to Hesperia Airport as approved by the City Attorney. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation.	Final Map Recordation				
E	COA	6.1	CONCURRENCY PLAN. Prior to recordation of a final map for any phase, a concurrency plan shall be submitted to the City illustrating improvements outlined in the PFFP required to be constructed with that phase. The concurrency plan must be approved by the reviewing authority prior to issuance of permits for development within the associated phase.	Final Map Recordation				
P	COA	7.3	Approval of Improvement Plans	Final Map Recordation				
PRIOR TO BUILDING PERMIT								
B	COA	1.2	LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District for all parks three acres and larger (except view parks). The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (B)	Prior to Building Permit Issuance				
E	COA	7.2	RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino. €	Prior to Building Permit Issuance				
P	COA	9.5	LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees and completed landscape packet to the Building Division with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P, RPD)	Prior to Building Permit Issuance				
B	COA	6.3	ACOUSTIC STUDY (Mitigation Measure NOI-1). Prior to approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four lane roads within the Specific Plan area (including Phase 1), a site-specific interior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes for all single- and multi-family residences proposed for development in areas where exterior sound levels are projected to exceed 60 Community Noise Equivalent Level (CNEL). The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below in accordance with Mitigation Measure NOI-1. (P)	Prior to Building Permit Issuance				
B	COA	6.3	NOISE BARRIERS (Mitigation Measure NOI-3). Prior to approval of building permits for residential or park development along Rancho Las Flores Parkway, noise barriers shall be constructed that reduce exterior use area noise levels to City standards (below 65 CNEL) in accordance with Mitigation Measure NOI-3. (P)	Prior to Building Permit Issuance				
B	COA	6.6	CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)	Prior to Building Permit Issuance				
F	COA	7.5	COMBUSTIBLE PROTECTION. Prior to combustibles being placed on the project site, an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. (F)	Prior to Building Permit Issuance				
F	COA	7.6	FIRE SPRINKLER NFPA#13/13D/13R. Automatic fire sprinkler systems complying with NFPA Pamphlet #13/13D/13R and the Fire Department standards are required. The fire sprinkler contractor shall submit three (3) sets of plans (minimum 1/8" scale) and shall include hydraulic calculations and manufacturer's specification sheets. The required fees shall be paid at the time of plan submittal. (F)	Prior to Building Permit Issuance				

E	COA	4.7	INTERIOR STREETS- WATER. Interior water service shall be a looped system of 8" minimum P.V.C. water lines with hydrants at 660 foot intervals, including loops through the cul de sacs utilizing utility easements. Water mains in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile per City standards. (E)	Final Map Recordation				
E	COA	5.2	INTERIOR STREETS- SEWER. The Developer shall provide the appropriate sewer lines necessary to serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines within the tract. Any sewer easements that are required will be a minimum of 15 feet in width on one lot unless it is shared with another utility, in which case 20 feet on one lot is required. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct sewer line. The Developer shall provide plans and profiles per City standards. (E)	Final Map Recordation				
E	COA	5.4	INTERIOR STREETS- Storm Drain. The Developer shall provide the appropriate storm drains necessary to serve the project per the Master Drainage Study for the Tapestry Specific Plan and the City Engineer. (E)	Final Map Recordation				
PRIOR TO OCCUPANCY								
B	COA	10.1	HVAC CONDENSER NOISE ATTENUATION (Mitigation Measure NOI-4). Prior to issuance of Certificates of Occupancy for each development phase, attenuation of exterior heating, ventilation and air conditioning (HVAC) noise to levels to 55 dBA LEQ (for usable outdoor space) shall be ensured in accordance with Mitigation Measure NOI-4. (B)	Occupancy of Any Unit				
B	COA	10.3	RESOURCE AND ENERGY CONSERVATION. Water conserving appliances and energy-saving devices, including solar panels, shall be installed at all residences, as well as commercial, industrial and other related structures to minimize energy and water use in the project and shall be a condition of issuance of building permits in accordance with Section 7 of the Tapestry Specific Plan. Architectural standards shall be considered, but shall not be used to preclude the deployment of solar panels on buildings or structures within the Tapestry Specific Plan. (B)	Occupancy of Any Unit				
P/E/W S	COA	10.5	UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer or construct street improvements or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)	Occupancy of Any Unit				
E	COA	10.6	AS-BUILT PLANS. The Developer shall provide as-built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering / Water Sewer Departments. (E)	Occupancy of Any Unit				
E	COA	10.7	PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)	Occupancy of Any Unit				
F	COA	10.9	FIRE STATIONS (Mitigation Measure PUB-1). Prior to issuance of Certificates of Occupancy for each development phase, the applicant shall demonstrate to the satisfaction of the Fire Chief that fire service facilities existing at that time are adequate to enable the fire protection servers to achieve the City's response time goal of six minutes for the subject development phase and existing development in accordance with Mitigation Measure PUB-1. (F)	Occupancy of Any Unit				
F	COA	10.10	HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. (F)	Occupancy of Any Unit				
P	COA	10.11	LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees and completed landscape packet to the Building Division with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code and approved Landscape Design Guidelines. (P, RPD)	Occupancy of Any Unit				
P	COA	10.12	PARKS AND TRAILS. Parks as well as pedestrian, equestrian, and bicycle trails shall be designed and developed in accordance with the Specific Plan and constructed in accordance with the concurrency plan approved by the City of Hesperia and dedicated to the City or the City's designee. (P, RPD)	Occupancy of Any Unit				
P	COA	11.1	FENCING PLANS. A Low Masonry Wall with W.I. Fencing shall be constructed on private property along the boundary of the retention basins in accordance with Section 16.4.6 of the Tapestry Specific Plan (except along the boundary of the basin abutting private lots, where a six foot high split face masonry wall with decorative cap is required). Two complete sets of engineered construction plans for the required fencing shall be submitted to the Building and Safety counter. (P)	Occupancy of Any Unit				
P	COA	11.2	MASONRY WALLS AND FENCING. The required masonry walls and wrought iron fencing shall be completed in accordance with City standards. (P)	Occupancy of Any Unit				
B	COA	11.3	TRASH AND WASTE REDUCTION. Transfer stations associated with waste reduction facilities and programs shall be implemented to help meet countywide and statewide waste reduction and recycling objectives. The project shall implement procedures regarding construction debris in accordance with the City's Municipal Code, and shall utilize the City's franchised trash company. (B)	Occupancy of Any Unit				
ONGOING								
P	COA	2.3	INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)	Ongoing				
P	COA	3.1	SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 becoming effective (Tapestry Specific Plan). (P)	Ongoing				

P	COA	3.2	TAPESTRY SPECIFIC PLAN DEVELOPMENT REQUIREMENTS. Recordation or development within this tentative map is contingent upon compliance with all development requirements of the Tapestry Specific Plan, including but not limited to approval of the Development Agreement and a Public Facilities and Financing Plan. (E, P)	Ongoing				
E	COA	2.0	PLAN CHECK FEES. Developer shall provide the City with a security deposit in the amount as determined in the Deposit and Reimbursement Agreement for plan check services and staff time associated with the project as set forth in the terms of the Deposit and Reimbursement Agreement dated May 16, 2022. City shall bill the developer monthly for all costs incurred as listed under Section 2 of the Deposit and Reimbursement Agreement. (E)	Ongoing				
P	COA	7.4	MEDIUM DENSITY RESIDENTIAL LOTS. The Developer shall provide a site plan for review and approval for the development of any portion of Lots 25 and 26 of Tract 18989. (P)	Ongoing				
P	COA	7.9	SENSITIVE PLANT COMMUNITIES (Mitigation Measure BIO-2). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, or confirm the extent of, potential impacts of the action on sensitive vegetation communities. Mitigation for impacts to sensitive vegetation communities shall be provided in accordance with Mitigation Measure BIO-2, prior to the issuance of grading permits for each phase of development. (P)	Ongoing				
P	COA	7.10	JURISDICTIONAL DELINEATION (Mitigation Measure BIO-5). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct a jurisdictional delineation to identify Waters of the US (WUS) and Waters of the State (WS) in accordance with Mitigation Measure BIO-5. The results of the delineation shall be summarized in a Jurisdictional Delineation Report, subject to approval by the City, RWQCB, U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW). (P)	Ongoing				
P	COA	7.11	IMPACT MITIGATIONS FOR WATERS OF THE US AND WATERS OF THE STATE (Mitigation Measure BIO-6). Impacts upon Waters of the US and Waters of the State shall first be avoided and then minimized to the maximum extent practicable by the Project design. Where avoidance of these areas is not feasible, mitigation shall be provided in accordance with Mitigation Measure BIO-6 to the satisfaction of the City, USACE, CDFW, and/or RWQCB, as applicable. The types of mitigation required may include on-site protection, enhancement, restoration, establishment (creation) or a combination thereof. Mitigation shall be in-kind and in the same watershed as the impacts. (P)	Ongoing				
P	COA	7.12	LISTED PROTECTED PLANTS (Mitigation Measures BIO-8 thru 11). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects, a qualified biologist shall conduct surveys during the appropriate season(s) to identify special status plant species locations and numbers within the subject phase of development in accordance with Mitigation Measures BIO-8 thru 11. The results of the surveys shall be summarized in a report, subject to approval by the City. (P)	Ongoing				
P	COA	8.1	NONLISTED PROTECTED PLANTS (Mitigation Measure BIO-9). Impacts to non-listed, special status plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeded (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan in accordance with Mitigation Measure BIO-9. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase. (P)	Ongoing				
P	COA	8.2	PRE-CONSTRUCTION SURVEY (Mitigation Measures BIO-12 and 13). A pre-construction survey for the burrowing owl shall be conducted by a City-approved and licensed biologist, no more than 30 days prior to ground disturbance, consistent with Mitigation Measures BIO-12 and 13. Further, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the burrowing owl (Athene cunicularia; BUOW) for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be submitted to the City prior to issuance of the grading permit for each phase. (P)	Ongoing				
P	COA	8.3	AVIAN BREEDING SURVEY (Mitigation Measure BIO-18). It is anticipated that vegetation clearing shall generally be scheduled to take place outside of the general avian breeding season (which generally occurs from February through August). Tree removal/trimming shall generally be scheduled to take place outside the raptor breeding season (which generally occurs from January through August). Each phase of development will be subject to the specific date restrictions in use by the City at the time grading permits for that phase are issued. If vegetation clearing and/or tree removal/trimming cannot occur outside the general avian and raptor breeding seasons, then a pre-construction survey for avian nesting shall be conducted by a qualified biologist within seven calendar days prior to construction. A report summarizing the survey results shall be submitted to the City prior to the initiation of grading activities. (P)	Ongoing				
P	COA	8.4	CULTURAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-1 thru 8). Prior to issuance of grading permits for each Project phase beyond Phase 1, any historical or archaeological resources identified within the area covered by the TTM that cannot feasibly be preserved in place shall be evaluated for listing on the CRHR in accordance with Mitigation Measures 1 thru 8. To obtain sufficient data to assess the significance and integrity of the affected cultural resources, a cultural resources evaluation program shall be completed by a qualified cultural resources management professional. The evaluation program will include the development of an appropriate research design and methodological approach to evaluate all known historical and archaeological resources that have the potential to be impacted by development. The findings of the cultural resources evaluation program shall be presented in a technical report to be submitted to the City for review and approval. (P)	Ongoing				
P	COA	8.5	CULTURAL RESOURCES UNANTICIPATED DISCOVERY PROTOCOL (Mitigation Measure CUL-7). The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP in accordance with Mitigation Measure CUL-7. (P)	Ongoing				

P	COA	8.6	CULTURAL RESOURCES TRAINING (Mitigation Measure CUL-9). Prior to the onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area in accordance with Mitigation Measure CUL-9. The training shall identify the procedures to be followed should cultural or paleontological resources be encountered during construction as well as the penalties for unauthorized collection of artifacts or fossils and the need to temporarily redirect work away from the location of any unanticipated discovery of archaeological or paleontological resource until it is recorded and adequately documented and treated by a qualified professional. (P)	Ongoing				
P	COA	9.1	PALEONTOLOGICAL RESOURCES FIELD SURVEY (Mitigation Measure CUL-10). Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources (Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the TTM. (P)	Ongoing				
P	COA	9.2	PALEONTOLOGICAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-11 thru 13). Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) in accordance with Mitigation Measures CUL-11 thru 13. The developer shall also provide evidence to the City that a qualified paleontologist has been retained to observe grading activities and to salvage and catalog fossils. The paleontologist shall be present at the pre-construction meeting, shall establish procedures for paleontological resource surveillance and shall also establish procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. (P)	Ongoing				
P	COA	9.3	DISCOVERY OF HUMAN REMAINS (Mitigation Measure CUL-14). In the event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted in accordance with Mitigation Measure CUL-14. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been completed. (P)	Ongoing				
P	COA	9.6	STATE AND FEDERAL APPROVALS. The Developer shall obtain all necessary state and federal permits, approvals and other entitlements, where applicable, prior to each phase of the development of the project. (P)	Ongoing				
E/P	COA	11.4	VALIDATION OF TRAFFIC IMPACT ANALYSIS. The Traffic Impact Analysis (TIA) shall be reviewed and validated prior to issuance of building permits for the 1st unit within Phase 1 and the project conditions of approval shall be adjusted accordingly. The TIA shall be revalidated for each additional 10% of the units within the project in order to prioritize and require construction of infrastructure improvements. Prior to development within subsequent phases, the TIA shall be validated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan. (E, P)	Ongoing				
E/P	COA	11.6	STREET AND HIGHWAY FUNDING AND IMPROVEMENTS. The number of units that may be permitted at any given time shall be conditioned on the construction of the required improvements to the Hesperia Street network, including Ranchero Road or other alternative routes which are determined by the City to be needed to accommodate the increased volume of circulation to be generated by the development and to the construction of other required infrastructure and public or community facilities needed to support the proposed units. These required improvements shall be substantiated by the traffic impact analysis and any subsequent validations as the project is developed. (E,	Ongoing				
P	COA	11.7	OFF-ROAD VEHICLE USE PROHIBITED. Recreational all-terrain vehicle use shall be prohibited throughout the project area. (P)	Ongoing				
P	COA	11.8	WOOD BURNING FIREPLACES/OPEN BURNING. Open burning will be restricted or prohibited within the project area. Fireplaces shall not be designed to burn wood. Fireplaces using natural gas or pellet stoves are permitted. (P)	Ongoing				