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

Meeting Agenda

Tuesday, December 2, 2025

No Closed Session
Regular Meeting - 6:30 PM

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

City Council Members

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

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

Please join us for refreshments immediately following the council meeting to honor the outgoing and incoming Mayor.

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1026. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1026 up to 5:30 pm on the day of the scheduled meeting. City Council meetings may be viewed live or after the event on the City's website at www.cityofhesperia.us.

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

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

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

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

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

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

NO CLOSED SESSION

CALL TO ORDER - 6:30 PM

A. **Invocation**

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

C. **Roll Call**

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

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

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

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation to outgoing Mayor Allison Lee by Mayor Pro Tem Cameron Gregg.

COUNCIL/BOARD REORGANIZATION

1. Page 7

Election of Officers:

A. Selection of the Mayor/Chair to serve for the City Council, Successor Agency to the Hesperia Community Redevelopment Agency, Community Development Commission, Housing Authority, Hesperia Fire Protection District and Hesperia Water District (term to expire at the first regular meeting held in December 2026).

B. Selection of the Mayor Pro Tem/Vice Chair to serve for the City Council, Successor Agency to the Hesperia Community Redevelopment Agency, Community Development Commission, Housing Authority, Hesperia Fire Protection District and Hesperia Water District (term to expire at the first regular meeting held in December 2026).

Staff Person: Assistant City Clerk Jessica Giber

Attachments: SR Council/Board Reorganization 12-2-2025

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

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

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

JOINT CONSENT CALENDAR

1. Page 9

Consideration of the Draft Minutes from the Special Meeting held Tuesday, November 18, 2025.

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Special meeting held Tuesday, November 18, 2025.

Staff Person: Assistant City Clerk Jessica Giber

Attachments: Draft CC Min 2025-11-18

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 12-2-2025

Attachment 1 - Warrant Run

3. Page 17 2025-26 Statement of Investment Policy

Recommended Action:

It is recommended that the Council/Board/Commission adopt Joint Resolution No. 2025-49, Successor Agency to the Hesperia Community Redevelopment Agency Resolution No.
SA 2025-02, Hesperia Housing Authority Resolution No. HHA 2025-07, Community Development Commission Resolution No. CDC 2025-01, Hesperia Fire Protection District Resolution No. HFPD 2025-04, and Hesperia Water District Resolution No. HWD 2025-16, approving the Fiscal Year 2025-26 Statement of Investment Policy.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Statement of Investment Policy 12-2-2025

Attachment 1 - Statement of Investment Policy for FY 25-26 (clean)

Attachment 2 - Statement of Investment Policy for FY 25-26 (track changes)

Joint Resolution 2025-49

4. Page 55 Annual 2026-27 Recognized Obligation Payment Schedule

Recommended Action:

It is recommended that the Successor Agency adopt Resolution No. SA 2025-01, approving the Annual 2026-27 Recognized Obligation Payment Schedule (ROPS), including the Successor Agency's FY 2026-27 Administrative Budget, and authorizing staff to present the ROPS to the Oversight Board for its consideration and approval.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Recognized Obligation Payment Schedule 12-2-2025

Resolution SA 2025-01

Attachment 2 - Exhibit A Annual ROPS 2026-27

Attachment 3 - Exhibit B FY 2026-27 Administrative Budget

5. Page 65 Consideration of Ji Vel Relief Services Veterinary Contract

Recommended Action:

It is recommended that the City Council authorize the City Manager to approve a one-year contract with Ji Vel Relief Veterinary Services in the not-to-exceed amount of $197,000, and to approve a one-year contract for Spay and Neuter, telemedicine, vaccination clinics, and premise permit services.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Ji Vel Relief Services Veterinary Contract 12-2-2025

CONSENT ORDINANCES

WAIVE READING OF ORDINANCES

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

6. Page 67 Adoption of Ordinance No. 2025-08 adopting the 2025 California Building Codes

Recommended Action:

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

Staff Person: Building Official Andrew Lemke

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

Ordinance 2025-08

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

7. Page 77 Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood).

Recommended Action:

Place on second reading and adopt by title waiving the text of Ordinance No. 2025-09 and Resolution No. 2025-44, approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002), to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan (referred to as Silverwood) and to make modifications to the lot layout for multiple Planning Areas under TTM No.18955.

Staff Person: Senior Planner Edgar Gonzalez

Attachments: SR Specific Plan Amendment & Revised Tentative Tract Map 11-18-2025

Attachment 1 - Amended Land Uses

Attachment 2 - Silverwood Phase 1 (A, B & C) Map for reference

Attachment 3 - Revised TTM No. 18955

Ordinance 2025-09

Resolution 2025-44

Attachment 6 - Exhibit A Conditions of Approval

NEW BUSINESS

8. Page 107

Establishment of the Highway 395 Waterline Relocation Project as a Capital Improvement Project (CIP) and Appropriating of Funding for Waterline Upsizing

Recommended Action:

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

1. Adopt Joint Resolution No. 2025-50 and Hesperia Water District Resolution No. 2025-17 amending the Fiscal Year (FY) 2025-26 Capital Improvement Budget by appropriating $250,000 to Water Capital Fund 701 (Fund 701); and
2. Approve the establishment of the Highway 395 Waterline Relocation Project as a Capital Improvement Project (CIP).

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

Attachments: SR HWY 395 Water Relocation and Upsizing 12-2-2025

Joint Resolution 2025-50

9. Page 111

Traffic Cabinets Wrap Discussion

Recommendation Action:

It is recommended that the City Council provide direction to staff on opportunities to implement a traffic cabinet wrap program throughout the city.

Staff Person: Public Relations Analyst Kelly Brady

Attachments: SR Traffic Cabinets Wrap Discussion 12-2-2025

Attachment 1 - Hesperia Traffic Signals

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 Wednesday, November 26, 2025 at 5:30 p.m. pursuant to California Government Code §54954.2.

____

Jessica Giber,
Assistant City Clerk

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

REFRESHMENTS

Meeting attendees are invited to join us in the lobby after the meeting to honor the outgoing and incoming Mayor.

City of Hesperia
STAFF REPORT

DATE:	December 2, 2025
TO:	Mayor and Council Members
FROM:	Rachel Molina, City Manager
BY:	Melinda Sayre, Deputy City Manager/City Clerk Jessica Giber, Assistant City Clerk
SUBJECT:	Council/Board Reorganization

RECOMMENDED ACTION

It is recommended the City Council/Subsidiary Boards select their Mayor/Chair and Mayor Pro Tem/Vice Chair to serve for one year.

BACKGROUND

CA Government Code requires the installation of the Mayor and Mayor Pro Tempore at the first meeting in December. In March of 2010, the Council adopted the City Council Procedures Manual which outlined guidelines for the annual reorganization of the Council and set the term of office for the Mayor/Chair and Mayor Pro Tem/Vice Chair for one year following nomination.

ISSUES/ANALYSIS

The recommended action is in compliance with the Government Code requirements and the City Council adopted Council Procedures Manual.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

There is no fiscal impact associated with this item.

ALTERNATIVE(S)

1. Provide alternative direction to staff (Include alternatives if appropriate. This one should be last).

ATTACHMENT(S)

None

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City of Hesperia
Meeting Minutes – Draft
City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, November 18, 2025 **6:30 PM**

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

CLOSED SESSION – 5:15PM

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

1.One (1) Case

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

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

Conference with Labor Negotiator
Government Code Section 54957.6

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

CALL TO ORDER - 6:30 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

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

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

ANNOUNCEMENTS/PRESENTATIONS

1.Presentation to Cedar Middle School Teacher Sarah Allsman for coordinating a project for her students to support veterans through writing letters.

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

The following people commented:
Resident via voicemail
Bob Nelson
Frank Mitchell, III and Santos Lopez Jr.
Gina Whelan

JOINT CONSENT CALENDAR

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

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

Nay: 0

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

Recommended Action:

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

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. Treasurer’s Cash Report for the unaudited period ended September 30, 2025

Recommended Action:

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

__Sponsors:__ Assistant City Manager Casey Brooksher

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

Recommended Action:

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

__Sponsors:__ Building Official Andrew Lemke

5. One-Year Maintenance and Licensing Agreement with Xentegra

Recommended Action:

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

__Sponsors:__ Deputy Human Resources/Information Technology Director Rita Perez

PUBLIC HEARING

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

Recommended Action:

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

__Sponsors:__ Building Official Andrew Lemke

A motion was made by Ochoa, seconded by Bennington, that item 6 be approved. The motion carried by the following vote:

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

Nay: 0

7. Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood).

Recommended Action:

It is recommended that the City Council introduce and place on first reading Ordinance No. 2025-09 and Resolution No. 2025-44, approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002), to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan (referred to as Silverwood) and to make modifications to the lot layout for multiple Planning Areas under TTM No.18955.

Sponsors: Senior Planner Edgar Gonzalez

A motion was made by Gregg, seconded by Pullen, that item 7 be approved. The motion carried by the following vote:

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

Nay: 0

NEW BUSINESS

8. Fiscal Year 2025-26 First Quarter Budget Review

Recommended Action:

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

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

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

Sponsors: Assistant City Manager Casey Brooksher

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

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

Nay: 0

9. Food Bank Donation Discussion

Recommended Action:

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

Sponsors: Assistant to the City Manager Tammy Pelayes

Robert Davie commented on this item.

A substitute motion was made by Gregg, seconded by Lee, to direct staff to bring back a staff report as well as a plan for the expenditure of funds in emergency circumstances or contingency circumstances related to food banks, government shutdowns and other types of emergencies. The motion carried by the following vote:

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

Nay: 0

A motion was made by Ochoa to fund $10,000 to Holy Family Food Bank. The motion failed for a lack of a second.

COUNCIL COMMITTEE REPORTS AND COMMENTS

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

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

No comments

ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

Jessica Giber, Assistant City Clerk

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DATE: December 2, 2025

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

FROM: Rachel Molina, City Manager

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

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

RECOMMENDED ACTION

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

BACKGROUND

The Warrant Run totals represented below are for the period October 25, 2025 through November 7, 2025.

Agency/District	Accounts Payable	Payroll	Wires	Totals
City of Hesperia	$464,217.36	$317,156.86	$0.00	$781,374.22
Successor Agency	0.00	0.00	0.00	0.00
Housing Authority	0.00	159.89	0.00	159.89
Community Development Commission	0.00	0.00	0.00	0.00
Water	581,096.81	161,235.53	0.00	742,332.34
Totals	$1,045,314.17	$478,552.28	$0.00	$1,523,866.45

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

ATTACHMENT(S)

1. Warrant Runs

City of Hesperia
WARRANT RUNS
10/25/2025-11/7/2025

Attachment 1

FUND #	FUND NAME	W/E 10/31/2025	W/E 11/7/2025	WARRANT TOTALS	Wires	YEAR-TO DATE TOTALS *	PRIOR FY YTD DATE TOTALS
Accounts Payable							
100	GENERAL	$ 119,942.76	$ 39,342.59	$ 159,285.35	$ -	$ 14,917,303.07	$ 14,951,490.11
105	PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ -
106	OPEB TRUST	$ -	$ -	$ -	$ -	$ -	$ -
110	SILVERWOOD	$ -	$ -	$ -	$ -	$ 56,192.50	$ 9,684.16
200	HESPERIA FIRE DISTRICT	$ -	$ -	$ -	$ -	$ -	$ -
204	MEASURE I - RENEWAL	$ 2,700.00	$ 33,674.36	$ 36,374.36	$ -	$ 393,752.63	$ 13,687.41
207	LOCAL TRANSPORT-SB 325	$ -	$ -	$ -	$ -	$ -	$ -
209	GAS TAX-RMRA	$ -	$ -	$ -	$ -	$ 1,976.49	$ -
210	HFPD (PERS)	$ -	$ -	$ -	$ -	$ 1,896,318.00	$ 1,755,819.00
241	CFD 2021-1 Resid Maint. & Serv	$ -	$ -	$ -	$ -	$ 1,265.00	$ 640.00
242	CFD 2022-1 Non-Resd Maint & Serv	$ -	$ -	$ -	$ -	$ 1,913.00	$ 640.00
243	CFD 2023-1 Silverwood Maint	$ -	$ -	$ -	$ -	$ 1,992.00	$ 640.00
251	CDBG	$ 14,060.60	$ 8,521.50	$ 22,582.10	$ -	$ 306,499.94	$ 2,668,922.09
254	AB2766 - TRANSIT	$ -	$ -	$ -	$ -	$ -	$ -
255	AB3229 SUPPLEMENTAL LAW	$ -	$ -	$ -	$ -	$ -	$ -
256	ENVIRONMENTAL PROGRAMS GRANT	$ 31.62	$ 40.00	$ 71.62	$ -	$ 24,217.72	$ 19,422.51
262	SB 1383 LOCAL ASSISTANCE GRANT	$ -	$ -	$ -	$ -	$ 108,487.08	$ -
263	STREETS MAINTENANCE	$ 31,281.48	$ 7,709.65	$ 38,991.13	$ -	$ 736,524.86	$ 687,552.37
300	DEV. IMPACT FEES - STREET	$ -	$ -	$ -	$ -	$ -	$ 34,379.75
301	DEV. IMPACT FEES - STORM DRAIN	$ -	$ 13,002.20	$ 13,002.20	$ -	$ 16,725.82	$ 10,000.00
306	DEV. IMPACT FEES - 2018-STREETS	$ -	$ -	$ -	$ -	$ 342,406.89	$ 849,790.45
307	DIF 2018-DRAINAGE FACILITIES	$ -	$ -	$ -	$ -	$ 26,353.00	$ -
309	DIF 2018-CITY HALL FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -
312	DIF 2018-POLICE FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -
313	DIF A-04 DRAINAGE	$ -	$ -	$ -	$ -	$ -	$ 498.79
402	WATER RIGHTS ACQUISITION	$ -	$ -	$ -	$ -	$ 1,125,308.97	$ 1,664,308.80
403	2013 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ -	$ -
404	2023 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ 574,779.98	$ -
504	CITY WIDE STREETS - CIP	$ -	$ -	$ -	$ -	$ 242,480.81	$ 2,603,732.05
509	CITY FACILITIES CIP	$ -	$ -	$ -	$ -	$ -	$ -
800	EMPLOYEE BENEFITS	$ 29,771.05	$ 161,837.79	$ 191,608.84	$ -	$ 3,635,730.80	$ 3,452,954.62
801	TRUST/AGENCY	$ 400.00	$ 1,901.76	$ 2,301.76	$ -	$ 1,005,126.59	$ 521,963.01
802	AD 91-1 AGENCY	$ -	$ -	$ -	$ -	$ -	$ -
804	TRUST-INTEREST BEARING	$ -	$ -	$ -	$ -	$ 1,113.10	$ 41,105.51
807	CFD 2005-1	$ -	$ -	$ -	$ -	$ 1,154,368.67	$ 1,029,920.47
808	HFPD (TRANSITION)	$ -	$ -	$ -	$ -	$ 335,635.00	$ 317,435.02
815	PLAN REVIEW TRUST - FRONTIER	$ -	$ -	$ -	$ -	$ -	$ -
	CITY	$ 198,187.51	$ 266,029.85	$ 464,217.36	$ -	$ 26,906,471.92	$ 30,634,586.12
163	REDEVELOP OBLIG RETIREMENT-2018	$ -	$ -	$ -	$ -	$ 6,784,043.96	$ 7,922,197.73
	SUCCESSOR AGENCY	$ -	$ -	$ -	$ -	$ 6,784,043.96	$ 7,922,197.73
370	HOUSING AUTHORITY	$ -	$ -	$ -	$ -	$ 6,579.77	$ 7,073.81
	HOUSING AUTHORITY	$ -	$ -	$ -	$ -	$ 6,579.77	$ 7,073.81
170	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -
	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -
700	WATER OPERATING	$ 18,285.45	$ 66,113.13	$ 84,398.58	$ -	$ 13,050,089.62	$ 4,500,945.02
703	WATER CAPITAL REHAB AND REPLACE	$ -	$ -	$ -	$ -	$ 206,832.53	$ -
705	WATER PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ 750,000.00
701	WATER CAPITAL	$ -	$ -	$ -	$ -	$ 1,006,589.00	$ 16,473.00
710	SEWER OPERATING	$ 470,313.41	$ 1,078.11	$ 471,391.52	$ -	$ 7,968,085.12	$ 2,291,680.69
711	SEWER CAPITAL	$ 23,720.00	$ -	$ 23,720.00	$ -	$ 840,646.65	$ 1,067,627.44
720	RECLAIMED WATER OPERATIONS	$ 1,586.71	$ -	$ 1,586.71	$ -	$ 16,268.62	$ 29,163.00
	WATER	$ 513,905.57	$ 67,191.24	$ 581,096.81	$ -	$ 23,088,511.54	$ 8,655,889.15
	ACCOUNTS PAYABLE TOTAL	$ 712,093.08	$ 333,221.09	$ 1,045,314.17	$ -	$ 56,785,607.19	$ 47,219,746.81
REG. PAYROLL							
	City	$ -	$ 317,156.86	$ 317,156.86	$ -	$ 2,896,318.11	$ 2,819,335.74
	Housing Authority	$ -	$ 159.89	$ 159.89	$ -	$ 1,443.45	$ 2,029.21
	Water	$ -	$ 161,235.53	$ 161,235.53	$ -	$ 1,450,857.59	$ 1,357,548.80
	PAYROLL TOTAL	$ -	$ 478,552.28	$ 478,552.28	$ -	$ 4,348,619.15	$ 4,178,913.75

City of Hesperia
STAFF REPORT

DATE: December 2, 2025

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

FROM: Rachel Molina, City Manager

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

SUBJECT: 2025-26 Statement of Investment Policy

RECOMMENDED ACTION

It is recommended that the Council/Board/Commission adopt Joint Resolution No. 2025-49, Successor Agency to the Hesperia Community Redevelopment Agency Resolution No. SA 2025-02, Hesperia Housing Authority Resolution No. HHA 2025-07, Community Development Commission Resolution No. CDC 2025-01, Hesperia Fire Protection District Resolution No. HFPD 2025-04, and Hesperia Water District Resolution No. HWD 2025-16, approving the Fiscal Year 2025-26 Statement of Investment Policy.

BACKGROUND

The City Treasurer is authorized to invest public funds in accordance with California Government Code (CGC) Sections 53600 et seq. and 5922(d). The Statement of Investment Policy (Policy) that guides the investment activity of the City, Successor Agency to the Hesperia Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, Fire District, and Water District was adopted by the City Council consistent with CGC Section 53646, and any changes to the Policy are considered by the Council on an annual basis. The external auditors of the Council/Agency/Authority/Commission/Districts also review the Statement of Investment Policy during the annual financial audit process.

ISSUES/ANALYSIS

During the past year, all funds under the control of the City Treasurer that were not required for the immediate cash flow needs of the City, or were otherwise invested in accordance with bond indentures and trust agreements, were placed with the State Local Agency Investment Fund (LAIF). The quarterly interest rates on funds invested with LAIF for the last four fiscal years are provided on the following page.

Interest Rate	September	December	March	June	Annual Averages
Fiscal Year 2021-22	0.24%	0.23%	0.32%	0.75%	0.39%
Fiscal Year 2022-23	1.35%	2.07%	2.74%	3.15%	2.33%
Fiscal Year 2023-24	3.59%	4.00%	4.30%	4.55%	4.11%
Fiscal Year 2024-25	4.71%	4.62%	4.48%	4.40%	4.55%

Fiscal Year (FY) 2024-25 LAIF interest rates had a similar rate of return compared to short-term investments (three-month maturity) of similar safety rating as demonstrated in the following chart provided from the Federal Reserve:

US Government Securities Rate of Interest with a three - month maturity per the Federal Reserve System

Interest Rate	September	December	March	June	Federal Annual Averages
Fiscal Year 2021-22	0.05%	0.05%	0.31%	1.11%	0.38%
Fiscal Year 2022-23	2.75%	4.19%	4.78%	5.27%	4.25%
Fiscal Year 2023-24	5.54%	5.52%	5.45%	5.47%	5.50%
Fiscal Year 2024-25	5.23%	4.58%	4.34%	4.44%	4.65%

An advantage of investing in LAIF is that the funds are available same day, based upon the cash management needs of the City. LAIF is part of the Pooled Money Investment Account that was created by statue and is governed by a five-member board, which is chaired by the State Treasurer. Under Government Code Section 16429.3, funds deposited are precluded from being transferred or seized by any State agency. The FY 2025-26 Budget contains an estimated average interest rate of 4.0%. Due to grant and reimbursement-funded construction projects included in the FY 2025-26 Budget, such as the Ranchero Road Widening and Aqueduct Crossing projects, the ability to draw funds same day (free of penalties) for payment of peak cash flow obligations is important in the City's ability to effectively manage cash for City operations. For this reason, continued investments with LAIF is recommended, as the City's ability to withdraw immediately available funds is essential.

Consistent with Government Code 53600.5, the City's primary objective is to safeguard the principal of the funds under its control, with a secondary objective of meeting the liquidity needs of the organization, and a tertiary objective of achieving return on invested funds. As such, during FY 2025-26, staff will continue to monitor LAIF performance, while also evaluating the potential incorporation of other investment options that may offer higher yields, without compromising on safety and liquidity. Potential viable options that can maintain safety and liquidity, along with enhancing return will be presented to the City Council in the future for consideration.

The Association of Public Treasurers of the United States and Canada Model Investment Policy, as well as the California Local Agency Investment Guidelines, were models used to guide the Policy. Further, the *2025 Local Agency Investment Guidelines* (LAIG), as presented by the California Debt and Investment Advisory Commission, have been reviewed in order to identify statutory changes arising from the 2024 Legislative session for inclusion in the annual update to the Policy. The summary of statutory changes referenced Chapter 239, Statues of 2024 (AB 2618) which amended Government Code section 53601.8 to extend the date of the current portfolio concentration limit of 50% for surplus funds that local agencies invest in depository institutions that use a private sector entity to assist in the placement of deposits until January 1,

2031. On January 1, 2031, the provisions of the bill would return the portfolio limitations of cities, districts, and agencies back to 30% of the agency's surplus funds. In addition, the amended code section also requires the California Debt and Investment Advisory Commission on or before January 1, 2030, to submit a report to the Legislature on the deposit of funds by local agencies. These changes did not impact the City's investment policy.

Since there were no relevant changes as referenced above, the dates referenced in the Policy have been updated to reflect that the Policy has been reviewed for any potential impact in statutory changes. The date changes to the Policy are as shown in a "track changes" version (Attachment 2) of the draft Statement of Investment Policy for Fiscal Year (FY) 2025-26. The date changes have also been included in the "clean" version (Attachment 1) of the FY 2025-26 Policy and are recommended for approval.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

Adoption of the Statement of Investment Policy has no direct financial impact on the City's Budget.

ALTERNATIVE(S)

1. Failure to adopt an update to the Statement of Investment Policy could result in an audit exception, as the Policy indicates the need for an annual review and approval by the City Council.
2. Provide alternative direction to staff.

ATTACHMENT(S)

1. Statement of Investment Policy for FY 2025-26 (clean)
2. Statement of Investment Policy for FY 2025-26 (track changes)
3. Joint Resolution No. 2025-49, SA 2025-02, HHA 2025-07, CDC 2025-01, HFPD 2025-04, and HWD 2025-16

Attachment #1

City of Hesperia

STATEMENT
OF
INVESTMENT
POLICY

FISCAL YEAR 2025-26

HESPERIA
1988

TABLE OF CONTENTS

I. POLICY 1
II. SCOPE 1
III. PRUDENCE 1
IV. OBJECTIVE 2
V. MAXIMUM MATURITIES 3
VI. PERFORMANCE STANDARDS 3
VII. DELEGATION AND GRANTS OF AUTHORITY 3
VIII. INVESTMENT COMMITTEE 3
IX. ETHICS AND CONFLICT OF INTEREST 4
X. SAFEKEEPING AND CUSTODY AGREEMENTS 4
XI. INTERNAL CONTROLS 4
XII. FINANCIAL REPORTING 4
XIII. AUTHORIZED FINANCIAL DEALERS & INSTITUTIONS 5
XIV. COLLATERAL REQUIREMENTS 5
XV. AUTHORIZED AND ACCEPTABLE INVESTMENTS 5
XVI. PROHIBITED INVESTMENTS 10
XVII. LEGISLATIVE CHANGES 10
XVIII. INTEREST EARNINGS 10
XIX. LIMITING MARKET VALUE EROSION 10
XX. PORTFOLIO MANAGEMENT ACTIVITY 11
XXI. INVESTMENT POLICY REVIEW 11
XXII. INDEMNIFICATION OF INVESTMENT OFFICIALS 12
GLOSSARY 13

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

I. POLICY

This Statement of Investment Policy while conforming to all applicable statutes at the time of adoption is intended to provide guidelines under the “prudent investor” rule, for the investment of public funds, and outline the policies for maximizing the effectiveness and efficiency of Hesperia’s cash management system. The goal is twofold: one is to enhance the economic status of Hesperia while preserving its capital resources; the second is to provide guidelines for authorized investments.

II. SCOPE

The City Treasurer is authorized to invest public funds in accordance with California Government Code (CGC) Sections 53600 et seq. and 5922 (d). This investment policy applies to all financial assets and investment activities of the City of Hesperia and includes, but is not limited to, the following funds:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Agency Fund
- Any new fund, unless specifically exempted

This policy, however, specifically excludes employees’ retirement, pension and deferred compensation funds. Additionally, moneys held by a trustee or fiscal agent shall be governed by CGC Sections 53601 (m) and 5922 (d).

III. PRUDENCE

All moneys entrusted to the City Treasurer will be pooled in an actively managed portfolio. The City of Hesperia shall participate in standards within the content of the Standard as set forth in CGC Section 53600.3 which states in part:

“When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, a trustee shall act with care; skill and prudence and diligence under the circumstances then prevailing, that a prudent investor acting in like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims to safeguard the principal and maintain the liquidity needs of the agency.”

Section 53600.3 of the government code declares each person, treasurer, or governing body authorized to make investment decisions on behalf of local agencies to be a *trustee,* and therefore, a *fiduciary* subject to the *prudent investor standard*. These persons shall act with care, skill and diligence under the circumstances then prevailing when investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing funds. Section 53600.5 further stipulates that the primary objective of any person investing funds is to safeguard principal; secondly, to meet liquidity needs; and lastly, to achieve a return or yield on invested funds.

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

IV. OBJECTIVE

The City's treasury management system is designed to monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest yield available, while investments meet the criteria established for safety, liquidity, and yield, in that order of priority.

A. SAFETY

Safety of principal is the foremost objective of the City of Hesperia. Each investment transaction shall seek to ensure capital losses are avoided, whether from securities default, rating downgrades, broker-dealer defaults, or erosion of market value. The City of Hesperia shall seek the preservation of capital by mitigating two types of risk: credit risk and market risk.

1. Credit risk is the risk of loss due to failure of the issuer and is mitigated by investing in safe securities, and diversifying the investment portfolio so the failure of any one issuer would not materially affect the cash flow of the City.
2. Market risk is the risk of market value fluctuations due to changes in the general level of interest rates, and shall be mitigated by limiting the average maturity of the City's investment portfolio to three and one-half years, and the maximum maturity of any one security to five years. Market risk shall also be mitigated by structuring the portfolio so maturing securities match cash outflows, eliminating the need to sell securities prior to their maturity, and to avoid taking positions in securities for the purpose of selling those securities within a short period of time in order to realize a short term profit. It is recognized that within a diversified portfolio, occasional measured losses are inevitable, and must be considered within the context of the overall return on the investment.

B. LIQUIDITY

The City of Hesperia's investment portfolio will remain satisfactorily liquid to enable the City to meet all anticipated and operating cash flow requirements.

C. MATURITY MATRIX

Maturities of investments will be selected based on liquidity requirements in order to minimize interest rate risk and maximize earnings. Current and expected yield curve analysis will be monitored, and the portfolio will be invested accordingly. As a general investment guideline, the following percentages of the pooled portfolio should be utilized in the investment maturity sectors:

Maturity Range	Suggested Percentage
Less than 1 year	0 to 100%
1 - 3 years	0 to 50%
3 - 5 years	0 to 50%

D. DIVERSIFICATION

The City of Hesperia's investment pool will be diversified to avoid incurring unreasonable and avoidable risks. The investments will be diversified by security type and institution. Regarding specific security types indicated in Section XV of this Investment Policy, no more than 10% of the City's portfolio will be placed with any single private financial institution.

E. RETURN ON INVESTMENTS

The City of Hesperia's investment portfolio shall be designed to attain a market rate of return throughout economic cycles. Whenever possible with respect to budgetary and cash flow requirements, and consistent with risk limitations and prudent investment principles, the City Treasurer shall seek to augment returns above the market rate of return.

V. MAXIMUM MATURITIES

The City of Hesperia will match its investments with anticipated cash flow requirements. Per California Government Code Sections 53601 et seq., maximum maturities shall not exceed five (5) years. An investment's term or remaining maturity shall be measured from the settlement date to final maturity. A security purchased in accordance with this section shall not have a forward settlement date exceeding 45 days from the time of investment. The average maturity of funds should not exceed 1,275 days (3.5 years), and the cash flow requirements shall prevail at all times.

VI. PERFORMANCE STANDARDS

The City's investment portfolio will be designed to obtain a market average rate of return during budgetary and economic cycles, taking into account the City of Hesperia's investment risk constraints and cash flow requirements.

The City of Hesperia will operate in an active capacity in the investment strategy. The benchmark to be used by the City Treasurer to determine whether market yields are achieved shall be the State of California Local Agency Investment Fund (L.A.I.F.).

VII. DELEGATION AND GRANTS OF AUTHORITY

Management responsibility for the investment program is delegated to the City Treasurer (Assistant City Manager) who shall establish written procedures and policies for the operation of the investment program consistent with this investment policy.

No person shall engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer. The procedures established by the City Treasurer shall contain internal accounting controls specifying delegation and grants of authority for the verification and recording of investment transactions to regulate the activities of subordinate representatives.

In the absence of the City Treasurer, the authority to direct investment transactions affecting City moneys will be restricted to the Deputy Finance Director as to maturity, investment instrument, and dollar size of the investment.

VIII. INVESTMENT COMMITTEE

The City of Hesperia City Council shall act as the investment committee consisting of five (5) Council members to include the Mayor and four (4) Council Members as elected by the people; to provide general oversight and guidance concerning the investment policy related to the management of the City's investment pool. The committee shall meet monthly to review the Treasurer's Cash Report.

IX. ETHICS AND CONFLICT OF INTEREST

The City Treasurer and all investment personnel shall refrain from personal business activity which could create a conflict with proper execution of the investment program, or which could impair the ability to execute impartial investment decisions. The City Treasurer and all investment personnel shall disclose to the City Attorney any material financial interests in financial institutions that conduct business within the jurisdiction, and shall disclose any material financial investment positions that could be related in a conflicting manner to the performance of the City of Hesperia's investment portfolio.

The City Treasurer shall complete on an annual basis, State of California Form 721, Statement of Economic Interests Disclosure.

X. SAFEKEEPING AND CUSTODY AGREEMENTS

To protect against potential losses caused by collapse of individual securities dealers, all securities owned by the City shall be kept in safekeeping by a third party bank trust department, acting as agent for the City under the terms of a custody agreement executed by the bank and the City. All securities will be received and delivered using standard delivery versus payment procedures with the City's custodial bank, and evidenced by safekeeping receipts. Custodial statements are reconciled to transaction schedules by the Deputy Finance Director on a monthly basis.

XI. INTERNAL CONTROLS

Separation of duties among the employees involved in investment activities are designed to provide an ongoing internal review to prevent the potential for converting assets or concealing transactions.

Proper documentation obtained from confirmation and cash disbursement wire transfers is required for each investment transaction. Timely bank reconciliations are conducted to ensure proper handling of all transactions.

The investment portfolio and all related transactions are reviewed and balanced to appropriate general ledger accounts on a monthly basis.

An independent analysis by an external auditor shall be conducted annually to review internal control, account activity, and compliance with policies and procedures.

XII. FINANCIAL REPORTING

Under provision of Section 53646 of the California Government Code, the City Treasurer may render a quarterly or monthly report to the City Council, providing the type of investment, financial institution from which the investment was purchased, the date of maturity, the date upon which the investment becomes subject to redemption provisions, amount (to include both par and book value) of the investment, and the current market value of all investments. The report shall also include the source of the market value. Additionally, the report shall also include the rate of interest, accrued interest earned, the amortized portion of the investment purchased at a premium or discount, and other data so required by the City Council or by amendment to the above section of California Government Code and its successors. The report shall include a statement denoting the City's ability to meet its expenditure requirements for the following six month period, or an explanation as to why sufficient moneys will not be available. Additionally, the City

Treasurer shall state whether the City is in compliance with its investment policy and shall sign the Treasurer's Report. Pursuant to Section 53607, local agency treasurers to whom the authority to invest or reinvest funds or to sell or exchange securities has been delegated by the legislative body of a local agency are required to submit a monthly report of transactions to the legislative body. The City renders a monthly Treasurer's Report to the City Council.

XIII. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

The City of Hesperia shall transact business only with banks, savings and loan institutions, and registered investment securities dealers, managers, and advisors. The dealers should either be primary dealers authorized to buy and sell government securities in direct dealings with the Federal Reserve Bank of New York, or regional dealers qualifying under the Securities and Exchange Commission Rule 15C3-1.

The City Treasurer shall send a copy of the current Statement of Investment Policy to all dealers approved to do business with the City of Hesperia. Confirmation of the dealer's understanding of the City's investment policy shall be provided in writing by the dealer.

The City Treasurer shall examine financial institutions that wish to perform business with the City, in order to confirm whether the participating financial institutions are satisfactorily capitalized, are market makers in securities appropriate to the City's financial investment universe and agree to comply with the conditions set forth in the City of Hesperia's Statement of Investment Policy.

XIV. COLLATERAL REQUIREMENTS

Collateralization is required for investments of public deposits in Certificates of Deposits (in excess of the FDIC insured amount) and all Repurchase Agreements. In order to reduce market risk, the collateral level will be at least 110% of market value of principal and accrued interest of eligible securities for Certificate of Deposit. The percentage of collateralization on repurchase agreements shall adhere to CGC Section 53601 (i) (2).

In order to conform with provisions of the Federal Bankruptcy Code, which provides for the liquidation of securities held as collateral for Repurchase Agreements, the only securities acceptable as collateral shall be eligible Negotiable Certificates of Deposit, eligible Banker's Acceptances, or securities that are fully guaranteed as to principal and interest by the United States or by any agency of the United States government. All securities held as collateral shall have a maximum maturity of five (5) years.

XV. AUTHORIZED AND ACCEPTABLE INVESTMENTS

The City of Hesperia is subject to California Government Code, Section 53601 et seq. Within the context of the governing language, the following investments are authorized and accepted as defined:

A. United States Treasury Bills, Notes and Bonds - Maximum of 100%

United States Treasury Bills, Notes, and Bonds, or those for which the full faith and credit of the United States are pledged for payment of principal and interest. There is no limitation as to the percentage of the portfolio, which can be invested in the category.

B. Obligations issued by the Federal Government, State of California or California Local Agency - Maximum of 100%

Obligations issued by the Government National Mortgage Association (GNMA), the Federal Farm Credit Bank System (FFCB), the Federal Home Loan Bank Board (FHLB), the Federal Home Loan Mortgage Corporation (FHLMC), the Federal National Mortgage Association (FNMA), Student Loan Marketing Association (SLMA), State of California or California Local Agency. Although there is no percentage limitation on "governmental agency" issues, the prudent investor standard shall apply for a single agency name.

C. Bankers' Acceptances - Maximum of 25%

Bankers' Acceptances (BAs) otherwise known as bills of exchange or time drafts that are drawn on and accepted by a commercial bank. Purchases of Bankers' Acceptances shall not exceed 180 days' maturity or 25% of the market value of the portfolio. No more than 5% of the market value of the portfolio may be invested in Bankers' Acceptances issued by any one commercial bank.

D. Commercial Paper - Maximum of 15%

Commercial Paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical rating organization (NRSRO) as set forth in CGC 53601(h). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph 1 or 2:

1. The entity meets the following criteria:
    a) Is organized and operating in the United States as a general corporation.
    b) Has total assets in excess of five hundred million dollars ($500,000,000).
    c) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.
2. The entity meets the following criteria:
    a) Is organized within the United States as a special purpose corporation, trust, or limited liability company.
    b) Has program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or surety bond.
    c) Has commercial paper that is rated "A-1" or higher, or the equivalent, by an NRSRO.

Commercial Paper purchases shall have a maximum maturity of 270 days or less and cannot exceed 15% of the market value of the portfolio (30% if the dollar weighted average maturity of all commercial paper does not exceed 31 days). Purchase of commercial paper may not exceed 10% of outstanding paper of an issuing corporation pursuant to CGC 53635(a)(2).

E. Negotiable Certificates of Deposit - Maximum of 25%

Negotiable Certificates of Deposit (NCD) issued by a nationally or state-chartered bank or a state or federal savings and loan association. Pursuant to CGC 53601 (i) and 53638, the NCD must meet the following criteria:

1. The deposit should not exceed the shareholder's equity of any depository bank. The shareholder's equity shall be determined in accordance with Section 118 of the Financial Code, but shall be deemed to include capital notes and debentures.
2. The deposit shall not exceed the total of the net worth of any depository savings association or federal association, except that deposits not exceeding a total of five hundred thousand dollars ($500,000) may be made to a savings association or federal association without regard to the net worth of that depository, if such deposits are insured or secured as required by law.
3. The deposit to the share accounts of any regularly chartered credit union shall not exceed the total of the unimpaired capital and surplus of the credit union, as defined by rule of the Commissioner of Financial Institutions, except that the deposit to any credit union share account in an amount not exceeding five hundred thousand dollars ($500,000) may be made if the share accounts of that credit union are insured or guaranteed pursuant to Section 14858 of the Financial Code or are secured as required by law.
4. The deposit in investment certificates of a federally insured industrial loan company shall not exceed the total of the unimpaired capital and surplus of the insured industrial loan company.

Purchases of negotiable certificates of deposits may not exceed 25% of the market value of the portfolio. A maturity limitation of five (5) years is applicable on NCDs.

F. Repurchase Agreements - Maximum of 20%

The City may invest in Repurchase Agreements with banks and dealers with which the City has entered into a Master Repurchase Agreement which specifies terms and conditions of Repurchase Agreements. A signed copy of the Master Repurchase Agreement shall be required from the authorized financial dealer prior to the execution of any applicable transaction. The maturity of Repurchase Agreements shall not exceed one year. The market value of securities used as collateral for Repurchase Agreements shall be monitored daily, and will not be allowed to fall below 102% of the value of the Repurchase Agreement as set forth in CGC Section 53601 (j) (2).

G. Local Agency Investment Fund - Maximum of $75 million per account

The City may invest in the Local Agency Investment Fund (L.A.I.F.) established by the State Treasurer, for the benefit of local agencies, up to the maximum permitted by State law, which is currently $75 million dollars per account. There is no limitation as to the percentage of the portfolio a local agency can invest in L.A.I.F. under CGC 16429.1, which allows a local agency to remit to the Treasurer any money not required for immediate needs and gives the agency the exclusive determination of the length of time its money will be on deposit with the Treasurer.

H. Medium Term Notes - Maximum of 30%

Medium Term Notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Notes eligible for investment shall be rated in a rating category of "A" or its equivalent or better by an NRSRO. No more than 30% of the market value of the portfolio may be invested in Medium-Term Notes pursuant to CGC 53601 (k), and no more than 10% of the total assets of the investments may be invested in any one issuer's medium term notes pursuant to CGC 53635(a)(2).

I. Mutual and Money Market Funds - Maximum of 20%

Shares of beneficial interest issued by diversified management companies that are funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940, as defined in Section 53601 (l) of the California Government Code. For securities and obligations investments above two hundred fifty thousand dollars ($250,000), the investments must comply with the investment restrictions pursuant to Section 53601 (l), companies shall either:

1. Attain the highest ranking or the highest letter and numerical ranking provided by not less than two NRSROs.
2. Retain an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing mutual funds with assets under management in excess of five hundred million dollars ($500,000,000). The purchase price of shares of beneficial interest purchased pursuant to this section shall not include any commission that these companies may charge and shall not exceed 20% of the agency's moneys that may be invested in mutual funds. In addition, no more than 10% of the agency's funds may be invested in shares of beneficial interest of any one mutual fund. Further, the City may invest only in mutual and money market funds which have an average maturity of 90 days or less per Securities & Exchange Commission regulations.
3. All positions in government-sponsored investment pools and permitted mutual and money market funds (per Sections G and I, above) shall be subject to periodic review by the City Treasurer, or a designee thereof, in order to ensure that the moneys in question are managed in a manner consistent with the standards and objectives set forth elsewhere in this Policy.

While similar to mutual funds, exchange-traded funds (ETFs) are not a permissible investment for local agencies.

J. Collateralized Bank Deposits - Maximum of 10%

The City may invest in collateralized bank deposits in the form of notes, bonds, or other obligations which are at all times secured by a valid first priority security interest. The securities serving as collateral shall be placed by delivery or book entry into the custody of a trust company or the trust department of a bank which is not affiliated with the issuer of the secured obligation, and the security interest shall be perfected in accordance with the requirements of the Uniform Commercial Code or Federal regulations applicable to the types of securities in which the security interest is placed. For purposes of Time Deposits issued by financial institutions, the City may not invest more than 10% of the market value of the portfolio in this category. The maximum term of investment is five (5) years, unless otherwise approved by City Council. To exceed the five-year maturity limit, the authority must be approved by the City Council at least three months prior to the purchase of any security exceeding the five-year maturity limit.

K. Investment Pools - Maximum of 30%

Investment structures other than L.A.I.F., rated AA or higher, incorporating investment pools permitted in California Government Code Sections 53601, 53635, and 5922 (d). Government Code Section 53635 (c) allows the City to invest in commercial paper, debt securities, or other obligations of a public bank, as defined in Section 57600. California Government Code Section 53635.2 added public banks to the list of depository institutions. However, Section 53601 shall apply to investment pools that have the same governing body.

L. Municipal Bonds - Maximum of 10%

The City may invest in bonds issued by a state or local government agency. Bonds eligible for investment shall be rated in a rating category of "A" or its equivalent or better by an NRSRO.

M. Bonds Issued by the City of Hesperia – Maximum of 25%

The City may acquire its own bonds, pursuant to Section 53601 (a) and (d), including bonds payable solely out of the revenues from a revenue–producing property owned, controlled, or operated by the local agency or by a department, board, agency, or authority of the local agency.

N. Supranational Obligations – Maximum of 30%

Pursuant to Government Code Section 53601 (q), the City may invest in United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and shall not exceed 30 percent of the City's moneys that may be invested pursuant to this section.

O. Public Bank Obligations – Maximum 100%

Pursuant to Government Code Sections 53601 (r), 53635 (c), and 57603, the City may invest in commercial paper, debt securities, or other obligations of a public bank, as defined in Section 57600. The maximum term of investment is five (5) years.

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

Summary of Maximum % Limitations of Investments by Investment Type:
The following summary of maximum percentage limits, by investment type, is established for the City's total pooled funds portfolio:

Authorized Investment Type	Maximum Maturity	Maximum Percentage Of Portfolio	Maximum Investment In One Issuer
U.S. Treasury Obligations	5 years	100%	None
U.S. & State or Local Agency Securities	5 years	100%	None
Banker's Acceptances	180 days	25%	5%
Commercial Paper	270 days	15%	10%
Negotiable Certificates of Deposit	5 years	25%	None
Repurchase Agreements	1 year	20%	None
Local Agency Investment Fund (LAIF)	N/A	100%	None
Medium-Term Notes	5 years	30%	None
Mutual & Money Market Funds	N/A	20%	10%
Collateralized Bank Deposits	5 years	10%	None
Investment Pools	N/A	30%	None
Municipal Bonds	5 years	10%	None
Supranational Obligations	5 years	30%	None
Public Bank Obligations	5 years	100%	None

XVI. PROHIBITED INVESTMENTS

In accordance with CGC Section 53601.6, the City will not invest any funds in inverse floaters, range notes, or interest only strips that are derived from a pool of mortgages. Additionally, the City will not invest any funds in reverse repurchase agreements, mortgage pass-through securities or collateralized mortgage obligations currently permitted under CGC Section 53601. Further, per the Securities and Exchange Commission (SEC), local governments do not qualify as Qualified Institutional Buyers (QIBs) and are not allowed to purchase Rule 144A securities. As such, the City will not invest in Rule 144A securities.

XVII. LEGISLATIVE CHANGES

Any State of California legislative action that further restricts allowable maturities, investment type, or percentage allocations will be incorporated into the City of Hesperia's Investment Policy, and supersede any and all previous applicable language.

XVIII. INTEREST EARNINGS

All moneys earned and collected from investments authorized in this policy shall be allocated on a quarterly basis to various fund accounts where required by law based on the cash balance in each fund as a percentage of the entire pooled portfolio. However, accounts requiring full liquidity will receive their proportional distribution of moneys based on the lower of pooled or overnight rates.

XIX. LIMITING MARKET VALUE EROSION

The longer the maturity of securities, the greater the potential for market price volatility, therefore, it is the general policy of the City to limit the potential effects from erosion in market values by adhering to the following guidelines:

A. All immediate and anticipated liquidity requirements will be addressed prior to purchasing all investments.

B. Maturity dates for long-term investments will coincide with significant cash flow requirements where possible, to assist with short term cash requirements at maturity.

C. All long-term securities will be purchased with the intent to hold all investments to maturity under then-prevailing economic conditions. However, economic or market conditions may change, making it in the City's best interest to sell or trade a security prior to maturity.

XX. PORTFOLIO MANAGEMENT ACTIVITY

The investment program shall seek to augment returns consistent with the intent of this policy, identified risk limitations and prudent investment principles. The objectives will be achieved by use of the following strategies:

A. Active Portfolio Management Through active fund and cash flow management taking advantage of current economic and interest rate trends, the portfolio yield may be enhanced with limited and measurable increases in risk by extending the weighted maturity of the total portfolio (not to exceed 1,275 days).

B. Portfolio Maturity Management When structuring the maturity composition of the portfolio, the City shall evaluate current and expected interest rate yields and necessary cash flow requirements. It is recognized that in normal market conditions longer maturities produce higher yields. However, the securities with longer maturities also experience greater price fluctuations when the level of interest rates change.

C. Security Swaps The City may take advantage of security swap opportunities to improve the overall portfolio yield. A swap, which improves the portfolio yield, may be selected even if the transactions result in an accounting loss. Documentation for swaps will be included in the City's permanent investment file documents.

D. Competitive Bidding It is the policy of the City to require competitive bidding for investment transactions that are not classified as "new issue" securities. For the purchase of non-"new issue" securities, and the sale of all securities, at least three bidders must be contacted. Competitive bidding for security swaps is also suggested, however, it is understood that certain time constraints and broker portfolio limitations exist which would not accommodate the competitive bidding process. If a time or portfolio constraining condition exists, the pricing of the swap should be verified to current market conditions and documented for auditing purposes.

XXI. INVESTMENT POLICY REVIEW

This Statement of Investment Policy is intended to conform to all applicable statutes at the time of adoption. The Investment Policy shall be reviewed and approved annually by the City Council at a public meeting to ensure consistency with the overall objectives of the preservation of capital, liquidity, and return of the portfolio. The Investment Policy shall also be reviewed to ensure its compliance and relevance to the current law, financial and economic trends, and to meet the cash flow requirements of the City of Hesperia.

Investment operations are reviewed monthly during the reconciliation process of investment transactions to the third party statements, and by the Management Services Department in the proof of cash process. The investment portfolio is audited annually by the City's independent auditors which shall include a review for compliance with the City's Statement of Investment Policy.

XXII. INDEMNIFICATION OF INVESTMENT OFFICIALS

Any investment officer exercising his or her assigned authority with due diligence and prudence, and in accordance with the City's Investment Policy, will not be held personally liable for any individual investment losses or for total portfolio losses.

Casey Brooksher City Treasurer, City of Hesperia	Date

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

GLOSSARY

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

BANKERS' ACCEPTANCE: A draft of bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of bill, as well as the issuer.

BID: The price offered by a buyer of securities.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CDs are typically negotiable.

COLLATERAL: Securities, evidence of deposit, or other property that a borrower pledges to secure repayment of a loan. Also, refers to securities pledged by a bank to secure deposits of public monies.

COLLATERIALIZED MORTGAGE OBLIGATION: A security backed by a pool of pass through rates, structured so that there are several classes of bondholders with varying maturities, called tranches. The principal payments from the underlying pool of pass through securities are used to retire the bonds on a priority basis as specified in the prospectus.

DERIVATIVE: Contracts, such as options and futures, whose price is derived from the price of an underlying financial asset.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per deposit.

FEDERAL FUNDS RATE: The interest rate that banks with excess reserves charge other banks that need overnight loans.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., and 12 regional banks. It is responsible for regulating monetary policy.

INTEREST-ONLY STRIP: A security based solely on the interest payments from a pool of mortgages, Treasury Bonds, or other bonds. Once the principal on the mortgages or bonds has been repaid, interest payments stop and the value of the interest–only strip falls to zero.

INVERSE FLOATER: A derivative instrument whose coupon rate is linked to the market rate of interest in an inverse relationship.

INVESTMENT POOL: The aggregate of all funds from political subdivisions that are placed in the custody of the Treasurer for investment.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size and can be done at those quotes.

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

GLOSSARY

MARKET RISK: The risk that the value of investments may decline over a given time period due to economic changes or other events that impact large portions of the market.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party's rights in the transactions.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, banker's acceptances, etc.) are issued and traded.

MORTGAGE PASS-THRU SECURITY: A security created when one or more mortgage holders form a collection (pool) of mortgages sells shares or participation certificates in the pool. The cash flow from the collateral pool is passed through to the security holder as monthly payments of principal, interest, and prepayments.

PORTFOLIO: Collection of securities held by an investor.

PRUDENT PERSON RULE: An investment standard. The trustee may invest in a security that someone in that same position would seek as reasonable income and preservation of capital.

PUBLIC BANK: a corporation, organized under the Nonprofit Mutual Benefit Corporation Law or the Nonprofit Public Benefit Corporation Law for the purpose of engaging in the commercial banking business or industrial banking business, that is wholly owned by a local agency, local agencies, or a joint powers authority formed pursuant to the Joint Exercise of Powers Act that is composed only of local agencies (California Government Code 57600 (b) (1)).

REPURCHASE AGREEMENTS: An agreement with a commitment by the seller (dealer) to buy a security back from the purchaser (customer) at a specified price at a designated future date.

REVERSE REPURCHASE AGREEMENT: Refers to a repurchase agreement. From the customer's perspective, the customer provides a collateralized loan to the seller.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SOFR: Acronym for "Secured Overnight Financing Rate," which represents a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

YIELD: The rate of annual income return on an investment, expressed as a percentage.

Council Meeting: ~~12/3/2024~~ 12/2/2025

Attachment #2

City of Hesperia

STATEMENT
OF
INVESTMENT
POLICY

FISCAL YEAR ~~2024-25~~2025-26

HESPERIA
1988

TABLE OF CONTENTS

I. POLICY 1
II. SCOPE 1
III. PRUDENCE 1
IV. OBJECTIVE 2
V. MAXIMUM MATURITIES 3
VI. PERFORMANCE STANDARDS 3
VII. DELEGATION AND GRANTS OF AUTHORITY 3
VIII. INVESTMENT COMMITTEE 3
IX. ETHICS AND CONFLICT OF INTEREST 4
X. SAFEKEEPING AND CUSTODY AGREEMENTS 4
XI. INTERNAL CONTROLS 4
XII. FINANCIAL REPORTING 4
XIII. AUTHORIZED FINANCIAL DEALERS & INSTITUTIONS 5
XIV. COLLATERAL REQUIREMENTS 5
XV. AUTHORIZED AND ACCEPTABLE INVESTMENTS 5
XVI. PROHIBITED INVESTMENTS 10
XVII. LEGISLATIVE CHANGES 10
XVIII. INTEREST EARNINGS 10
XIX. LIMITING MARKET VALUE EROSION 10
XX. PORTFOLIO MANAGEMENT ACTIVITY 11
XXI. INVESTMENT POLICY REVIEW 11
XXII. INDEMNIFICATION OF INVESTMENT OFFICIALS 12
GLOSSARY 13

Council Meeting: ~~12/3/2024~~12/2/2025

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

I. POLICY

This Statement of Investment Policy while conforming to all applicable statutes at the time of adoption is intended to provide guidelines under the “prudent investor” rule, for the investment of public funds, and outline the policies for maximizing the effectiveness and efficiency of Hesperia’s cash management system. The goal is twofold: one is to enhance the economic status of Hesperia while preserving its capital resources; the second is to provide guidelines for authorized investments.

II. SCOPE

The City Treasurer is authorized to invest public funds in accordance with California Government Code (CGC) Sections 53600 et seq. and 5922 (d). This investment policy applies to all financial assets and investment activities of the City of Hesperia and includes, but is not limited to, the following funds:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Agency Fund
- Any new fund, unless specifically exempted

This policy, however, specifically excludes employees’ retirement, pension and deferred compensation funds. Additionally, moneys held by a trustee or fiscal agent shall be governed by CGC Sections 53601 (m) and 5922 (d).

III. PRUDENCE

All moneys entrusted to the City Treasurer will be pooled in an actively managed portfolio. The City of Hesperia shall participate in standards within the content of the Standard as set forth in CGC Section 53600.3 which states in part:

“When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, a trustee shall act with care; skill and prudence and diligence under the circumstances then prevailing, that a prudent investor acting in like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims to safeguard the principal and maintain the liquidity needs of the agency.”

Section 53600.3 of the government code declares each person, treasurer, or governing body authorized to make investment decisions on behalf of local agencies to be a *trustee,* and therefore, a *fiduciary* subject to the *prudent investor standard*. These persons shall act with care, skill and diligence under the circumstances then prevailing when investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing funds. Section 53600.5 further stipulates that the primary objective of any person investing funds is to safeguard principal; secondly, to meet liquidity needs; and lastly, to achieve a return or yield on invested funds.

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

IV. OBJECTIVE

The City's treasury management system is designed to monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest yield available, while investments meet the criteria established for safety, liquidity, and yield, in that order of priority.

A. SAFETY

Safety of principal is the foremost objective of the City of Hesperia. Each investment transaction shall seek to ensure capital losses are avoided, whether from securities default, rating downgrades, broker-dealer defaults, or erosion of market value. The City of Hesperia shall seek the preservation of capital by mitigating two types of risk: credit risk and market risk.

1. Credit risk is the risk of loss due to failure of the issuer and is mitigated by investing in safe securities, and diversifying the investment portfolio so the failure of any one issuer would not materially affect the cash flow of the City.
2. Market risk is the risk of market value fluctuations due to changes in the general level of interest rates, and shall be mitigated by limiting the average maturity of the City's investment portfolio to three and one-half years, and the maximum maturity of any one security to five years. Market risk shall also be mitigated by structuring the portfolio so maturing securities match cash outflows, eliminating the need to sell securities prior to their maturity, and to avoid taking positions in securities for the purpose of selling those securities within a short period of time in order to realize a short term profit. It is recognized that within a diversified portfolio, occasional measured losses are inevitable, and must be considered within the context of the overall return on the investment.

B. LIQUIDITY

The City of Hesperia's investment portfolio will remain satisfactorily liquid to enable the City to meet all anticipated and operating cash flow requirements.

C. MATURITY MATRIX

Maturities of investments will be selected based on liquidity requirements in order to minimize interest rate risk and maximize earnings. Current and expected yield curve analysis will be monitored, and the portfolio will be invested accordingly. As a general investment guideline, the following percentages of the pooled portfolio should be utilized in the investment maturity sectors:

Maturity Range	Suggested Percentage
Less than 1 year	0 to 100%
1 - 3 years	0 to 50%
3 - 5 years	0 to 50%

D. DIVERSIFICATION

The City of Hesperia's investment pool will be diversified to avoid incurring unreasonable and avoidable risks. The investments will be diversified by security type and institution. Regarding specific security types indicated in Section XV of this Investment Policy, no more than 10% of the City's portfolio will be placed with any single private financial institution.

E. RETURN ON INVESTMENTS

The City of Hesperia's investment portfolio shall be designed to attain a market rate of return throughout economic cycles. Whenever possible with respect to budgetary and cash flow requirements, and consistent with risk limitations and prudent investment principles, the City Treasurer shall seek to augment returns above the market rate of return.

V. MAXIMUM MATURITIES

The City of Hesperia will match its investments with anticipated cash flow requirements. Per California Government Code Sections 53601 et seq., maximum maturities shall not exceed five (5) years. An investment's term or remaining maturity shall be measured from the settlement date to final maturity. A security purchased in accordance with this section shall not have a forward settlement date exceeding 45 days from the time of investment. The average maturity of funds should not exceed 1,275 days (3.5 years), and the cash flow requirements shall prevail at all times.

VI. PERFORMANCE STANDARDS

The City's investment portfolio will be designed to obtain a market average rate of return during budgetary and economic cycles, taking into account the City of Hesperia's investment risk constraints and cash flow requirements.

The City of Hesperia will operate in an active capacity in the investment strategy. The benchmark to be used by the City Treasurer to determine whether market yields are achieved shall be the State of California Local Agency Investment Fund (L.A.I.F.).

VII. DELEGATION AND GRANTS OF AUTHORITY

Management responsibility for the investment program is delegated to the City Treasurer (Assistant City Manager) who shall establish written procedures and policies for the operation of the investment program consistent with this investment policy.

No person shall engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer. The procedures established by the City Treasurer shall contain internal accounting controls specifying delegation and grants of authority for the verification and recording of investment transactions to regulate the activities of subordinate representatives.

In the absence of the City Treasurer, the authority to direct investment transactions affecting City moneys will be restricted to the Deputy Finance Director as to maturity, investment instrument, and dollar size of the investment.

VIII. INVESTMENT COMMITTEE

The City of Hesperia City Council shall act as the investment committee consisting of five (5) Council members to include the Mayor and four (4) Council Members as elected by the people; to provide general oversight and guidance concerning the investment policy related to the management of the City's investment pool. The committee shall meet monthly to review the Treasurer's Cash Report.

IX. ETHICS AND CONFLICT OF INTEREST

The City Treasurer and all investment personnel shall refrain from personal business activity which could create a conflict with proper execution of the investment program, or which could impair the ability to execute impartial investment decisions. The City Treasurer and all investment personnel shall disclose to the City Attorney any material financial interests in financial institutions that conduct business within the jurisdiction, and shall disclose any material financial investment positions that could be related in a conflicting manner to the performance of the City of Hesperia's investment portfolio.

The City Treasurer shall complete on an annual basis, State of California Form 721, Statement of Economic Interests Disclosure.

X. SAFEKEEPING AND CUSTODY AGREEMENTS

To protect against potential losses caused by collapse of individual securities dealers, all securities owned by the City shall be kept in safekeeping by a third party bank trust department, acting as agent for the City under the terms of a custody agreement executed by the bank and the City. All securities will be received and delivered using standard delivery versus payment procedures with the City's custodial bank, and evidenced by safekeeping receipts. Custodial statements are reconciled to transaction schedules by the Deputy Finance Director on a monthly basis.

XI. INTERNAL CONTROLS

Separation of duties among the employees involved in investment activities are designed to provide an ongoing internal review to prevent the potential for converting assets or concealing transactions.

Proper documentation obtained from confirmation and cash disbursement wire transfers is required for each investment transaction. Timely bank reconciliations are conducted to ensure proper handling of all transactions.

The investment portfolio and all related transactions are reviewed and balanced to appropriate general ledger accounts on a monthly basis.

An independent analysis by an external auditor shall be conducted annually to review internal control, account activity, and compliance with policies and procedures.

XII. FINANCIAL REPORTING

Under provision of Section 53646 of the California Government Code, the City Treasurer may render a quarterly or monthly report to the City Council, providing the type of investment, financial institution from which the investment was purchased, the date of maturity, the date upon which the investment becomes subject to redemption provisions, amount (to include both par and book value) of the investment, and the current market value of all investments. The report shall also include the source of the market value. Additionally, the report shall also include the rate of interest, accrued interest earned, the amortized portion of the investment purchased at a premium or discount, and other data so required by the City Council or by amendment to the above section of California Government Code and its successors. The report shall include a statement denoting the City's ability to meet its expenditure requirements for the following six month period, or an explanation as to why sufficient moneys will not be available. Additionally, the City

Treasurer shall state whether the City is in compliance with its investment policy and shall sign the Treasurer's Report. Pursuant to Section 53607, local agency treasurers to whom the authority to invest or reinvest funds or to sell or exchange securities has been delegated by the legislative body of a local agency are required to submit a monthly report of transactions to the legislative body. The City renders a monthly Treasurer's Report to the City Council.

XIII. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

The City of Hesperia shall transact business only with banks, savings and loan institutions, and registered investment securities dealers, managers, and advisors. The dealers should either be primary dealers authorized to buy and sell government securities in direct dealings with the Federal Reserve Bank of New York, or regional dealers qualifying under the Securities and Exchange Commission Rule 15C3-1.

The City Treasurer shall send a copy of the current Statement of Investment Policy to all dealers approved to do business with the City of Hesperia. Confirmation of the dealer's understanding of the City's investment policy shall be provided in writing by the dealer.

The City Treasurer shall examine financial institutions that wish to perform business with the City, in order to confirm whether the participating financial institutions are satisfactorily capitalized, are market makers in securities appropriate to the City's financial investment universe and agree to comply with the conditions set forth in the City of Hesperia's Statement of Investment Policy.

XIV. COLLATERAL REQUIREMENTS

Collateralization is required for investments of public deposits in Certificates of Deposits (in excess of the FDIC insured amount) and all Repurchase Agreements. In order to reduce market risk, the collateral level will be at least 110% of market value of principal and accrued interest of eligible securities for Certificate of Deposit. The percentage of collateralization on repurchase agreements shall adhere to CGC Section 53601 (i) (2).

In order to conform with provisions of the Federal Bankruptcy Code, which provides for the liquidation of securities held as collateral for Repurchase Agreements, the only securities acceptable as collateral shall be eligible Negotiable Certificates of Deposit, eligible Banker's Acceptances, or securities that are fully guaranteed as to principal and interest by the United States or by any agency of the United States government. All securities held as collateral shall have a maximum maturity of five (5) years.

XV. AUTHORIZED AND ACCEPTABLE INVESTMENTS

The City of Hesperia is subject to California Government Code, Section 53601 et seq. Within the context of the governing language, the following investments are authorized and accepted as defined:

A. United States Treasury Bills, Notes and Bonds - Maximum of 100%

United States Treasury Bills, Notes, and Bonds, or those for which the full faith and credit of the United States are pledged for payment of principal and interest. There is no limitation as to the percentage of the portfolio, which can be invested in the category.

B. Obligations issued by the Federal Government, State of California or California Local Agency - Maximum of 100%
Obligations issued by the Government National Mortgage Association (GNMA), the Federal Farm Credit Bank System (FFCB), the Federal Home Loan Bank Board (FHLB), the Federal Home Loan Mortgage Corporation (FHLMC), the Federal National Mortgage Association (FNMA), Student Loan Marketing Association (SLMA), State of California or California Local Agency. Although there is no percentage limitation on "governmental agency" issues, the prudent investor standard shall apply for a single agency name.

C. Bankers' Acceptances - Maximum of 25%
Bankers' Acceptances (BAs) otherwise known as bills of exchange or time drafts that are drawn on and accepted by a commercial bank. Purchases of Bankers' Acceptances shall not exceed 180 days' maturity or 25% of the market value of the portfolio. No more than 5% of the market value of the portfolio may be invested in Bankers' Acceptances issued by any one commercial bank.

D. Commercial Paper - Maximum of 15%
Commercial Paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical rating organization (NRSRO) as set forth in CGC 53601(h). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph 1 or 2:

1. The entity meets the following criteria:
    a) Is organized and operating in the United States as a general corporation.
    b) Has total assets in excess of five hundred million dollars ($500,000,000).
    c) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.
2. The entity meets the following criteria:
    a) Is organized within the United States as a special purpose corporation, trust, or limited liability company.
    b) Has program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or surety bond.
    c) Has commercial paper that is rated "A-1" or higher, or the equivalent, by an NRSRO.

Commercial Paper purchases shall have a maximum maturity of 270 days or less and cannot exceed 15% of the market value of the portfolio (30% if the dollar weighted average maturity of all commercial paper does not exceed 31 days). Purchase of commercial paper may not exceed 10% of outstanding paper of an issuing corporation pursuant to CGC 53635(a)(2).

E. Negotiable Certificates of Deposit - Maximum of 25%
Negotiable Certificates of Deposit (NCD) issued by a nationally or state-chartered bank or a state or federal savings and loan association. Pursuant to CGC 53601 (i) and 53638, the NCD must meet the following criteria:

1. The deposit should not exceed the shareholder's equity of any depository bank. The shareholder's equity shall be determined in accordance with Section 118 of the Financial Code, but shall be deemed to include capital notes and debentures.
2. The deposit shall not exceed the total of the net worth of any depository savings association or federal association, except that deposits not exceeding a total of five hundred thousand dollars ($500,000) may be made to a savings association or federal association without regard to the net worth of that depository, if such deposits are insured or secured as required by law.
3. The deposit to the share accounts of any regularly chartered credit union shall not exceed the total of the unimpaired capital and surplus of the credit union, as defined by rule of the Commissioner of Financial Institutions, except that the deposit to any credit union share account in an amount not exceeding five hundred thousand dollars ($500,000) may be made if the share accounts of that credit union are insured or guaranteed pursuant to Section 14858 of the Financial Code or are secured as required by law.
4. The deposit in investment certificates of a federally insured industrial loan company shall not exceed the total of the unimpaired capital and surplus of the insured industrial loan company.

Purchases of negotiable certificates of deposits may not exceed 25% of the market value of the portfolio. A maturity limitation of five (5) years is applicable on NCDs.

F. Repurchase Agreements - Maximum of 20%

The City may invest in Repurchase Agreements with banks and dealers with which the City has entered into a Master Repurchase Agreement which specifies terms and conditions of Repurchase Agreements. A signed copy of the Master Repurchase Agreement shall be required from the authorized financial dealer prior to the execution of any applicable transaction. The maturity of Repurchase Agreements shall not exceed one year. The market value of securities used as collateral for Repurchase Agreements shall be monitored daily, and will not be allowed to fall below 102% of the value of the Repurchase Agreement as set forth in CGC Section 53601 (j) (2).

G. Local Agency Investment Fund - Maximum of $75 million per account

The City may invest in the Local Agency Investment Fund (L.A.I.F.) established by the State Treasurer, for the benefit of local agencies, up to the maximum permitted by State law, which is currently $75 million dollars per account. There is no limitation as to the percentage of the portfolio a local agency can invest in L.A.I.F. under CGC 16429.1, which allows a local agency to remit to the Treasurer any money not required for immediate needs and gives the agency the exclusive determination of the length of time its money will be on deposit with the Treasurer.

H. Medium Term Notes - Maximum of 30%

Medium Term Notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Notes eligible for investment shall be rated in a rating category of "A" or its equivalent or better by an NRSRO. No more than 30% of the market value of the portfolio may be invested in Medium-Term Notes pursuant to CGC 53601 (k), and no more than 10% of the total assets of the investments may be invested in any one issuer's medium term notes pursuant to CGC 53635(a)(2).

I. Mutual and Money Market Funds - Maximum of 20%

Shares of beneficial interest issued by diversified management companies that are funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940, as defined in Section 53601 (l) of the California Government Code. For securities and obligations investments above two hundred fifty thousand dollars ($250,000), the investments must comply with the investment restrictions pursuant to Section 53601 (l), companies shall either:

1. Attain the highest ranking or the highest letter and numerical ranking provided by not less than two NRSROs.
2. Retain an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing mutual funds with assets under management in excess of five hundred million dollars ($500,000,000). The purchase price of shares of beneficial interest purchased pursuant to this section shall not include any commission that these companies may charge and shall not exceed 20% of the agency's moneys that may be invested in mutual funds. In addition, no more than 10% of the agency's funds may be invested in shares of beneficial interest of any one mutual fund. Further, the City may invest only in mutual and money market funds which have an average maturity of 90 days or less per Securities & Exchange Commission regulations.
3. All positions in government-sponsored investment pools and permitted mutual and money market funds (per Sections G and I, above) shall be subject to periodic review by the City Treasurer, or a designee thereof, in order to ensure that the moneys in question are managed in a manner consistent with the standards and objectives set forth elsewhere in this Policy.

While similar to mutual funds, exchange-traded funds (ETFs) are not a permissible investment for local agencies.

J. Collateralized Bank Deposits - Maximum of 10%

The City may invest in collateralized bank deposits in the form of notes, bonds, or other obligations which are at all times secured by a valid first priority security interest. The securities serving as collateral shall be placed by delivery or book entry into the custody of a trust company or the trust department of a bank which is not affiliated with the issuer of the secured obligation, and the security interest shall be perfected in accordance with the requirements of the Uniform Commercial Code or Federal regulations applicable to the types of securities in which the security interest is placed. For purposes of Time Deposits issued by financial institutions, the City may not invest more than 10% of the market value of the portfolio in this category. The maximum term of investment is five (5) years, unless otherwise approved by City Council. To exceed the five-year maturity limit, the authority must be approved by the City Council at least three months prior to the purchase of any security exceeding the five-year maturity limit.

K. Investment Pools - Maximum of 30%
Investment structures other than L.A.I.F., rated AA or higher, incorporating investment pools permitted in California Government Code Sections 53601, 53635, and 5922 (d). Government Code Section 53635 (c) allows the City to invest in commercial paper, debt securities, or other obligations of a public bank, as defined in Section 57600. California Government Code Section 53635.2 added public banks to the list of depository institutions. However, Section 53601 shall apply to investment pools that have the same governing body.

L. Municipal Bonds - Maximum of 10%
The City may invest in bonds issued by a state or local government agency. Bonds eligible for investment shall be rated in a rating category of "A" or its equivalent or better by an NRSRO.

M. Bonds Issued by the City of Hesperia – Maximum of 25%
The City may acquire its own bonds, pursuant to Section 53601 (a) and (d), including bonds payable solely out of the revenues from a revenue–producing property owned, controlled, or operated by the local agency or by a department, board, agency, or authority of the local agency.

N. Supranational Obligations – Maximum of 30%
Pursuant to Government Code Section 53601 (q), the City may invest in United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and shall not exceed 30 percent of the City's moneys that may be invested pursuant to this section.

O. Public Bank Obligations – Maximum 100%
Pursuant to Government Code Sections 53601 (r), 53635 (c), and 57603, the City may invest in commercial paper, debt securities, or other obligations of a public bank, as defined in Section 57600. The maximum term of investment is five (5) years.

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

Summary of Maximum % Limitations of Investments by Investment Type:
The following summary of maximum percentage limits, by investment type, is established for the City's total pooled funds portfolio:

Authorized Investment Type	Maximum Maturity	Maximum Percentage Of Portfolio	Maximum Investment In One Issuer
U.S. Treasury Obligations	5 years	100%	None
U.S. & State or Local Agency Securities	5 years	100%	None
Banker's Acceptances	180 days	25%	5%
Commercial Paper	270 days	15%	10%
Negotiable Certificates of Deposit	5 years	25%	None
Repurchase Agreements	1 year	20%	None
Local Agency Investment Fund (LAIF)	N/A	100%	None
Medium-Term Notes	5 years	30%	None
Mutual & Money Market Funds	N/A	20%	10%
Collateralized Bank Deposits	5 years	10%	None
Investment Pools	N/A	30%	None
Municipal Bonds	5 years	10%	None
Supranational Obligations	5 years	30%	None
Public Bank Obligations	5 years	100%	None

XVI. PROHIBITED INVESTMENTS

In accordance with CGC Section 53601.6, the City will not invest any funds in inverse floaters, range notes, or interest only strips that are derived from a pool of mortgages. Additionally, the City will not invest any funds in reverse repurchase agreements, mortgage pass-through securities or collateralized mortgage obligations currently permitted under CGC Section 53601. Further, per the Securities and Exchange Commission (SEC), local governments do not qualify as Qualified Institutional Buyers (QIBs) and are not allowed to purchase Rule 144A securities. As such, the City will not invest in Rule 144A securities.

XVII. LEGISLATIVE CHANGES

Any State of California legislative action that further restricts allowable maturities, investment type, or percentage allocations will be incorporated into the City of Hesperia's Investment Policy, and supersede any and all previous applicable language.

XVIII. INTEREST EARNINGS

All moneys earned and collected from investments authorized in this policy shall be allocated on a quarterly basis to various fund accounts where required by law based on the cash balance in each fund as a percentage of the entire pooled portfolio. However, accounts requiring full liquidity will receive their proportional distribution of moneys based on the lower of pooled or overnight rates.

XIX. LIMITING MARKET VALUE EROSION

The longer the maturity of securities, the greater the potential for market price volatility, therefore, it is the general policy of the City to limit the potential effects from erosion in market values by adhering to the following guidelines:

A. All immediate and anticipated liquidity requirements will be addressed prior to purchasing all investments.

B. Maturity dates for long-term investments will coincide with significant cash flow requirements where possible, to assist with short term cash requirements at maturity.

C. All long-term securities will be purchased with the intent to hold all investments to maturity under then-prevailing economic conditions. However, economic or market conditions may change, making it in the City's best interest to sell or trade a security prior to maturity.

XX. PORTFOLIO MANAGEMENT ACTIVITY

The investment program shall seek to augment returns consistent with the intent of this policy, identified risk limitations and prudent investment principles. The objectives will be achieved by use of the following strategies:

A. Active Portfolio Management Through active fund and cash flow management taking advantage of current economic and interest rate trends, the portfolio yield may be enhanced with limited and measurable increases in risk by extending the weighted maturity of the total portfolio (not to exceed 1,275 days).

B. Portfolio Maturity Management When structuring the maturity composition of the portfolio, the City shall evaluate current and expected interest rate yields and necessary cash flow requirements. It is recognized that in normal market conditions longer maturities produce higher yields. However, the securities with longer maturities also experience greater price fluctuations when the level of interest rates change.

C. Security Swaps The City may take advantage of security swap opportunities to improve the overall portfolio yield. A swap, which improves the portfolio yield, may be selected even if the transactions result in an accounting loss. Documentation for swaps will be included in the City's permanent investment file documents.

D. Competitive Bidding It is the policy of the City to require competitive bidding for investment transactions that are not classified as "new issue" securities. For the purchase of non-"new issue" securities, and the sale of all securities, at least three bidders must be contacted. Competitive bidding for security swaps is also suggested, however, it is understood that certain time constraints and broker portfolio limitations exist which would not accommodate the competitive bidding process. If a time or portfolio constraining condition exists, the pricing of the swap should be verified to current market conditions and documented for auditing purposes.

XXI. INVESTMENT POLICY REVIEW

This Statement of Investment Policy is intended to conform to all applicable statutes at the time of adoption. The Investment Policy shall be reviewed and approved annually by the City Council at a public meeting to ensure consistency with the overall objectives of the preservation of capital, liquidity, and return of the portfolio. The Investment Policy shall also be reviewed to ensure its compliance and relevance to the current law, financial and economic trends, and to meet the cash flow requirements of the City of Hesperia.

Investment operations are reviewed monthly during the reconciliation process of investment transactions to the third party statements, and by the Management Services Department in the proof of cash process. The investment portfolio is audited annually by the City's independent auditors which shall include a review for compliance with the City's Statement of Investment Policy.

XXII. INDEMNIFICATION OF INVESTMENT OFFICIALS

Any investment officer exercising his or her assigned authority with due diligence and prudence, and in accordance with the City's Investment Policy, will not be held personally liable for any individual investment losses or for total portfolio losses.

______________________________	____________________
Casey Brooksher City Treasurer, City of Hesperia	Date

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

GLOSSARY

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

BANKERS' ACCEPTANCE: A draft of bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of bill, as well as the issuer.

BID: The price offered by a buyer of securities.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CDs are typically negotiable.

COLLATERAL: Securities, evidence of deposit, or other property that a borrower pledges to secure repayment of a loan. Also, refers to securities pledged by a bank to secure deposits of public monies.

COLLATERIALIZED MORTGAGE OBLIGATION: A security backed by a pool of pass through rates, structured so that there are several classes of bondholders with varying maturities, called tranches. The principal payments from the underlying pool of pass through securities are used to retire the bonds on a priority basis as specified in the prospectus.

DERIVATIVE: Contracts, such as options and futures, whose price is derived from the price of an underlying financial asset.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per deposit.

FEDERAL FUNDS RATE: The interest rate that banks with excess reserves charge other banks that need overnight loans.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., and 12 regional banks. It is responsible for regulating monetary policy.

INTEREST-ONLY STRIP: A security based solely on the interest payments from a pool of mortgages, Treasury Bonds, or other bonds. Once the principal on the mortgages or bonds has been repaid, interest payments stop and the value of the interest–only strip falls to zero.

INVERSE FLOATER: A derivative instrument whose coupon rate is linked to the market rate of interest in an inverse relationship.

INVESTMENT POOL: The aggregate of all funds from political subdivisions that are placed in the custody of the Treasurer for investment.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size and can be done at those quotes.

CITY OF HESPERIA
STATEMENT OF INVESTMENT POLICY

GLOSSARY

MARKET RISK: The risk that the value of investments may decline over a given time period due to economic changes or other events that impact large portions of the market.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party's rights in the transactions.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, banker's acceptances, etc.) are issued and traded.

MORTGAGE PASS-THRU SECURITY: A security created when one or more mortgage holders form a collection (pool) of mortgages sells shares or participation certificates in the pool. The cash flow from the collateral pool is passed through to the security holder as monthly payments of principal, interest, and prepayments.

PORTFOLIO: Collection of securities held by an investor.

PRUDENT PERSON RULE: An investment standard. The trustee may invest in a security that someone in that same position would seek as reasonable income and preservation of capital.

PUBLIC BANK: a corporation, organized under the Nonprofit Mutual Benefit Corporation Law or the Nonprofit Public Benefit Corporation Law for the purpose of engaging in the commercial banking business or industrial banking business, that is wholly owned by a local agency, local agencies, or a joint powers authority formed pursuant to the Joint Exercise of Powers Act that is composed only of local agencies (California Government Code 57600 (b) (1)).

REPURCHASE AGREEMENTS: An agreement with a commitment by the seller (dealer) to buy a security back from the purchaser (customer) at a specified price at a designated future date.

REVERSE REPURCHASE AGREEMENT: Refers to a repurchase agreement. From the customer's perspective, the customer provides a collateralized loan to the seller.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SOFR: Acronym for "Secured Overnight Financing Rate," which represents a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

YIELD: The rate of annual income return on an investment, expressed as a percentage.

JOINT RESOLUTION NO. 2025-49
RESOLUTION NO. SA 2025-02
RESOLUTION NO. HHA 2025-07
RESOLUTION NO. CDC 2025-01
RESOLUTION NO. HFPD 2025-04
RESOLUTION NO. HWD 2025-16

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, SUCCESSOR AGENCY FOR THE HESPERIA COMMUNITY REDEVELOPMENT AGENCY, THE BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY, COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION, THE BOARD OF DIRECTORS OF THE HESPERIA FIRE PROTECTION DISTRICT, AND THE BOARD OF DIRECTORS FOR THE HESPERIA WATER DISTRICT ANNUALLY APPROVING THE STATEMENT OF INVESTMENT POLICY

WHEREAS, it is the responsibility of the City Treasurer to protect, preserve and maintain cash and investments of the City of Hesperia (City), Successor Agency for the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Hesperia Community Development Commission, Hesperia Fire Protection District, and Hesperia Water District, on behalf of the citizens of this community; and

WHEREAS, it is the City Treasurer’s responsibility to review and/or amend and present to the City Council, Commissioners, and Board of Directors for approval, a Statement of Investment Policy which is intended to provide guidelines for the prudent investment of public funds while maintaining compliance with all applicable local, state and federal laws and regulations; and

WHEREAS, it is the policy of the City, Successor Agency for the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Hesperia Community Development Commission, Hesperia Fire Protection District, and Hesperia Water District to invest public funds not required for immediate day-to-day operations in safe and liquid investments having a market-average rate of return, while conforming to all federal, state and local statutes governing the prudent investment of public funds, with the City’s, Successor Agency for the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Hesperia Community Development Commission, Hesperia Fire Protection District, and Hesperia Water District’s ultimate goal being to enhance its economic status while protecting funds, taking the “Prudent Investor Rule” as its guide in carrying out this goal; and

WHEREAS, it is the City’s, Successor Agency for the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Hesperia Community Development Commission, Hesperia Fire Protection District, and Hesperia Water District’s position that the Statement of Investment Policy shall apply to funds under the direction of the City Treasurer that are not required for immediate cash flow needs, or were otherwise invested in accordance with bond indentures and trust agreements, and are under the authority of the City, Commissioners, and Board of Directors, which shall include investments of the City of Hesperia, Successor Agency for the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Hesperia Community Development Commission, Hesperia Fire Protection District, and Hesperia Water District itself, which investments shall be pooled in a diversified portfolio; and

WHEREAS, the attached Statement of Investment Policy has been developed using the California Debt and Investment Advisory Commission's Local Agency Investment Guidelines and the Municipal Treasurers Association Model Investment Policy as guides, assuring compliance with current state legislation, while providing a management tool to implement future investment decisions by the City Treasurer; and

WHEREAS, an annual review of the Statement of Investment Policy has recently been conducted and the policy is in compliance with California Government Code Sections 53600 et. seq. and 5922(d).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, SUCCESSOR AGENCY FOR THE HESPERIA COMMUNITY REDEVELOPMENT AGENCY, THE BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY, COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION, THE BOARD OF DIRECTORS OF THE HESPERIA FIRE PROTECTION DISTRICT, AND BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, AS FOLLOWS:

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

Section 2. The Statement of Investment Policy, included herein as "Attachment 1" of this Joint Resolution, as the Statement of Investment Policy for the City of Hesperia is hereby adopted.

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

ADOPTED AND APPROVED this 2nd day of December 2025.

____
Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

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City of Hesperia
STAFF REPORT

DATE:	December 2, 2025
TO:	City Council, as Successor Agency to the Hesperia Community Redevelopment Agency
FROM:	Rachel Molina, City Manager
BY:	Casey Brooksher, Assistant City Manager
SUBJECT:	Annual 2026-27 Recognized Obligation Payment Schedule

RECOMMENDED ACTION

It is recommended that the Successor Agency adopt Resolution No. SA 2025-01, approving the Annual 2026-27 Recognized Obligation Payment Schedule (ROPS), including the Successor Agency's FY 2026-27 Administrative Budget, and authorizing staff to present the ROPS to the Oversight Board for its consideration and approval.

BACKGROUND

Pursuant to Section 34177(l) of the Health and Safety Code (HSC), the Successor Agency to the former Hesperia Community Redevelopment Agency (SA) is required to prepare a Recognized Obligation Payment Schedule (ROPS) for each fiscal year period (commencing each July 1). The ROPS must list the estimated payment amounts for enforceable obligations, as well as sources of funds for each such payment during the fiscal period. Each ROPS must be submitted to the Countywide Oversight Board (the Oversight Board) and the State Department of Finance (the DOF) for approval.

Upon notification of the approval by the DOF, the County Auditor-Controller will prepare the redevelopment property tax trust fund (RPTTF) distribution to the SA. The RPTTF is the funding amount identified on the ROPS to pay enforceable obligations.

ISSUES/ANALYSIS

As mentioned, the ROPS lists the outstanding enforceable obligations to the SA. The SA requires and requests $8,561,183 in enforceable obligations. The following listing discusses the changes to the 2026-27 ROPS:

- 2018 Bonds (Items 76 and 77) – The ROPS 26-27 requests $8.5 million to make debt service payments on the 2018 Tax Allocation Refunding Bonds, Series A and B ("2018 Bonds"), of which $7.5 million is from RPTTF and $1 million is from reserves collected in the prior round. Due to the last payment for the 2018B TARBS occurring in FY 26-27A, there will be no further need for use of reserves after this final payment (previously referenced as item 78).

- 2018 Bond Trustee Fees (Items 79 to 80) – $8,000 in RPTTF is requested to pay for bond trustee administration fees on the 2018 Bonds.

- 2018 Bond Arbitrage (Item 82) - $2,500 in RPTTF is requested to pay for bond arbitrage on the 2018 Bonds.
- Administrative Cost Allowance (Item 74) – The SA is requesting a $91,777 administrative cost allowance to pay for staffing and professional services necessary to administer ROPS obligations and prepare the ROPS. This is below the $290,273 maximum permitted by law and consistent with the budget for FY 2026-27.

The ROPS 26-27 includes a Report of Cash Balances for Fiscal Year 2023-24. As of June 30, 2024, the SA had a $1.0 million remaining balance, which is committed to ROPS 24-25 and 25-26 obligations.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

The adoption of Resolution No. SA 2025-01 (Attachment 1) and ROPS 26-27 (Attachment 2) is the first step in the process to ensure that the Enforceable Obligations of the Successor Agency are paid in full for FY 2026-27.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Resolution No. SA 2025-01
2. Exhibit A Annual ROPS Schedule 26-27 (July 1, 2026 – June 30, 2027)
3. Exhibit B FY 2026-27 Administrative Budget (July 1, 2026 – June 30, 2027)

RESOLUTION NO. SA 2025-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE HESPERIA COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE ANNUAL 2026-27 RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR SUBMISSION TO THE COUNTYWIDE OVERSIGHT BOARD

WHEREAS, pursuant to Health and Safety Code (HSC) Section 34172 (a)(1), the Hesperia Community Redevelopment Agency was dissolved on February 01, 2012; and

WHEREAS, the City of Hesperia elected to serve as the Successor Agency to the former Hesperia Community Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“Abx1 26”) as codified in the California Health and Safety Code (“HSC”); and

WHEREAS, Abx1 26 was amended by Assembly Bill 1484 and Senate Bill 107 (collectively, the “Dissolution Act”); and

WHEREAS, among the duties of successor agencies under the Dissolution Act as amended is the preparation of an annual Recognized Obligation Payment Schedule (“ROPS”), per HSC Section 34177 (i); and

WHEREAS, pursuant to HSC Section 34177(l) of the Health and Safety Code ("HSC"), the Successor Agency must prepare a Recognized Obligation Payment Schedule (ROPS) for each fiscal year period (commencing each July 1), listing the estimated payment amounts for enforceable obligations and the source of funds for each such payment during such fiscal period; and

WHEREAS, each ROPS prepared by the Successor Agency must be submitted to the Countywide Oversight Board (Oversight Board) and the State Department of Finance (DOF) for approval; and

WHEREAS, the County will not make any redevelopment property tax trust fund (RPTTF) distributions to the Successor Agency for use in payment of the obligations listed on the ROPS until the ROPS has been approved by the Countywide Oversight Board and DOF; and

WHEREAS, the Successor Agency has prepared a ROPS for the period of July 01, 2026 through June 30, 2027 which is attached hereto as Exhibit A and the Successor Agency has prepared the Fiscal Year 2026-27 Administrative Budget which is attached hereto as Exhibit B; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hesperia, as Successor Agency to the Hesperia Community Redevelopment Agency, as follows:

Section 1. The Successor Agency herby finds that all of the facts set forth in this Resolution are true and correct and are a substantive part of this Resolution, incorporated herein by this reference.

Section 2. The Successor Agency herby approves and adopts the ROPS 26-27 covering the period of July 1, 2026 to June 30, 2027 in substantially the form attached hereto as Exhibit A, as required by the Dissolution Act. The Successor Agency accepts changes made by the Consolidated Oversight Board in advance in order to enable the Successor Agency to submit the ROPS 26-27 to the DOF.

Section 3. Pursuant to the Dissolution Act, the Successor Agency approves the Fiscal Year 2026-27 Administrative Budget for the period July 1, 2026 to June 30, 2027 submitted herewith as Exhibit B, which is incorporated herein by this reference.

Section 4. The City Manager or another representative of the Successor Agency is hereby authorized and directed to post a copy of the ROPS 26-27 on the City's website and transmit a copy of this Resolution along with the approved ROPS to the San Bernardino Countywide Oversight Board for consideration and approval.

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

ADOPTED AND APPROVED this 2nd day of December 2025.

____
Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

Attachment 2

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency:
County: San Bernardino

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27 A Total (July - December)	26-27 B Total (January - June)	ROPS 26-27 Total
A	**Enforceable Obligations Funded as Follows (B+C+D):**	**$ 1,000,000**	**$ -**	**$ 1,000,000**
B	Bond Proceeds	-	-	-
C	Reserve Balance	1,000,000	-	1,000,000
D	Other Funds	-	-	-
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G):**	**$ 5,931,385**	**$ 1,629,798**	**$ 7,561,183**
F	RPTTF	5,885,497	1,583,909	7,469,406
G	Administrative RPTTF	45,889	45,889	91,777
H	**Current Period Enforceable Obligations (A+E):**	**$ 6,931,385**	**$ 1,629,798**	**$ 8,561,183**

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety Code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

David Wert Chairman

Signature Date

City of Hesperia Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											26-27 A (July - December)						26-27 B (January - June)					
											Fund Sources						Fund Sources					
Item #	Project Name/Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	26-27 A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	26-27 B Total
								$ 94,775,479		$ 8,561,183	$ -	$ 1,000,000	$ -	$ 5,885,497	$ 45,889	$ 6,931,385	$ -	$ -	$ -	$ 1,583,909	$ 45,889	$ 1,629,798
74	Administrative Costs	Administrative Costs	7/1/2026	6/30/2027	Successor Agency; City of Hesperia; Consultants	Agency administrative costs	1 & 2	1,193,101	N	$ 91,777					45,889	$ 45,889					45,889	$ 45,889
76	Hesperia 2018A TARBS	Refunding Bonds Issued After 6/27/12	9/11/2018	9/1/2037	U.S. Bank	Refunding of 2005 and 2007 bond series for interest savings	1 & 2	91,024,916	N	$ 5,960,944				4,377,034		$ 4,377,034				1,583,909		$ 1,583,909
77	Hesperia 2018B TARBS	Refunding Bonds Issued After 6/27/12	9/11/2018	9/1/2026	U.S. Bank	Refunding of 2005 and 2007 bond series for interest savings	1 & 2	2,497,963	N	$ 2,497,963		1,000,000		1,497,963		$ 2,497,963				-		$ -
79	Trustee Bond Administration Fees - 2018 TARBS - Series A	Fees	9/11/2018	9/1/2037	U.S. Bank	Bond Administration Fees for 2018 TARBS	1 & 2	48,000	N	$ 4,000				4,000		$ 4,000						$ -
80	Trustee Bond Administration Fees - 2018 TARBS - Series B	Fees	9/11/2018	9/1/2026	U.S. Bank	Bond Administration Fees for 2018 TARBS	1 & 2	4,000	N	$ 4,000				4,000		$ 4,000						$ -
82	Arbitrage - 2018 TARBS Series A & B	Fees	9/11/2018	9/1/2037	Willdan	Bond Arbitrage for 2018 TARBS	1 & 2	7,500	N	$ 2,500				2,500		$ 2,500						$ -
										$ -						$ -						$ -

City of Hesperia Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Bonds issued on or before 12/31/11	Bonds issued on or after 01/01/12	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	**Comments**
1	**Beginning Available Cash Balance (Actual 07/01/23)** RPTTF amount should exclude "A" period distribution amount			1,053,734	78,753	5,661	E: Includes reserves from ROPS 24-25, PPA 2021-22 of $24,923 + ROPS 25-26, PPA 22-23 of $28,811 + $1,000,000 debt service reserve held F: $31,964 reserved for ROPS 23-24 (Item 76) +$8,441 reserved for ROPS 24-25 (Item 76) + $38,348 reserved for ROPS 25-26 (Item 76) G: $5,661 PPA 20-21 (ROPS 23-24)
2	**Revenue/Income (Actual 06/30/24)** RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller				106,615	9,800,960	F: 23-24 Interest Revenues G: RPTTF
3	**Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)**			1,000,000	31,964	8,765,896	E: Retention for debt service F: Other funds expenditures G: Matches PPA 23-24 expenses less retention for debt service
4	**Retention of Available Cash Balance (Actual 06/30/24)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			53,734	46,788	1,000,000	E: ROPS 24-25, PPA 2021-22 of $24,923 + ROPS 25-26, PPA 22-23 of $28,811 F: $8,441 reserved for ROPS 24-25 (Item 76) + $38,348 reserved for ROPS 25-26 (Item 76) G: Debt service reserve held for ROPS 24-25
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC	No entry required				40,725	
6	**Ending Actual Available Cash Balance (06/30/24)** **C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$ 0**	**$ 0**	**$ 0**	**$ 106,616**	**$ 0**	

City of Hesperia Recognized Obligation Payment Schedule (ROPS 26-27) - Notes July 1, 2026 through June 30, 2027

Item #	Notes/Comments

EXHIBIT B

HESPERIA SUCCESSOR AGENCY
ADMINISTRATIVE BUDGET FY 2026-27
FOR JULY 1, 2026 to JUNE 30, 2027

Expense Category	Responsibilities	FY 2026-27 Proposed Budget
1. AGENCY STAFF		
Finance	• Process payment of enforceable obligations • Maintain documentation of Agency records • Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance	$23,889
City Manager	• Provide direction to other staff and consultants as needed	$10,417
Economic Development	• Administration and Implementation of Agency meetings and wind-down	$7,874
City Clerk	• Administration of Agency meetings	$7,837
AGENCY STAFF TOTAL		**$50,017**
2. PROFESSIONAL SERVICES		
Administrative services (RSG)	• Prepare ROPS, PPA, staff reports, and resolutions • Assist with administration of the Owner Participation Agreement (“OPA”) and other reporting • Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance • Attend Oversight Board meeting • Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues	$20,000
Legal	• Provide general legal services as needed	$2,800

Expense Category	Responsibilities	FY 2026-27 Proposed Budget
	- Review staff reports and resolutions	
Audit Costs	- Prepare Successor Agency portion of audited financial statements	$7,010
Disclosure/Dissemination Agent Services – 2018 TARBS Series A&B	- Annual continuing disclosure and dissemination agent reporting fees	$1,950
Property Disposition	- LRPMP property disposition expenses such as appraisals and staff time related to property disposition	$10,000
PROFESSIONAL SERVICES TOTAL		**$41,960**
TOTAL BUDGET		**$91,777**

City of Hesperia
STAFF REPORT

DATE: December 2, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager

SUBJECT: Consideration of Ji Vel Relief Services Veterinary Contract

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to approve a one-year contract with Ji Vel Relief Veterinary Services in the not-to-exceed amount of $197,000, and to approve a one-year contract for Spay and Neuter, telemedicine, vaccination clinics, and premise permit services.

BACKGROUND

The City depends on licensed veterinary services to keep the Animal Shelter operating safely and in compliance with state regulations. These services include spay and neuter procedures, telemedicine evaluations, vaccination clinics, and oversight of the Premise Permit that authorizes the shelter to store and use controlled medications. Because these medications are used for surgeries and other treatments, the California Veterinary Medical Board requires the shelter to maintain a Premises Permit. The veterinarian named on the permit is responsible for keeping controlled substances secure, maintaining accurate drug logs, managing inventory and disposal, and ensuring that all drug-handling practices comply with state and federal requirements.

While the City continues to contract for these services, it has also been trying to hire a full-time veterinarian. Despite extensive outreach with mailing information to roughly 25,000 licensed veterinarians, contacting veterinary schools nationwide, advertising in professional publications, and attending industry trade shows, the position has not been filled.

On May 16, 2025, the City released a Request for Formal Bids (RFB) for spay and neuter services, telemedicine, and Premise Permit oversight. The RFB was advertised in the Victorville Daily Press, posted on Public Purchase, and sent to 20 local veterinary providers. Only one response was received, submitted by Ji Vel Relief Veterinary Services, owned by Dr. Jaime Velasco, who had previously provided these services to the City. Their proposal offered a one-year contract from July 1, 2025, through June 30, 2026, for a total cost of $170,600.

At the June 3, 2025, meeting, the City Council approved only a six-month contract with Ji Vel Relief Veterinary Services, from July 01 through December 31, 2025, for a total of $85,300. Additionally, the City Council directed staff to issue a new RFB to generate additional interest.

ISSUES/ANALYSIS

Following the City Council's direction at the June 3, 2025, meeting, staff issued a second RFB on October 26, 2025. Not only did the City advertise the RFB locally, but staff also reached out to area veterinarians and posted the bid on Public Purchase. When the bid period closed on November 13, 2025, Ji Vel Relief Veterinary Services was once again the sole responsive bidder. The response offered a one-year contract at a maximum cost of $197,000, an increase of $26,400 over the proposal received in May.

CITY GOAL SUPPORTED BY THIS ITEM

Public Safety - Ensure public safety resources adequately protect our community

FISCAL IMPACT

The FY 2025–26 Budget includes $170,600 for spay and neuter services, telemedicine evaluations, vaccination clinics, and the Premise Permit. By December 31, 2025, the City will have used $85,300 of that amount.

If the City Council approves the new contract, the cost for the period from January 1 through June 30, 2026, will be $98,500, exceeding the remaining budget by $13,200. If savings cannot be identified elsewhere, this additional amount will need to be included in the final FY 2025–26 year-end adjustments.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None

DATE: November 18, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager **SECOND READING AND ADOPTION**

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

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

RECOMMENDED ACTION

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

BACKGROUND

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

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

ISSUES/ANALYSIS

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

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

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

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

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

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

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

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

ALTERNATIVE(S)

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

ATTACHMENT(S)

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

ORDINANCE NO. 2025-08

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED AND APPROVED this December 2, 2025.

Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

EXHIBIT “A”

CHAPTER 15.04
BUILDING CODES

SECTIONS:

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

15.04.010 California Codes Adopted

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

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

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

15.04.020 Appendix Chapters Added

The following appendix chapters are specifically adopted:

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

15.04.030 Automatic Fire Sprinklers

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

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

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

EXCEPTIONS:

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

15.04.040 Previously Constructed Buildings- Sprinkler Systems

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

EXCEPTIONS:

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

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

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

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

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

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

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

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DATE: November 18, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager **SECOND READING AND ADOPTION**

BY: Orlando Acevado, Director of Development Services
Ryan Leonard, Principal Planner
Edgar Gonzalez, Senior Planner

SUBJECT: Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood).

RECOMMENDED ACTION

It is recommended that the City Council introduce and place on first reading Ordinance No. 2025-09 and Resolution No. 2025-44 approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002), to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan (referred to as Silverwood) and to make modifications to the lot layout for multiple Planning Areas under TTM No.18955.

BACKGROUND

The Tapestry Specific Plan (Specific Plan), adopted by the City of Hesperia in January 2016, authorizes development of a master-planned community in the southeastern portion of the City. The project, now known as “Silverwood”, encompasses approximately 9,365 acres and permits up to 15,663 residential units in a range of densities and styles, along with mixed-use districts, schools, parks, fire stations, trails, and more than 3,500 acres of preserved open space and conservation areas. The Specific Plan is being implemented in multiple phases, beginning with Phase 1, which is currently under construction.

The implementation of Phase 1 is guided by a series of Tentative Tract Maps (TTMs), each establishing a different level of subdivision and development detail. The history and current status of each map are summarized below.

Tentative Tract Map No. 18985

Tentative Tract Map (TTM) 18985 was the first layer of mapping for the Specific Plan, creating large parcels consistent with future phasing and large open space areas. The map subdivided the property into 15 parcels, each ranging from 40 acres to over 1,000 acres, to facilitate future subdivision, development and project financing.

TTM 18985 was recorded in 2020 and establishes the framework for subsequent subdivision maps and phasing of the Silverwood development.

Tentative Tract Map No. 18989

TTM 18989 represents the second layer of subdivision, breaking Phase 1 into 39 lots over 986 gross acres. These lots established planning areas for future residential tracts, schools, parks, open space, water quality basins, and public facilities. The map also created the backbone infrastructure for Phase 1, including roadways and utility corridors. The City Council approved TTM 18989 on January 26, 2016, as part of the initial implementation of the Tapestry Specific Plan.

Following its approval, the City has taken a series of actions to record portions of the subdivision and refine certain planning areas. On May 16, 2023, the City Council approved and recorded Final Tract Map 18989-1, which created 14 numbered lots, 7 lettered lots, roadway dedications, and remainder parcels to establish the backbone right-of-way and infrastructure improvements.

On December 3, 2024, the City Council approved and recorded Final Tract Map 18989-2, which further subdivided remainder parcels and certain lots into three numbered lots and four lettered lots.

On August 13, 2025, the Development Review Committee (DRC) approved a Tentative Tract Revision for TTM 18989 to expand Lot 23 to accommodate the previously approved Wastewater Treatment Plant that was included in the Original Tapestry Specific Plan, adjust the overall boundary to incorporate an additional 1.9 acres consistent with the realignment of Kennedy Meadows, and reconfigure lot numbering. These modifications did not result in an increase in the number of residential units or changes to the approved development standards. To implement these changes, Final Tract Map 18989-3 was prepared and is in the process of being recorded.

Tentative Tract Map No. 18955

TTM 18955 is the third layer of mapping, subdividing the Planning Areas established by TTM 18989 into individual single-family residential lots. Originally, TTM 18955 proposed 24 tracts totaling 1,884 single-family units, along with two additional parcels that could accommodate up to 220 attached units, for a total of 2,104 units in Phase 1. The map also reserved lots for parks, open space, water quality basins, and a wastewater treatment plant.

When the Specific Plan was adopted in 2016, the City Council imposed minimum lot size requirements to ensure compatibility along the project edge. Specifically, a 5,000 square-foot minimum lot size was established for Phases 1–4 and 6–10, and an 18,000 square-foot minimum lot size was required for lots adjacent to the perimeter boundary within designated Planning Areas. Implementation of these requirements reduced the total Phase 1 lot count slightly from 2,104 to 2,097 units.

Subsequent approvals have further refined the map. In 2022, the DRC approved minor modifications to incorporate the larger perimeter lot sizes while maintaining the approved overall layout. In 2024, the DRC approved additional adjustments to the eastern and western portions of the map to refine roadway alignments and lot configurations.

Planning Commission Review

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

ISSUES/ANALYSIS

The developer is now proposing an amendment to the Tapestry Specific Plan that would revise the approved Land Use Plan to modify certain zoning designations within designated Planning Areas. In conjunction with these proposed zone changes, the applicant is also proposing an amendment to Tentative Tract Map No. 18955 to adjust the approved lot layouts within Phase 1B and Phase 1C. The modifications to the map are a direct result of the proposed zoning changes, as well as additional refinements to lot configurations and street alignments within some of the Planning Areas. The proposed zone changes and revisions to Tentative Tract Map No. 18955 are further described below.

Proposed Land Use Changes: In Phase 1B, Planning Area A41 will be replaced by Planning Area A42, with the zoning designation changing from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning Area A10 will be replaced by Planning Area A43, changing from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet). In Phase 1C, Planning Area A14 will be changing from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet).

Overall, these revisions will reflect a shift toward Low Medium Density zoning, with standardized minimum lot sizes of 5,000 square feet (Attachment 1 & 2). The following table reflects the zone changes and minimum lot sizes.

Table 1- Land Use Changes

Planning Area & Lot Number	Approved Zone	Minimum Lot Size	Proposed Zone	Minimum Lot Size
Phase 1B				
A41 – Lot 30 to be replaced by A42 – Lot 18	Medium Density	2,900 square feet	Low Medium Density	5,000 square feet
A10 – Lot 31 to be replaced by A43 – Lot 19	Park	None	Low Medium Density	5,000 square feet
Phase 1C				
A14 – Lot 23	Low Density	7,200 square feet	Low Medium Density	5,000 square feet

Changes to Tentative Tract Map No. 18955: As part of the proposed amendment to change the land use designations for three Planning Areas, the applicant also requests modifications to multiple lot layouts within Tentative Tract Map No. 18955. The proposed modifications involve a reconfiguration of the lotting layout, realignment of certain streets, and the reassignment of zoning designations for the three Planning Areas described above.

In Phase 1B, several Planning Areas including A18, A28, and A38 are proposed to experience reductions in the total number of lots, while other Planning Areas, such as A29, A37, A42, and A43, would see increases. The total number of lots for Planning Area A30 is proposed to remain unchanged. Overall, these modifications would increase the total number of lots within Phase 1B from 740 to 787, representing a net gain of 47 lots.

In Phase 1C, Planning Areas A14 and A16 are proposed to see increases in total lots, while Planning Area A15 would experience a slight reduction, resulting in an increase in the total number of lots from 325 to 369, or a gain of 44 lots. Collectively, these adjustments represent a combined net increase of 91 lots across both phases.

Even with these modifications, the total number of lots in Phase 1 would remain below the originally approved 2,104 homes, with approximately 2,097 homes projected for construction. The following table summarizes the proposed changes by Planning Area (Attachment 3).

Table 2- Lot Count Changes

Planning Area & Lot Number	Approved TTM Lots	Proposed TTM Lots
Phase 1B		
A18 – Lot 20	79	65
A28 – Lot 13	106	98
A29 – Lot 14	72	96
A30 – Lot 15	109	109
A37 – Lot 16	68	79
A38 – Lot 17	106	88
A42 – Lot 18	65	90
A43 – Lot 19	135	162
Total	740	787
Phase 1C		
A14 – Lot 23	113	144
A15 – Lot 22	101	99
A16 – Lot 21	111	126
Total	325	369

The three Planning Areas that are subject to the zone change (A42, A43, and A14) would include an increase in the total number of lots as a result of land use adjustments. For example, Planning Area A14 is changing from Low Density to Low Medium Density, reducing the minimum lot size from 7,200 square feet to 5,000 square feet. The smaller lot size requirement allows for the creation of additional lots within the same area. Planning Area A41 is being consolidated into Planning Area A42, with the land use designation shifting from Medium Density to Low Medium Density. While the larger 5,000 square foot minimum lot size would normally reduce the total number of lots compared to Medium Density, the overall number of lots in A42 will still increase because the planning area itself is expanding in size with the inclusion of A41. In the same way, Planning Area A10 is being incorporated into Planning Area A43, replacing its former Park designation with Low Medium Density residential. Since A10 was not previously designated for single-family homes, its inclusion into A43 adds entirely new residential lots to the plan.

In contrast, the other Planning Areas are not experiencing zoning changes but are instead being reconfigured through adjustments to lot layouts and internal street patterns. These refinements improve circulation and neighborhood design, with some Planning Areas resulting in an increase in the total number of lots while others decrease slightly, all within their existing zoning and minimum lot size standards.

The proposed amendment to the Tapestry Specific Plan and modifications to Tentative Tract Map No. 18955 reflect an improvement to the land use plan and lot patterns, bringing them into closer alignment with current development objectives. Collectively, these modifications are intended to promote a more balanced distribution of residential densities, enhance the neighborhood design of tracts and support the overall implementation of the Silverwood Development.

Environmental: Approval of the modifications to Tentative Tract Map No. 18955 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it can be determined with certainty that the project will not have a significant effect on the environment. The proposed Specific Plan Amendment is also exempt under this section, as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore will not result in significant environmental impacts.

Conclusion: The proposed amendment and tract map modifications are intended to optimize the layout and functionality of the Silverwood community while maintaining consistency with the Tapestry Specific Plan and General Plan.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

There are no fiscal impacts identified with this action.

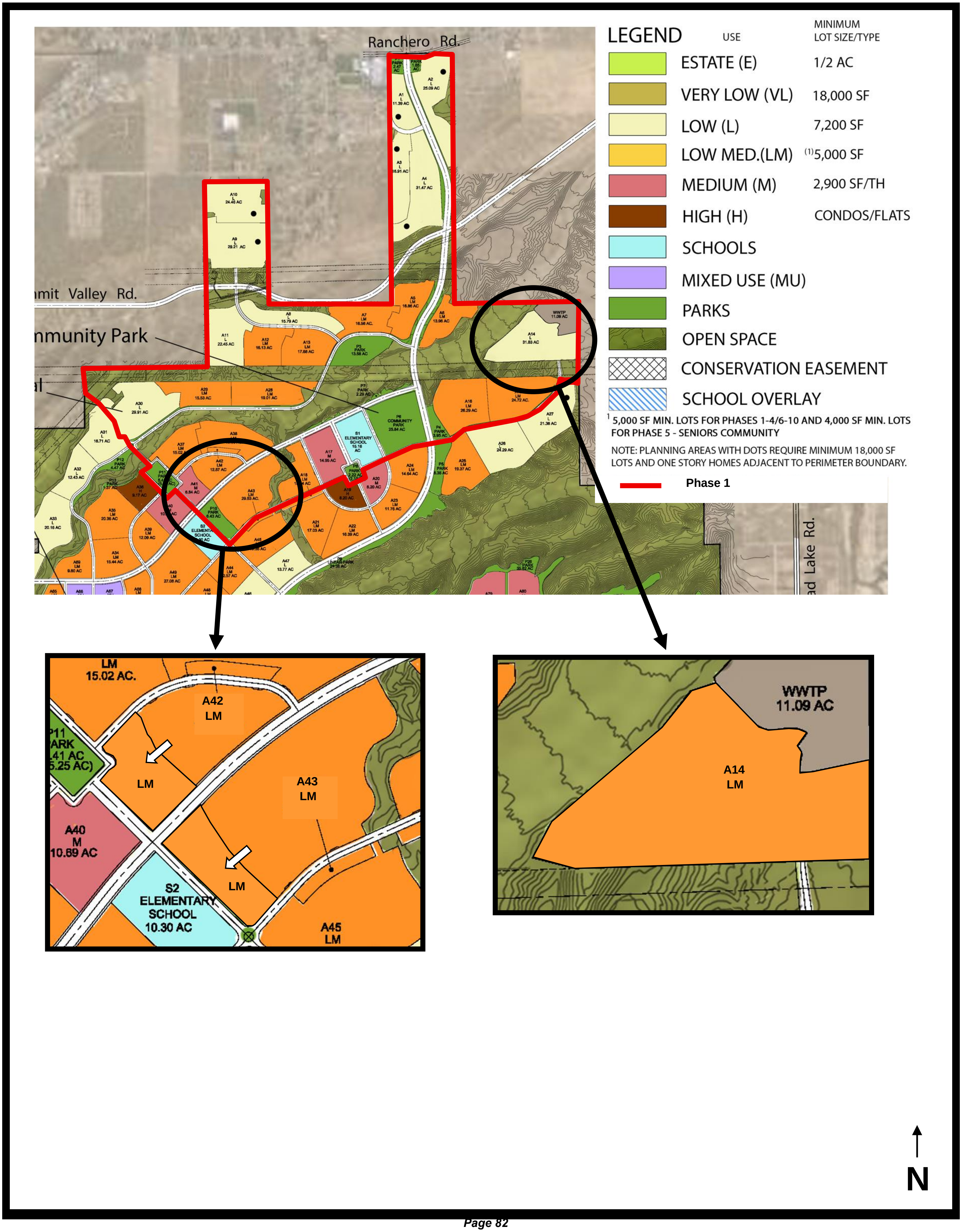
ALTERNATIVE(S)

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

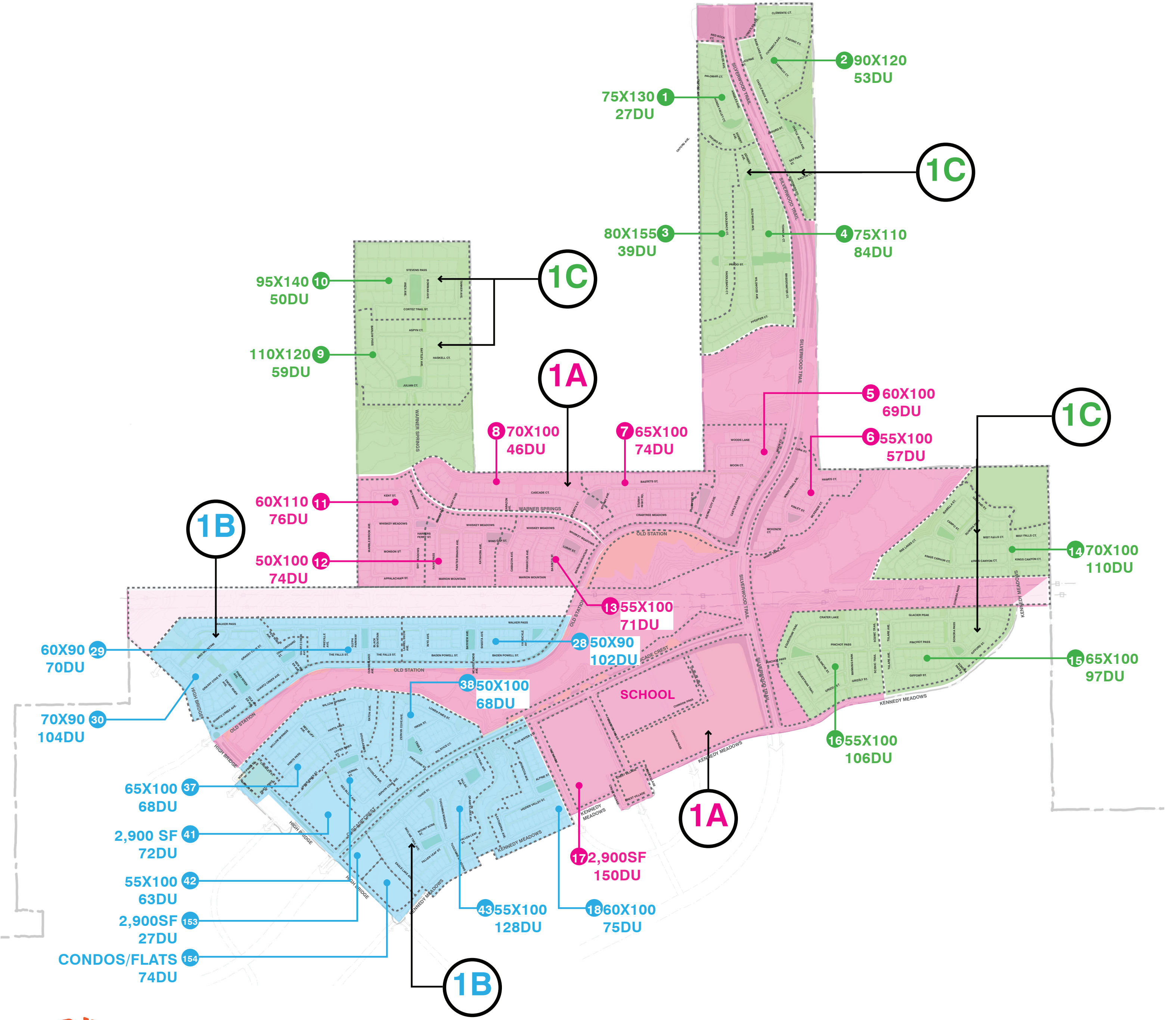
ATTACHMENT(S)

1. Amended Land Uses
2. Silverwood Phase 1 (A, B & C) Map for reference
3. Revised TTM No. 18955
4. Ordinance No. 2025-09
5. Resolution No. 2025-44
6. Conditions of Approval

ATTACHMENT 1


Ranchero Rd.
Summit Valley Rd.
Community Park
Lake Rd.
LEGEND
USE
MINIMUM LOT SIZE/TYPE
ESTATE (E) 1/2 AC
VERY LOW (VL) 18,000 SF
LOW (L) 7,200 SF
LOW MED.(LM) (1)5,000 SF
MEDIUM (M) 2,900 SF/TH
HIGH (H) CONDOS/FLATS
SCHOOLS
MIXED USE (MU)
PARKS
OPEN SPACE
CONSERVATION EASEMENT
SCHOOL OVERLAY
1 5,000 SF MIN. LOTS FOR PHASES 1-4/6-10 AND 4,000 SF MIN. LOTS FOR PHASE 5 - SENIORS COMMUNITY
NOTE: PLANNING AREAS WITH DOTS REQUIRE MINIMUM 18,000 SF LOTS AND ONE STORY HOMES ADJACENT TO PERIMETER BOUNDARY.
Phase 1
LM 15.02 AC.
A42 LM
P11 PARK .41 AC 5.25 AC)
LM
A43 LM
A40 M 10.89 AC
LM
S2 ELEMENTARY SCHOOL 10.30 AC
A45 LM
WWTP 11.09 AC
A14 LM
N

Attachment 2


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

SILVERWOOD PHASE 1 SUMMARY

SILVERWOOD

HESPERIA, CALIFORNIA

TENTATIVE TRACT NO. 18955

CITY OF HESPERIA

GENERAL NOTES:

1. PREPARED/REVISED: OCTOBER 2015
2. GROSS ACREAGE: 1,037.02 AC.
3. ACREAGE SUMMARY:
   REFER TO PHASING INDEX SUMMARY TABLE HEREON
4. EXISTING GENERAL PLAN DESIGNATION:
   PLANNED MIXED USE / SPECIFIC PLAN
5. EXISTING LAND USE:
   VACANT/ SPECIFIC PLAN SP-89-1
6. PROPOSED LAND USE:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
7. EXISTING ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SP-89-1
8. PROPOSED ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
9. ADJACENT LAND USE:
   NORTH: RESIDENTIAL
   SOUTH: VACANT PROPERTIES
   EAST: VACANT / RESIDENTIAL
   WEST: VACANT / RESIDENTIAL
10. SPECIFIC PLAN:
    SPL13-00001 - RANCHO LAS FLORES SPECIFIC PLAN
11. OPEN SPACE: 198.38 AC.
    PARKS: 55.13 AC.
12. PROPOSED NO OF DWELLING UNITS:
    RESIDENTIAL LOW: 555 DU
    RESIDENTIAL LOW MEDIUM: 1,396 DU
    TOTAL: 1,951 DU
13. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
14. STREET GRADES:
    MINIMUM 0.5%; MAXIMUM OF 12%
15. STREET IMPROVEMENTS:
    47,978 LF. OF INFRASTRUCTURE IMPROVEMENT
    94,558 LF. OF IN-TRACT IMPROVEMENT
    142,536 LF. OF TOTAL IMPROVEMENT
16. NO PARKING SHALL BE ALLOWED ON ENTRY STREET
17. ALL PROPOSED SLOPES SHOWN HEREON ARE 2:1 (UNLESS OTHERWISE NOTED)
18. RETAINING WALLS:
    ALL RETAINING WALLS SHOWN HEREON ARE TO BE A VISIBLE MAX. HEIGHT OF 6' UNLESS OTHERWISE NOTED. CRIB WALLS (OR EQUAL) SHALL BE AS NOTED HEREON. SAFETY FENCES SHALL BE PROVIDED AT TOP OF ALL CRIB WALLS.
19. MAINTENANCE / ACCESS ROADS SHALL BE GATED
20. WATER/SEWER SYSTEM PLAN:
    SEE SHEETS 10-12
21. THIS PROJECT IS NOT WITHIN A HIGH FIRE AREA
22. THIS PROJECT IS NOT WITHIN A FLOOD PLAIN
23. THIS PROJECT IS WITHIN THE MOJAVE RIVER WATERSHED
24. SLOPE ANALYSIS:
    REFER TO SPL13-00001
25. STATE DESERT NATIVE PLANTS ACT: REFER TO E.I.R. BIOLOGICAL STUDIES
26. ALL INTERSECTION CENTERLINES ARE TO BE PERPENDICULAR/RADIAL OR UP TO A 5 DEGREE DEFLECTION WITH A 50' TANGENT (C/L INT. TO B.C.), UNLESS OTHERWISE NOTED.
27. INTERCEPTOR AND TERRACE DRAINS MAY DRAIN ACROSS LOTS TO A COMMON OUTLET.
28. THIS PROJECT IS WITHIN THE SPECIFIC PLAN MESA VILLAGE
29. ALL FRONT, SIDE AND REAR LOT SETBACKS ARE DETAILED IN THE SPECIFIC PLAN (SPL13-00001)

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985-1 AS SHOWN BY MAP FILED IN BOOK 355, PAGES 9 THROUGH 13, INCLUSIVE OF MAPS RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BENCHMARK:

N.G.S. BENCHMARK EV1571
DESIGNATION: E 41
STAMPING: E 41 1924
DESCRIPTION:

DESCRIBED BY COAST AND GEODETIC SURVEY 1961
1.2 MI NE FROM LUGO SIDING; 1.2 MILES NORTHEAST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE SIDING SIGN AT LUGO SIDING, 1 POLE (214 FEET) EAST OF MILEPOST 49, 223 FEET EAST OF AND ACROSS THE TRACKS FROM FORMER MILEPOLE, 94.6 FEET SOUTHEAST OF THE SOUTHEAST RAIL OF THE SOUTHEAST TRACK, 2.4 FEET NORTHWEST OF A FENCE, 2.7 FEET SOUTHWEST OF A WITNESS POST, ABOUT 5 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.1 FOOT ABOVE THE GROUND.

ELEVATION 3411.31' NAVD 88 DATUM

BASIS OF BEARINGS:

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

EARTHWORK QUANTITY ESTIMATES:

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

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

THIS SITE IS EXPECTED TO BALANCE.

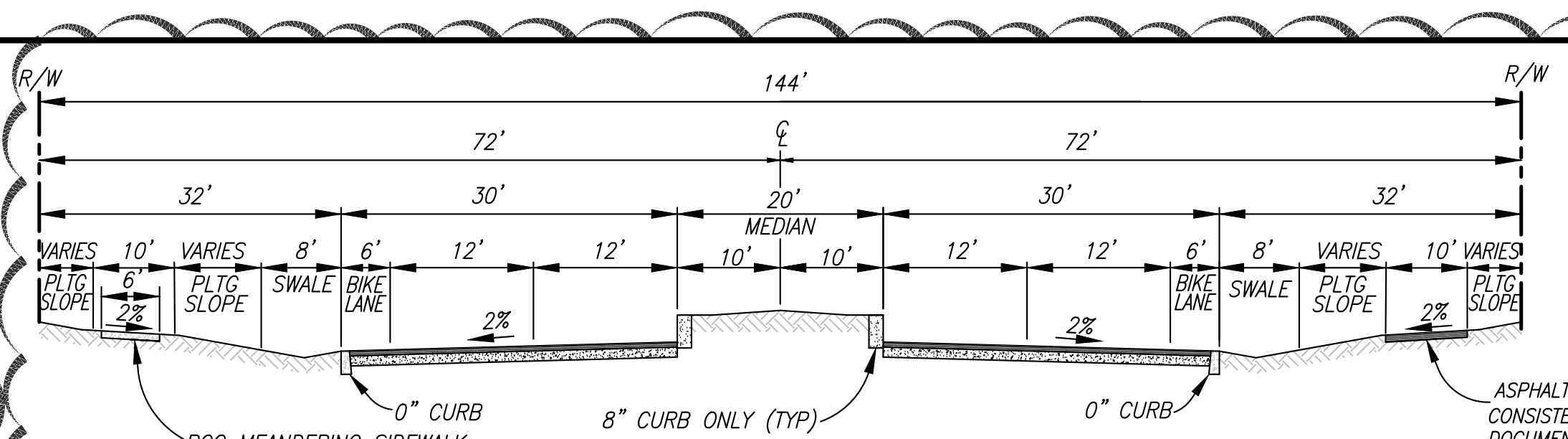
PHASING INDEX SUMMARY TABLE

PLANNING AREA	18989 Lot No.	18955 TR. No.	TOTAL ACRES	LAND USE	LOT COUNT	LOT S.F. (Min.)	Average Lot Size
A1	**2**	**2**	12.11 AC	L (3.5)	32	7,200 SF	14,757 SF
A2	**1**	**1**	35.88 AC	L (3.5)	56	7,200 SF	15,283 SF
A3**	**3**	**3**	50.72 AC	L (3.5)	38	7,200 SF	16,572 SF
~~A4~~**			--	--	84	7,200 SF	13,447 SF
A5	**5**	**5**	21.40 AC	LM (5.0)	69	5,000 SF	7,544 SF
A6	**4**	**4**	18.47 AC	LM (5.0)	57	5,000 SF	7,258 SF
A7	**6**	**6**	21.38 AC	LM (5.0)	74	5,000 SF	7,966 SF
A8	**7**	**7**	22.08 AC	L (3.5)	46	7,200 SF	9,900 SF
A9	**9**	**9**	40.51 AC	L (3.5)	62	7,200 SF	16,442 SF
A10	**8**	**8**	25.78 AC	L (3.5)	52	7,200 SF	16,921 SF
A11	**10**	**10**	24.77 AC	L (3.5)	76	7,200 SF	9,461 SF
A12	**11**	**11**	17.13 AC	LM (5.0)	78	5,000 SF	6,013 SF
A13	**12**	**12**	17.55 AC	LM (5.0)	71	5,000 SF	6,666 SF
A14	**23**	**23**	31.80 AC	LM(5.0)	144	5,000 SF	5,654 SF
A15	**22**	**22**	26.81 AC	LM (5.0)	105	5,000 SF	8,224 SF
A16	**21**	**21**	27.00 AC	LM (5.0)	130	5,000 SF	6,461 SF
A17	**26**	**20648**	15.61 AC	M (10)	24	--	--
A18	**20**	**20**	21.04 AC	LM (5.0)	65	5,000 SF	6,379 SF
A28	**13**	**13**	19.78 AC	LM (5.0)	98	5,000 SF	5,250 SF
A29	**14**	**14**	19.20 AC	LM (5.0)	96	5,000 SF	5,895 SF
A30	**15**	**15**	31.64 AC	L (3.5)	109	7,200 SF	8,188 SF
A37	**16**	**16**	17.13 AC	LM (5.0)	79	5,000 SF	7,295 SF
A38	**17**	**17**	17.89 AC	LM (5.0)	88	5,000 SF	5,892 SF
~~A41**~~**	**18**	**18**	--	--	45	--	--
A42****			20.54 AC	LM (5.0)	45	5,000 SF	6,832 SF
~~P10***~~**	**19**	**19**	--	--	44	5,000 SF	
A43*****			34.70 AC	LM (5.0)	118		6,673 SF
Sub-Total Acreage			**590.92 AC**		**1,985**		
TREAT. PLANT	**LOT I**	**WWTP**	10.49 AC				
SLS#1	**LOT A**	--	1.37 AC				
SLS#2	**LOT G**	--	0.79 AC				
WQB	**LOT D**	--	2.76 AC				
WQB	**LOT F**	--	3.85 AC				
WQB	**LOT H**	--	3.71 AC				
WQB	**LOT K**	--	3.88 AC				
OPEN SPACE	**LOT N**	--	43.81 AC				
OPEN SPACE	**LOT M**	--	71.85 AC				
OPEN SPACE	**LOT L**	--	62.44 AC				
OPEN SPACE	**LOT J**	--	0.27 AC				
OPEN SPACE	**LOT E**	--	20.01 AC				
PARK (P1)	**LOT C**	--	2.49 AC				
PARK (P2)	**LOT B**	--	1.85 AC				
PARK (P3)	**38**	--	12.54 AC				
PARK (P5)	**37**	--	3.67 AC				
PARK (P6)	**35**	--	19.96 AC				
PARK (P7)	**36**	--	7.55 AC				
PARK (P8)	**34**	--	2.00 AC				
~~PARK (P10)~~	--	--	--				
PARK (P11)	**32**	--	5.07 AC				
COMM CTR	**27**	--	6.47 AC				
SCHOOL (S1)	**28**	**SCHOOL**	14.92 AC				
CELL TOWER SITE	**24**	**24**	0.12 AC				
RV STORAGE SITE	**25**	**25**	2.38 AC				
REMAINDER PARCEL	**29**	**29**	8.58 AC				
REMAINDER PARCEL	**33**	**33**	21.85 AC				
REMAINDER PARCEL	**39**	**39**	20.68 AC				
Sub-Total Acreage			**353.99 AC**				
TTM No. 18955 Total Ac.			**944.91**				

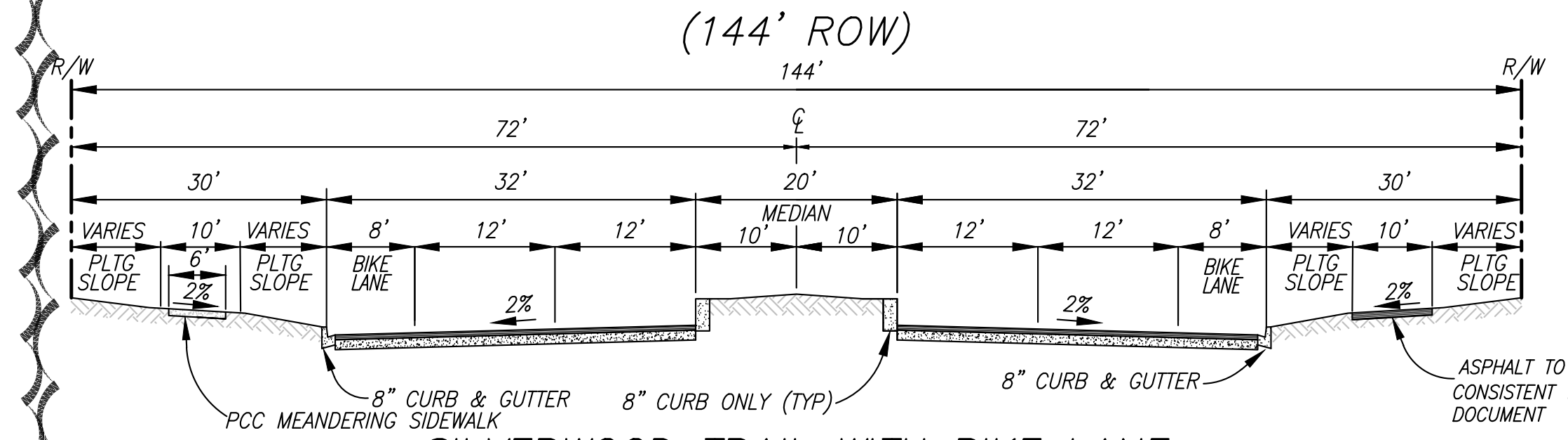
** A3 & A4 were combined into one PA
*** A portion of A17 is the Model Site
**** A41 was absorbed into A42
***** P10 was absorbed into A43

Land Use Legend
Low (L) - 7,200-18,000 SF (2 DU/Ac. min.)
Low Medium (LM) - 4,000-7,200 SF (4 DU/Ac. min.)
Medium (M) - 2,900-4,000 SF (7 DU/Ac. min.)

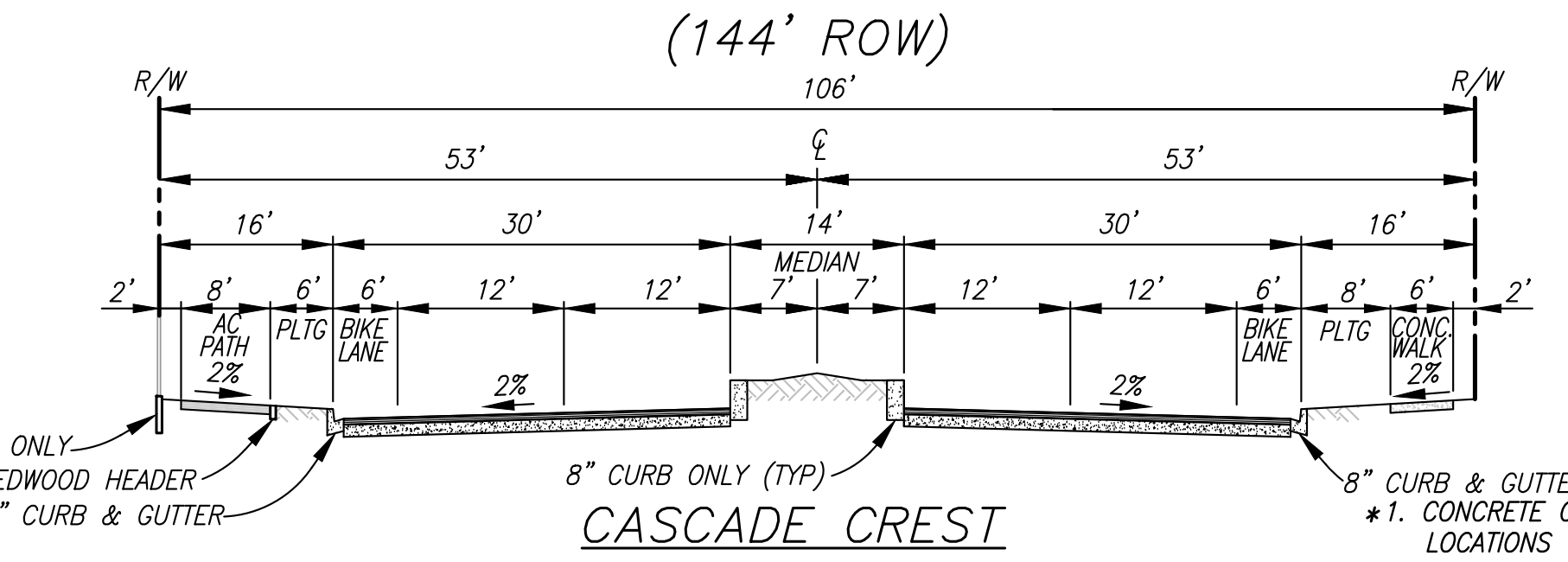
NOTE: Medium Density = 220 lots
(Total lots with MDR = 2,104)


R/W
144'
72'
20' MEDIAN
VARIES
PLTG SLOPE
SWALE
BIKE LANE
2%
0" CURB
8" CURB ONLY (TYP)
PCC MEANDERING SIDEWALK
ASPHALT TO BE PAINTED CONSISTENT WITH BRIDGING DOCUMENT

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

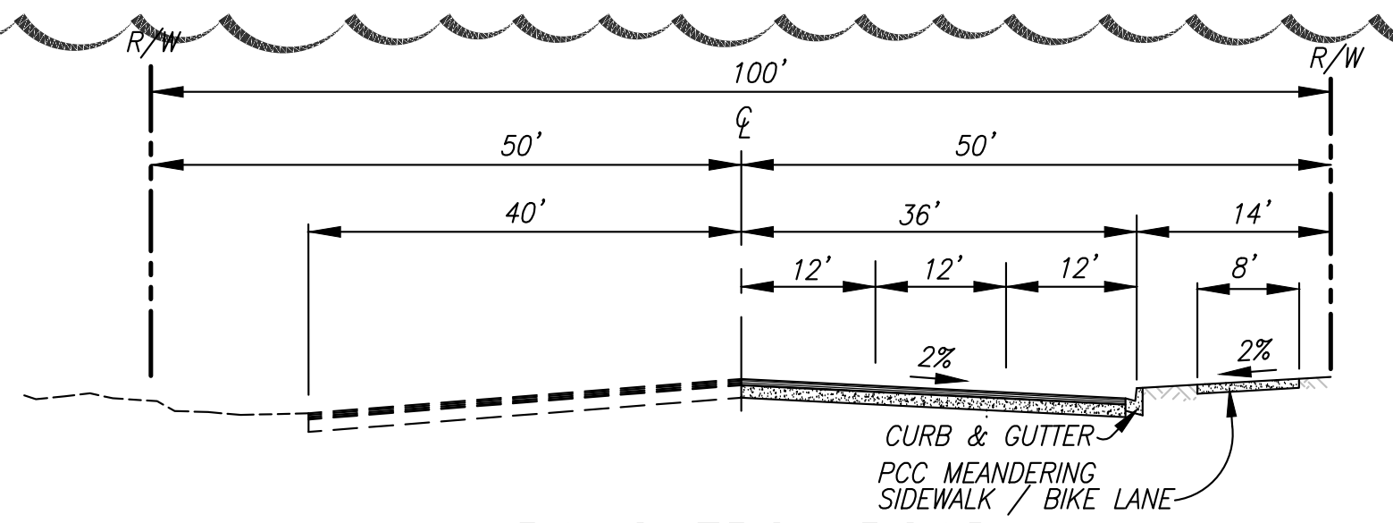

R/W
144'
72'
20' MEDIAN
VARIES
PLTG SLOPE
BIKE LANE
2%
8" CURB & GUTTER
8" CURB ONLY (TYP)
PCC MEANDERING SIDEWALK
ASPHALT TO BE PAINTED CONSISTENT WITH BRIDGING DOCUMENT

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

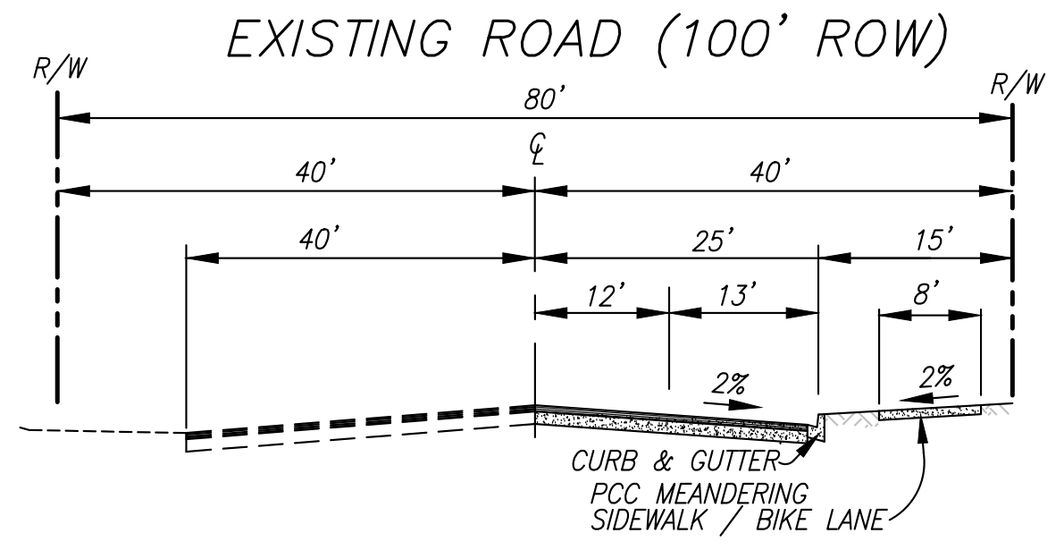

R/W
106'
53'
14' MEDIAN
AC PATH
PLTG
BIKE LANE
CONC. WALK
2%
*6" CURB ONLY
2"X6" REDWOOD HEADER
8" CURB & GUTTER
8" CURB ONLY (TYP)

CASCADE CREST
MINOR ARTERIAL ROAD MODIFIED (106' ROW)

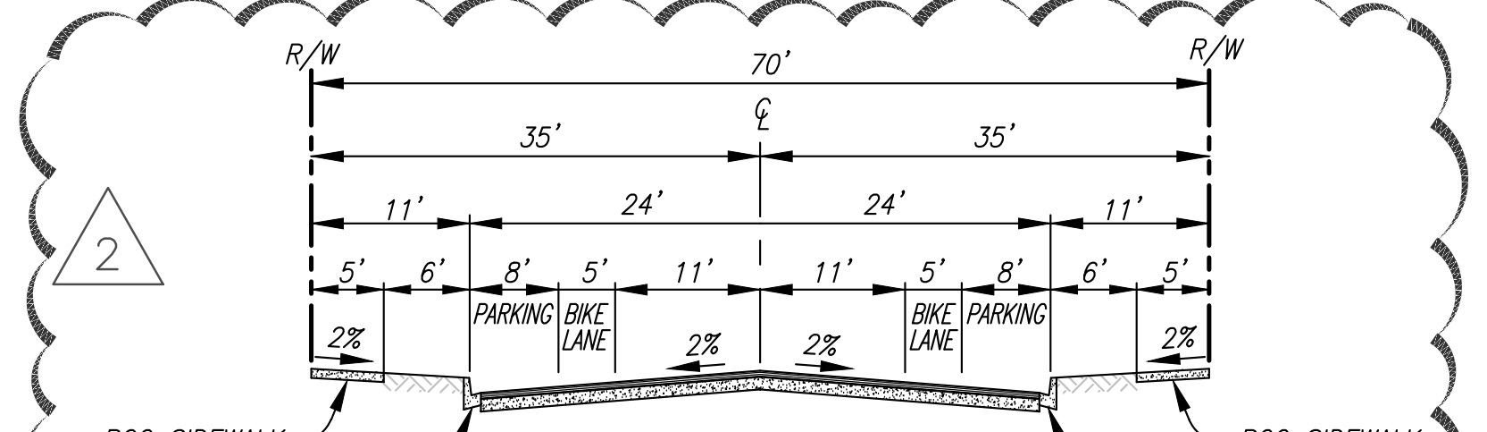
*1. CONCRETE CURB TO BE INSTALLED AT LOCATIONS WHERE 2:1 DOWN SLOPE OCCURS.
2. CURB TO BE WIDENED AT FENCE POST LOCATIONS. SEE LANDSCAPE PLAN FOR FENCING DETAILS


R/W
100'
50'
40'
36'
14'
12'
8'
2%
CURB & GUTTER
PCC MEANDERING SIDEWALK / BIKE LANE

RANCHERO ROAD
EXISTING ROAD (100' ROW)

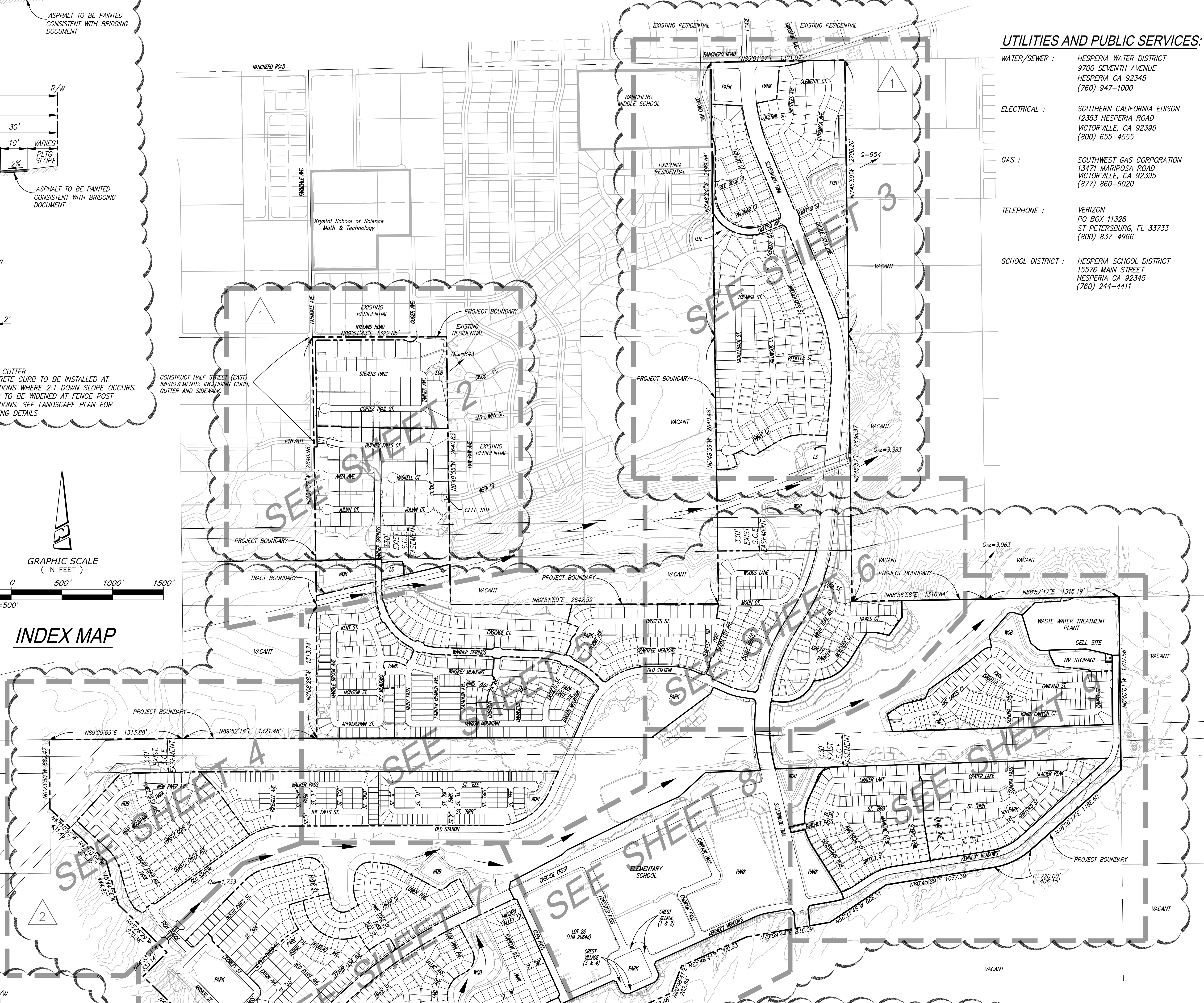

R/W
80'
40'
25'
15'
12'
13'
8'
2%
CURB & GUTTER
PCC MEANDERING SIDEWALK / BIKE LANE

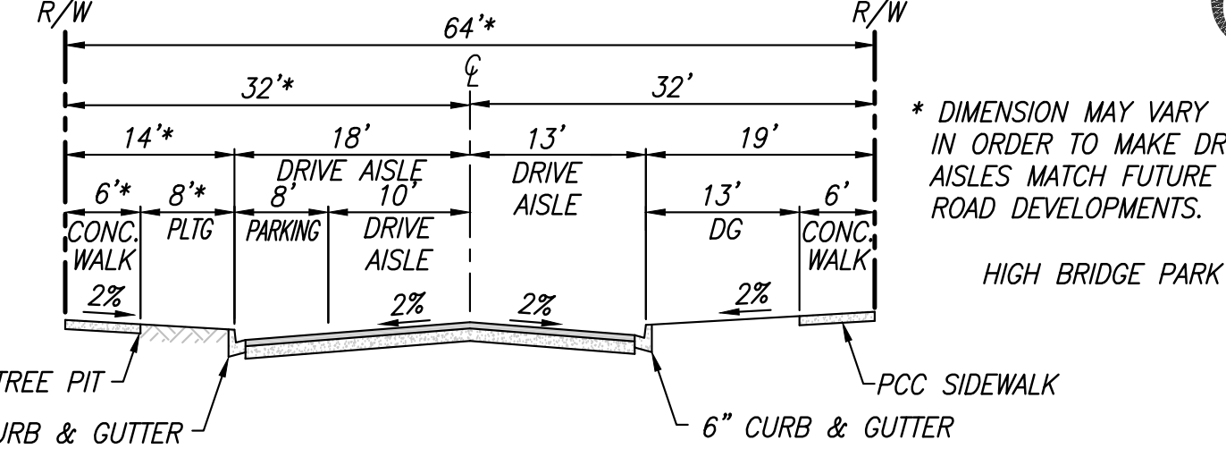
RANCHERO ROAD
EXISTING ROAD (80' ROW)


R/W
70'
35'
24'
11'
PARKING
BIKE LANE
2%
PCC SIDEWALK
6" CURB & GUTTER

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

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

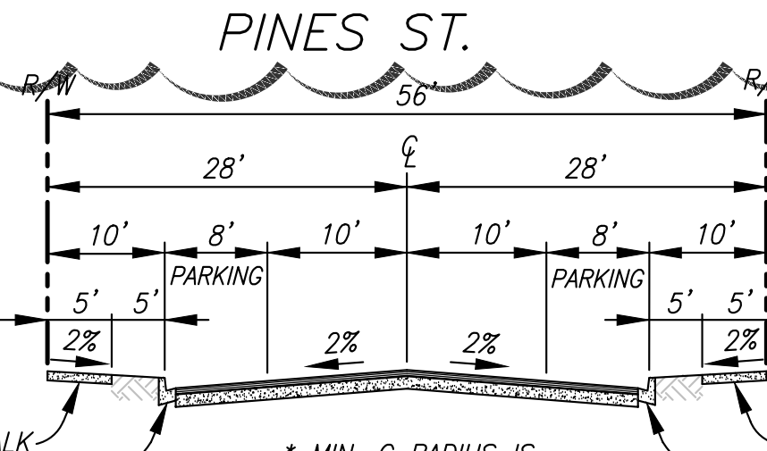

INDEX MAP
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
SEE SHEET 9
RANCHERO ROAD
RANCHERO MIDDLE SCHOOL
Krystal School of Science Math & Technology
EXISTING RESIDENTIAL
PROJECT BOUNDARY
TRACT BOUNDARY
VACANT
CELL SITE
WASTE WATER TREATMENT PLANT
RV STORAGE
ELEMENTARY SCHOOL
PARK
WQB
LOT 26 (TTM 20648)
CREST VILLAGE (1 & 2)
CREST VILLAGE (3 & 4)
CONSTRUCT HALF STREET (EAST) IMPROVEMENTS: INCLUDING CURB, GUTTER AND SIDEWALK
KENNEDY MEADOWS
HIGH BRIDGE
HARTS PASS
CROWLEY ST.
MIRROR ST.
NORTH PINES ST.
GLEN PASS
CASCADE CREST
OLD STATION
WARNER SPRINGS
N88°51'50"E 2642.59'
N89°29'09"E 1313.88'
N89°52'16"E 1321.48'
N45°26'29"W 1121.05'
N45°26'29"W 1672.03'
N42°21'02"E 926.88'
N65°48'41"E 1690.85'
N85°51'23"W 307.09'
N65°48'41"E 618.48'
N20°48'41"E 282.84'
N65°48'41"E 700.93'
N79°59'44"E 836.09'
N44°33'31"W 333.14'
N44°33'31"E 255.00'
N0°23'50"W 682.47'


R/W
64'*
32'*
32'
14'*
18'
13'
19'
CONC. WALK
PLTG
PARKING
DRIVE AISLE
DG
2%
WALK WITH TREE PIT
6" CURB & GUTTER
PCC SIDEWALK

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

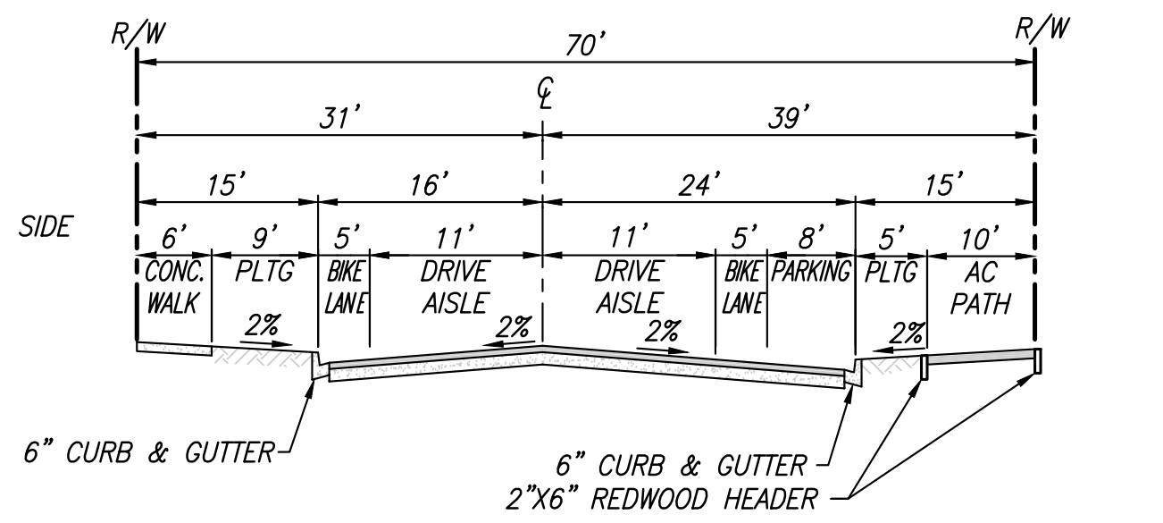
HIGH BRIDGE PARK

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

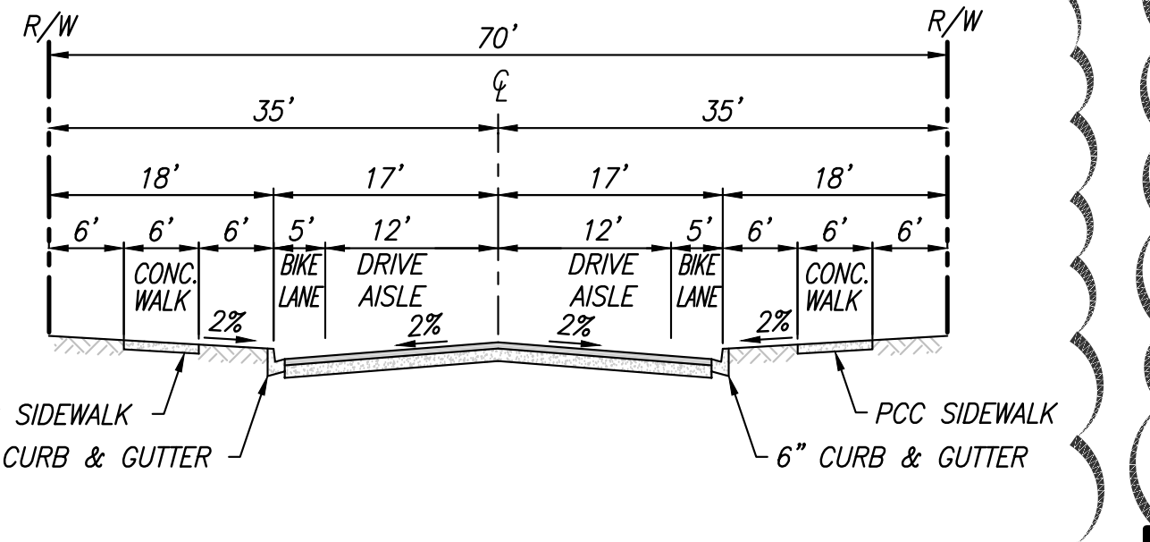

R/W
56'
28'
10'
8'
5'
PARKING
2%
PCC SIDE WALK
CURB & GUTTER

* MIN. ℄ RADIUS IS 200' AT 25 M.P.H.

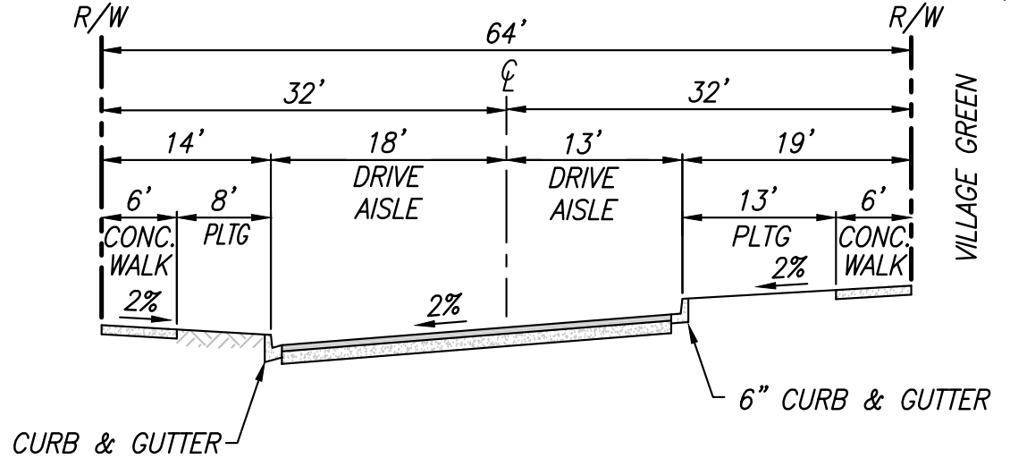
LOCAL ROADS
LOCAL ROAD MODIFIED (56' ROW)
CASTLE CRAGS, KATAHDIN AVE., SIERRA CITY AVE., WIND GAP ST., WOODS LANE


R/W
70'
31'
39'
15'
16'
24'
SIDE
CONC. WALK
PLTG
BIKE LANE
DRIVE AISLE
PARKING
AC PATH
2%
6" CURB & GUTTER
2"X6" REDWOOD HEADER

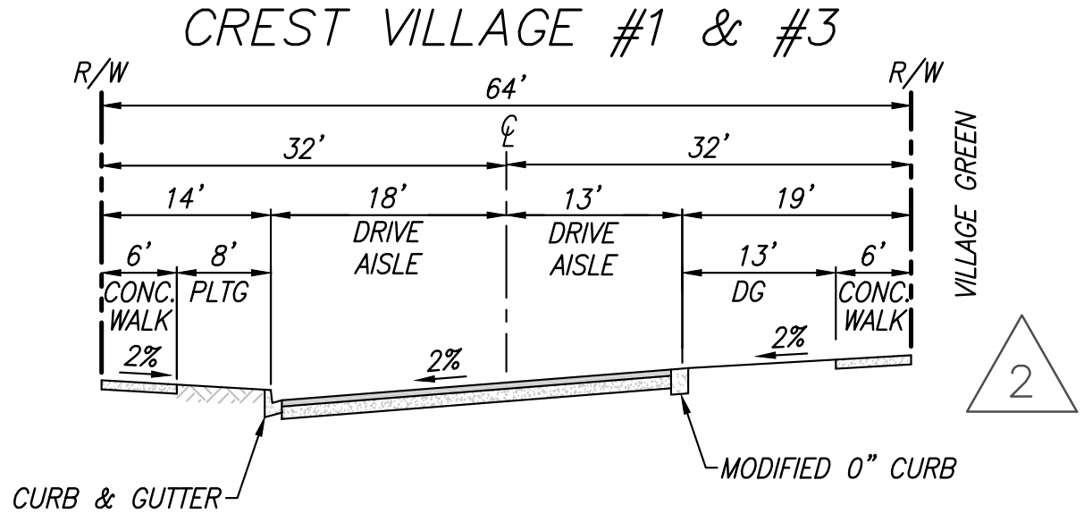
LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
W/PARKING ON ONE SIDE
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
OLD STATION


R/W
70'
35'
18'
17'
CONC. WALK
BIKE LANE
DRIVE AISLE
2%
PCC SIDEWALK
6" CURB & GUTTER

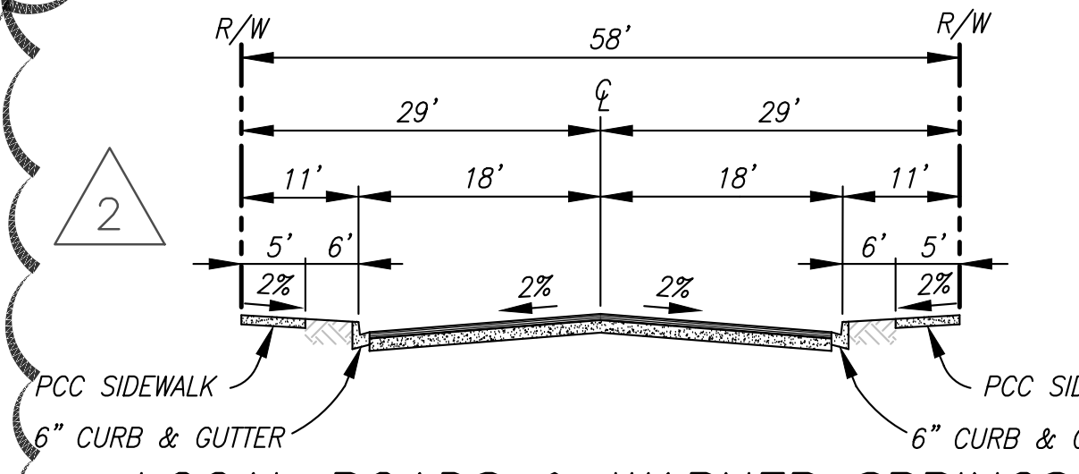
LOCAL ROAD
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
WARNER SPRINGS


R/W
64'
32'
14'
18'
13'
19'
CONC. WALK
PLTG
DRIVE AISLE
VILLAGE GREEN
2%
6" CURB & GUTTER

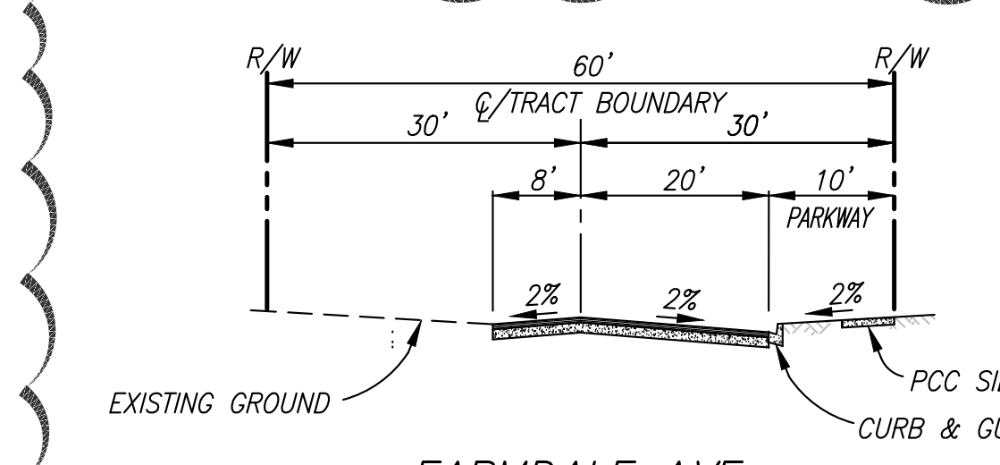
LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #1 & #3


R/W
64'
32'
14'
18'
13'
19'
CONC. WALK
PLTG
DRIVE AISLE
DG
VILLAGE GREEN
2%
6" CURB & GUTTER
MODIFIED 0" CURB

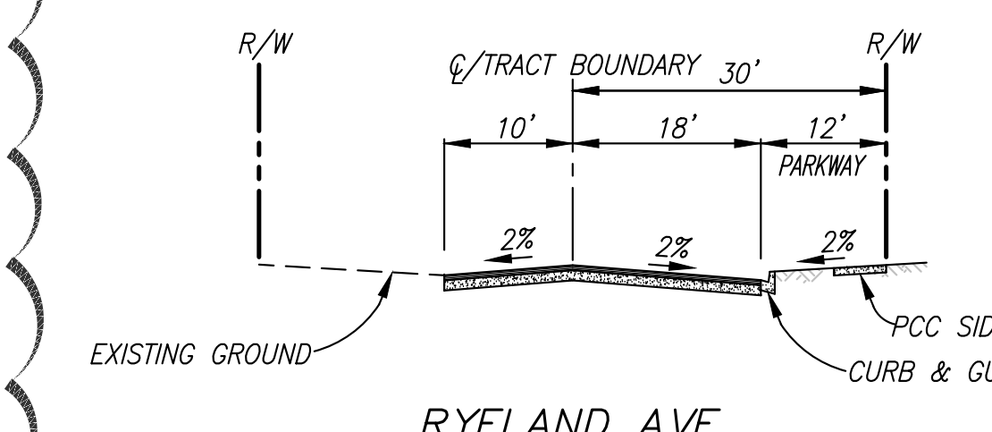
LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #2 & #4


R/W
58'
29'
11'
18'
5'
6'
2%
PCC SIDEWALK
6" CURB & GUTTER

LOCAL ROADS & WARNER SPRINGS
LOCAL ROAD MODIFIED (58' ROW)
TYPICAL


R/W
60'
℄/TRACT BOUNDARY
30'
8'
20'
10'
PARKWAY
2%
EXISTING GROUND
PCC SIDEWALK
CURB & GUTTER

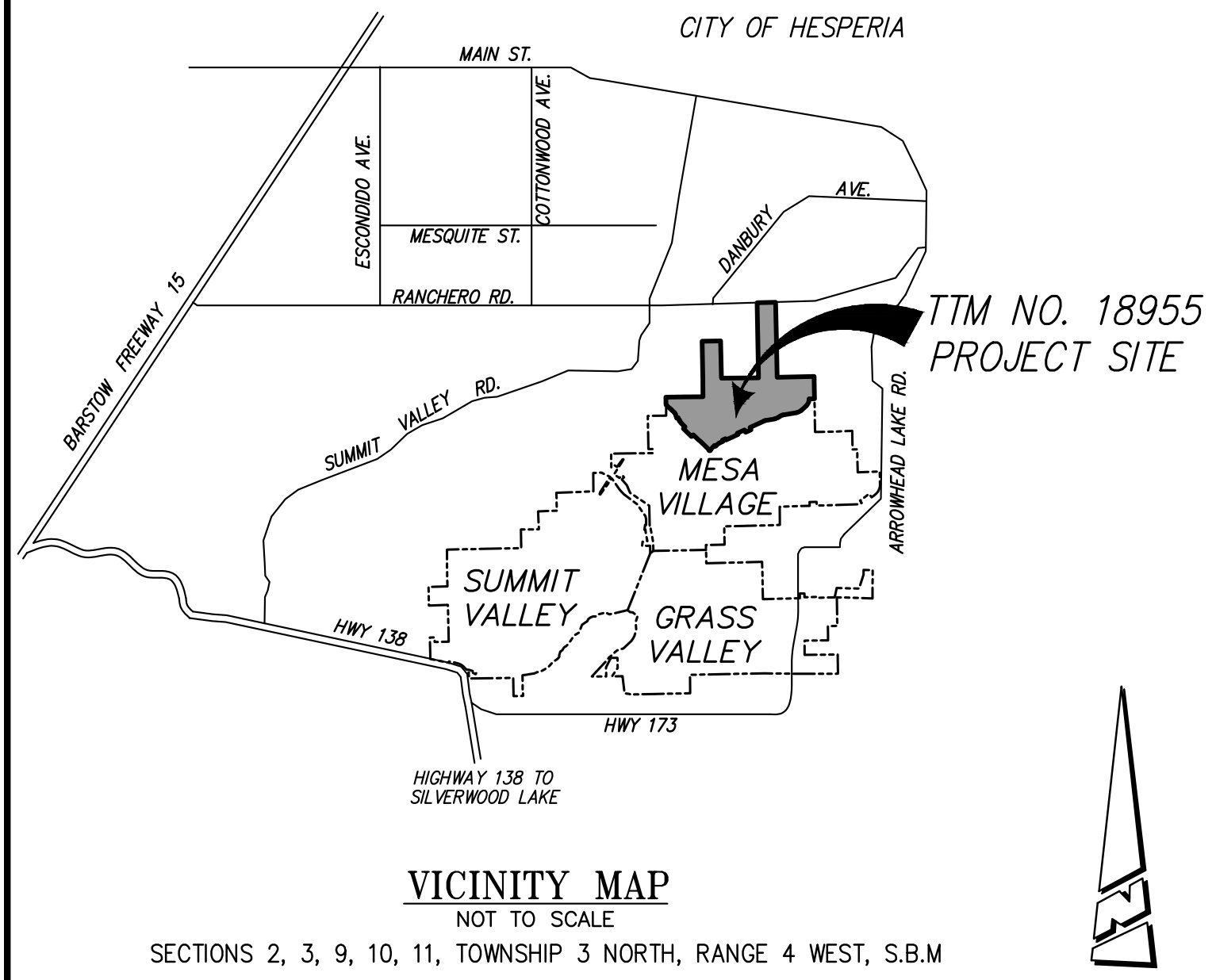
FARMDALE AVE.
LOCAL ROAD MODIFIED (60' ROW)


R/W
℄/TRACT BOUNDARY
30'
10'
18'
12'
PARKWAY
2%
EXISTING GROUND
PCC SIDEWALK
CURB & GUTTER

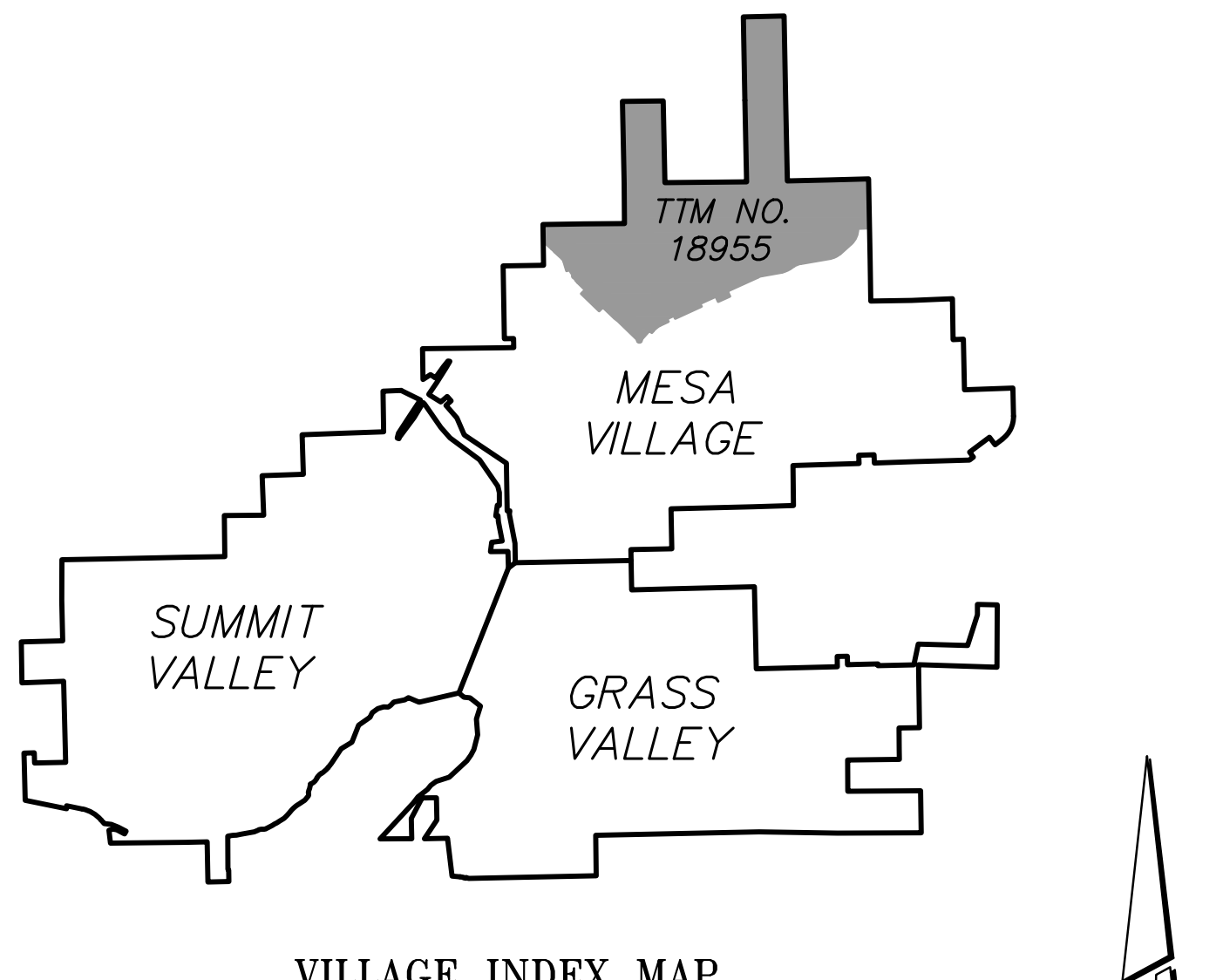
RYELAND AVE.
LOCAL ROAD MODIFIED (60' ROW)

UTILITIES AND PUBLIC SERVICES:

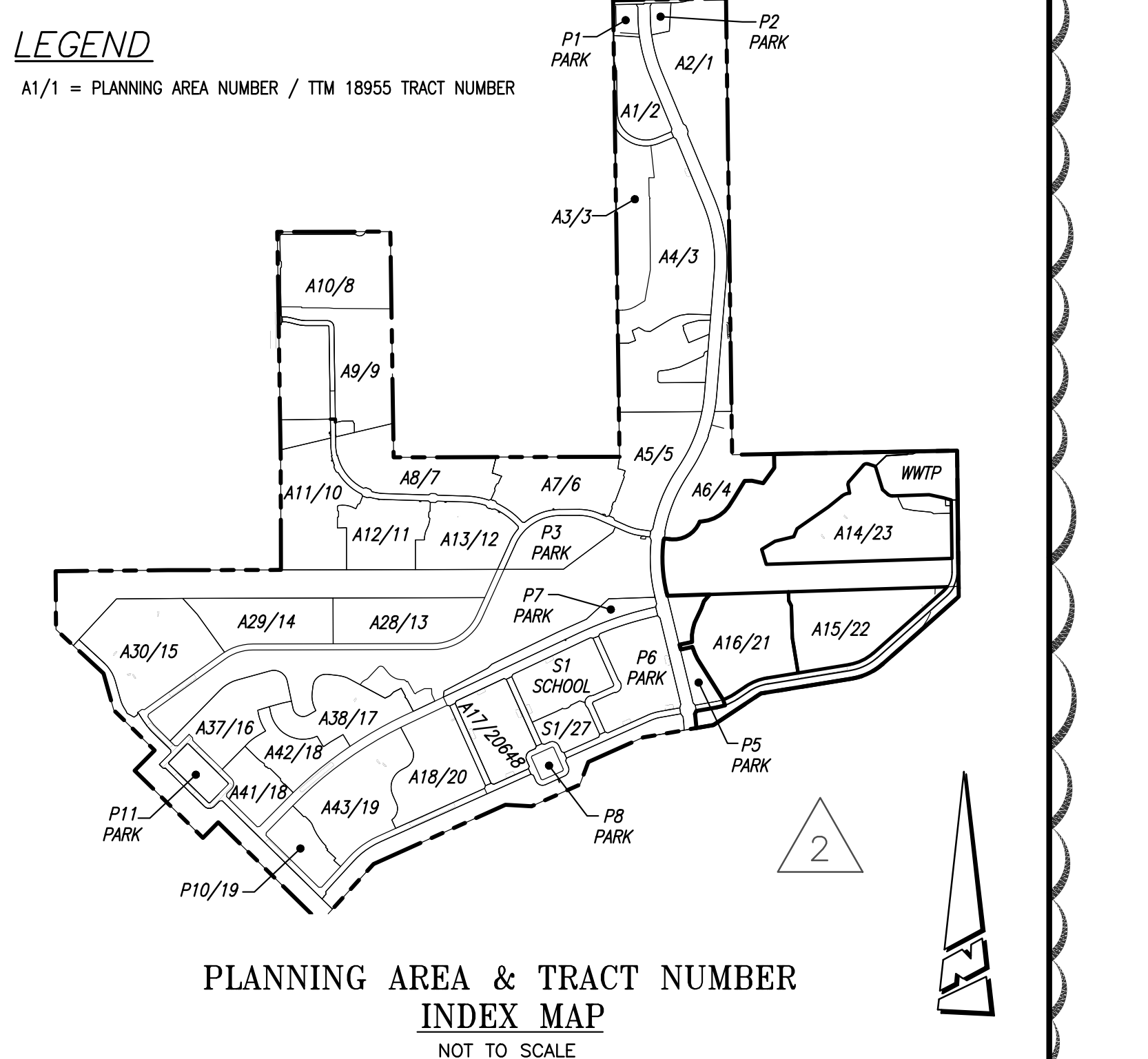
WATER/SEWER :	HESPERIA WATER DISTRICT 9700 SEVENTH AVENUE HESPERIA CA 92345 (760) 947-1000
ELECTRICAL :	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA ROAD VICTORVILLE, CA 92395 (800) 655-4555
GAS :	SOUTHWEST GAS CORPORATION 13471 MARIPOSA ROAD VICTORVILLE, CA 92395 (877) 860-6020
TELEPHONE :	VERIZON PO BOX 11328 ST PETERSBURG, FL 33733 (800) 837-4966
SCHOOL DISTRICT :	HESPERIA SCHOOL DISTRICT 15576 MAIN STREET HESPERIA CA 92345 (760) 244-4411


CITY OF HESPERIA
MAIN ST.
ESCONDIDO AVE.
COTTONWOOD AVE.
MESQUITE ST.
RANCHERO RD.
DANBURY AVE.
BARSTOW FREEWAY 15
SUMMIT VALLEY RD.
ARROWHEAD LAKE RD.
TTM NO. 18955 PROJECT SITE
MESA VILLAGE
SUMMIT VALLEY
GRASS VALLEY
HWY 138
HWY 173
HIGHWAY 138 TO SILVERWOOD LAKE

VICINITY MAP
NOT TO SCALE
SECTIONS 2, 3, 9, 10, 11, TOWNSHIP 3 NORTH, RANGE 4 WEST, S.B.M


TTM NO. 18955
MESA VILLAGE
SUMMIT VALLEY
GRASS VALLEY

VILLAGE INDEX MAP
NOT TO SCALE


LEGEND
A1/1 = PLANNING AREA NUMBER / TTM 18955 TRACT NUMBER
P1 PARK
P2 PARK
A2/1
A1/2
A3/3
A4/3
A10/8
A9/9
A5/5
A6/4
WWTP
A14/23
A11/10
A8/7
A7/6
A12/11
A13/12
P3 PARK
P7 PARK
A29/14
A28/13
A30/15
S1 SCHOOL
P6 PARK
A16/21
A15/22
A37/16
A38/17
A42/18
A17/20648
S1/27
P5 PARK
P11 PARK
A41/18
A43/19
A18/20
P8 PARK
P10/19

PLANNING AREA & TRACT NUMBER
INDEX MAP
NOT TO SCALE

LEGEND:

C&G	CURB AND GUTTER
CL	CENTERLINE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LIFT STATION
PI	POINT OF VERTICAL INTERSECTION
PROP.	PROPOSED
RET. WALL	RETAINING WALL
H=_'	RETAINING WALL HEIGHT
R/W	RIGHT OF WAY
TB	TOP OF BERM
WQB	WATER QUALITY BASIN
EDB	EXTENDED DRAINAGE BASIN
D.B.	DEBRIS BASIN
LOT A	LETTERED LOT / TRACT NUMBER
61	LOT NUMBER / TRACT NUMBER
P=253.3	PAD ELEVATION

— — — —	PROJECT BOUNDARY
— — — —	TRACT BOUNDARY
	TOP OF SLOPE TOE OF SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
3140	EXIST. CONTOUR
	CENTERLINE
	EASEMENT LINE
	STORM DRAIN LINE
S	SEWER LINE (SHOWN ON SHT. 10-12 ONLY)
FM	FORCE MAIN SEWER LINE (SHOWN ON SHT. 10-12 ONLY)
W	WATER LINE (SHOWN ON SHT. 10-12 ONLY)
RW	RECLAIMED WATER LINE (SHOWN ON SHT. 10-12 ONLY)
3200	PROPOSED CONTOUR
	CROSS GUTTER
	TERRACE DRAIN
	EQUESTRIAN TRAIL
	MULTI-USE PAVED TRAIL
	STREAMBED TRAIL CROSSING (CROSSING TYPE TO BE DETERMINED)
	RETAINING WALL
	RIP RAP (SIZE AND TYPE TO BE DETERMINED)

TTM SHEET INDEX

SHEET 1 - TITLE SHEET, INDEX MAP, STREET TYPICAL SECTIONS AND LOTTING TABLE
SHEET 2 - GRADING PLAN & DRAINAGE
SHEET 3 - GRADING PLAN & DRAINAGE
SHEET 4-9 - GRADING PLAN & DRAINAGE
SHEET 10-12 - UTILITY PLAN - PROPOSED SEWER, WATER, RECLAIMED WATER, & STORM DRAIN

AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 18, 26, 28, 29, 30, 37, 38, 42, & 43 ON SHEETS 2, 3, 4, 5, 6, 7, 8, & 9. UPDATED SHEET INDEX MAP ON SHEETS 1-12. UPDATED SHEET INDEX MAP, SECTIONS, GENERAL NOTES, & PHASING INDEX SUMMARY TABLE ON SHEET 1. UPDATED MATCHLINE ON SHEET 6.
2/26/24	1	REVISED LOTTING IN PA'S 1, 2, 3, 4, 9 & 10 ON SHEETS 2, 3, 4 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

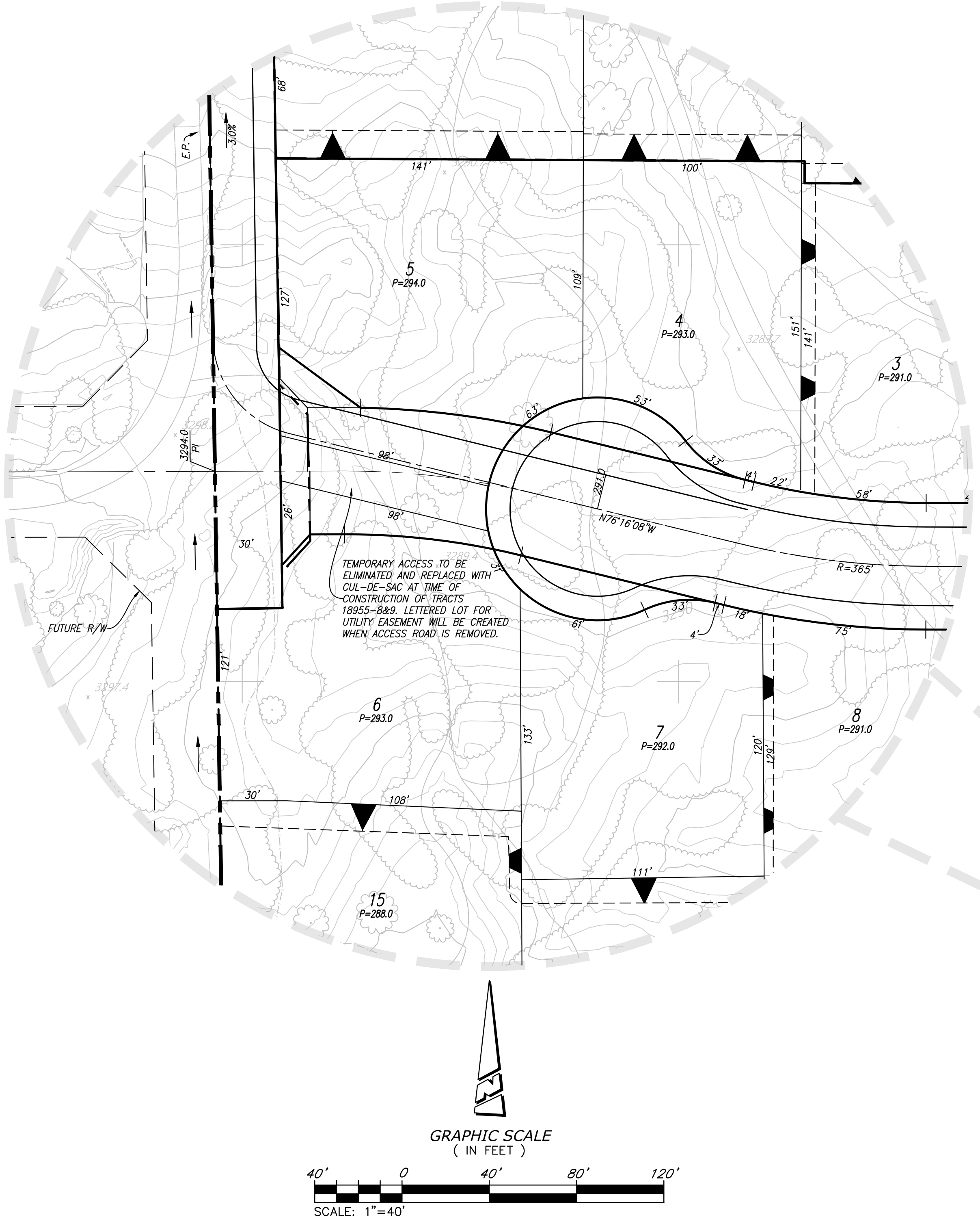
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

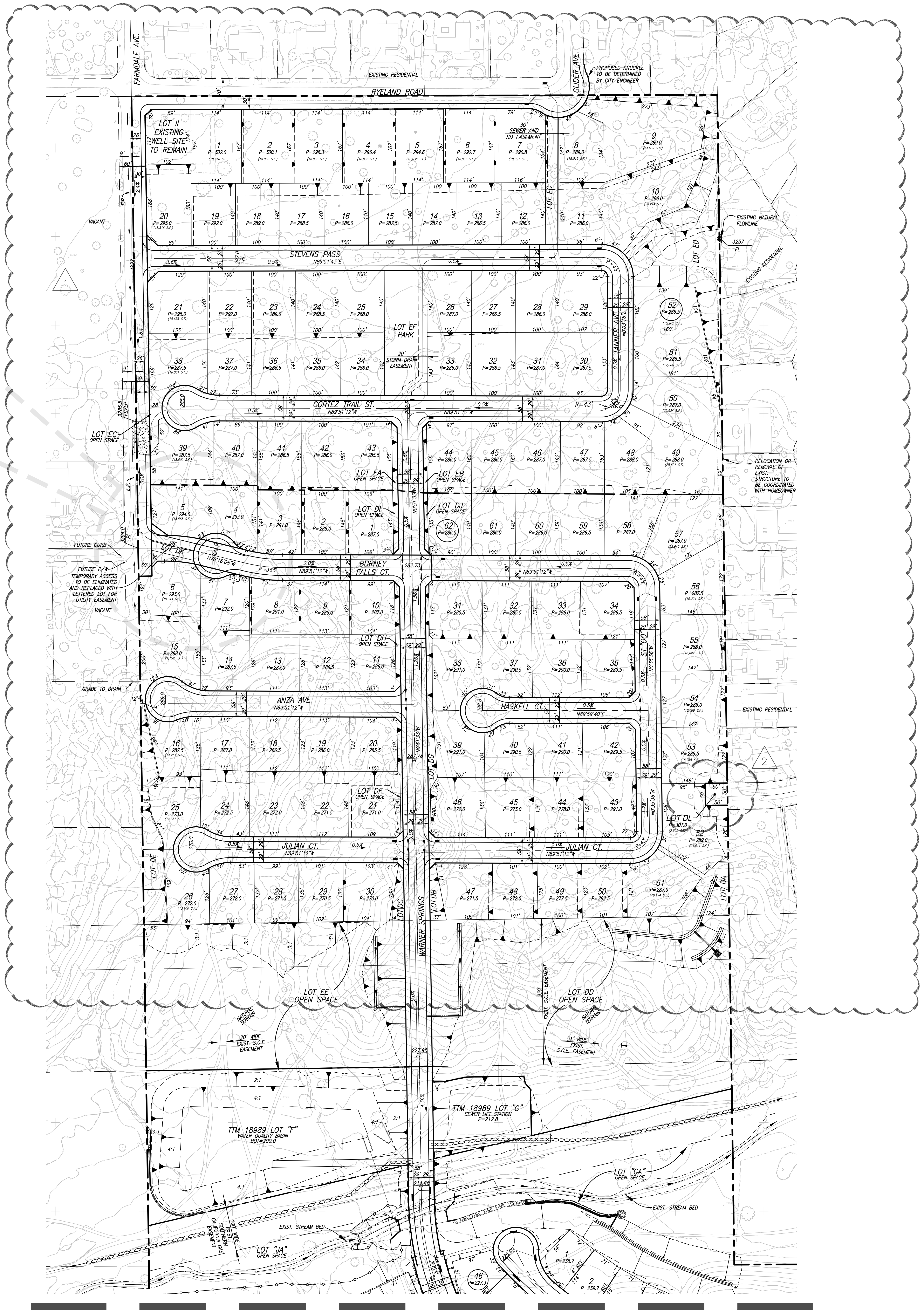
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
TITLE SHEET

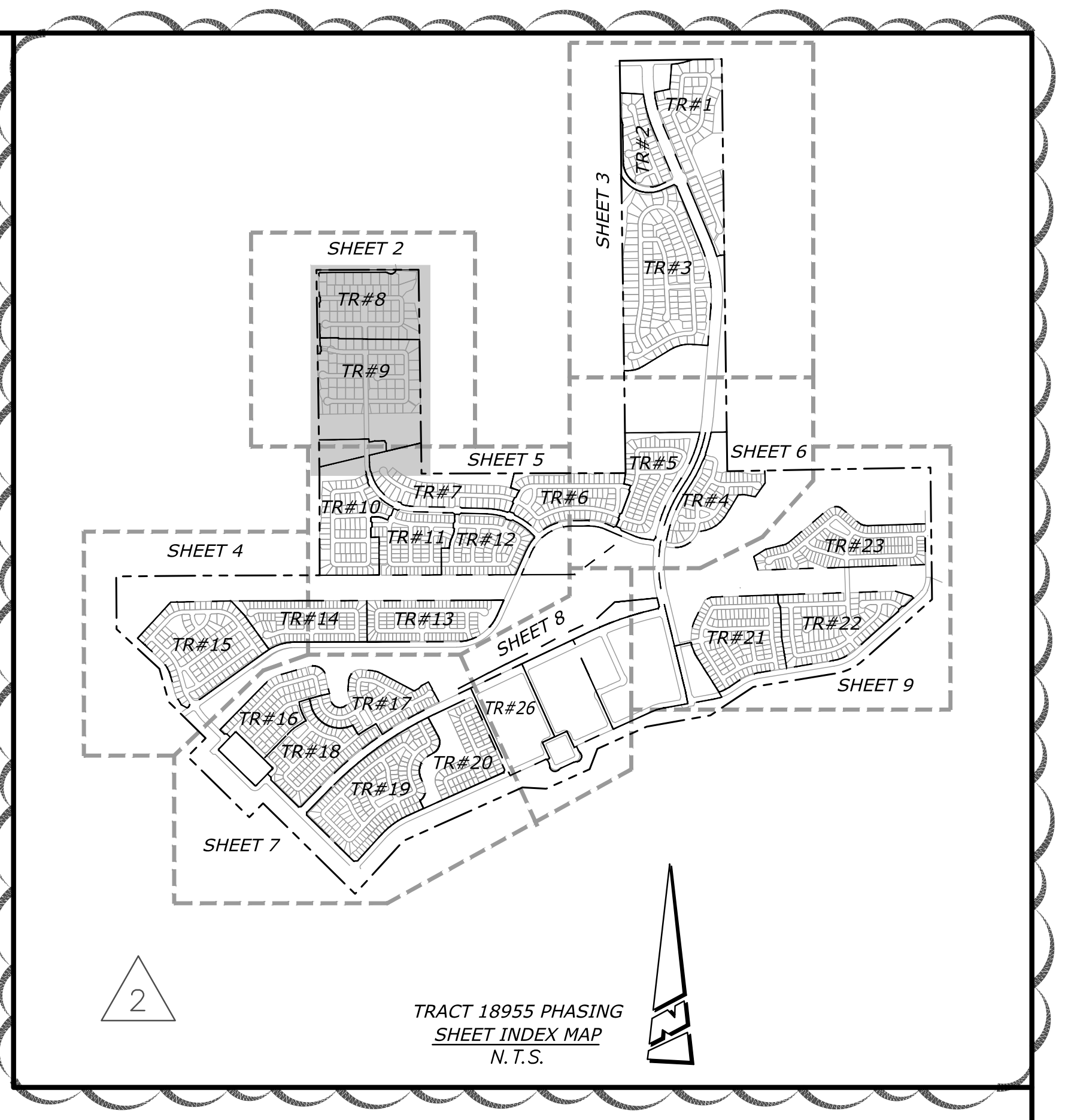
PROJECT NO.
SHEET 1 OF 12
DATE: Sep 04, 2025
W.O.

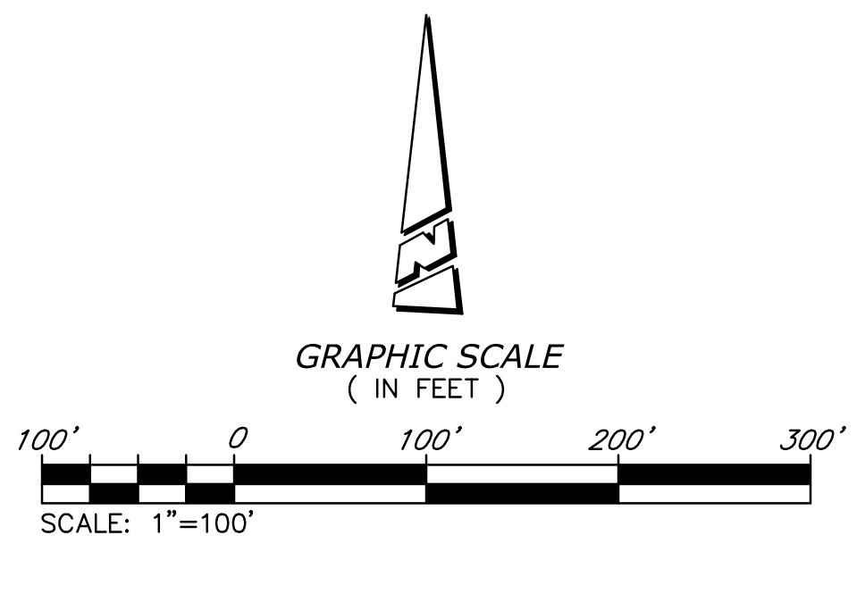
N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_1.dwg, Sep 04, 2025-8:45am, by: mcain


5
P=294.0
4
P=293.0
3
P=291.0
6
P=293.0
7
P=292.0
8
P=291.0
15
P=288.0
TEMPORARY ACCESS TO BE ELIMINATED AND REPLACED WITH CUL-DE-SAC AT TIME OF CONSTRUCTION OF TRACTS 18955-8&9. LETTERED LOT FOR UTILITY EASEMENT WILL BE CREATED WHEN ACCESS ROAD IS REMOVED.
FUTURE R/W
R=385'
N76°16'08"W
GRAPHIC SCALE
(IN FEET)
40'
0
40'
80'
120'
SCALE: 1"=40'


EXISTING RESIDENTIAL
FARMDALE AVE.
GLIDER AVE.
RYELAND ROAD
PROPOSED KNUCKLE TO BE DETERMINED BY CITY ENGINEER
LOT II EXISTING WELL SITE TO REMAIN
30' SEWER AND SD EASEMENT
VACANT
STEVENS PASS
LOT EG
LOT ED
EXISTING NATURAL FLOWLINE
EXISTING RESIDENTIAL
TANNER AVE.
LOT EF PARK
20' STORM DRAIN EASEMENT
CORTEZ TRAIL ST.
N89°51'12"W
LOT EC OPEN SPACE
LOT EA OPEN SPACE
LOT EB OPEN SPACE
LOT DI OPEN SPACE
LOT DJ OPEN SPACE
RELOCATION OR REMOVAL OF EXIST. STRUCTURE TO BE COORDINATED WITH HOMEOWNER
FUTURE CURB
LOT DK
BURNEY FALLS CT.
FUTURE R/W TEMPORARY ACCESS TO BE ELIMINATED AND REPLACED WITH LETTERED LOT FOR UTILITY EASEMENT
VACANT
LOT DH OPEN SPACE
GRADE TO DRAIN
ANZA AVE.
HASKELL CT.
N89°59'40"E
EXISTING RESIDENTIAL
LOT DG
LOT DF OPEN SPACE
LOT DL
JULIAN CT.
LOT DE
LOT DC
LOT DB
LOT DA
WAGNER SPRINGS
LOT EE OPEN SPACE
LOT DD OPEN SPACE
20' WIDE EXIST. S.C.E. EASEMENT
51' WIDE EXIST. S.C.E. EASEMENT
TTM 18989 LOT "F" WATER QUALITY BASIN BOT=200.0
TTM 18989 LOT "G" SEWER LIFT STATION P=212.8
LOT "GA" OPEN SPACE
EXIST. STREAM BED
LOT "JA" OPEN SPACE
2

SEE SHEET 5


SHEET 2
TR#8
TR#9
SHEET 3
TR#1
TR#2
TR#3
SHEET 5
SHEET 6
TR#5
TR#4
TR#7
TR#6
TR#10
TR#11
TR#12
SHEET 4
TR#23
TR#14
TR#13
TR#15
SHEET 8
TR#21
TR#22
TR#16
TR#17
TR#26
TR#18
TR#20
TR#19
SHEET 7
SHEET 9
2
TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.


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

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED LOT DL TO PA 9 & REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED LOTTING IN PA'S 9 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

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

CITY OF HESPERIA

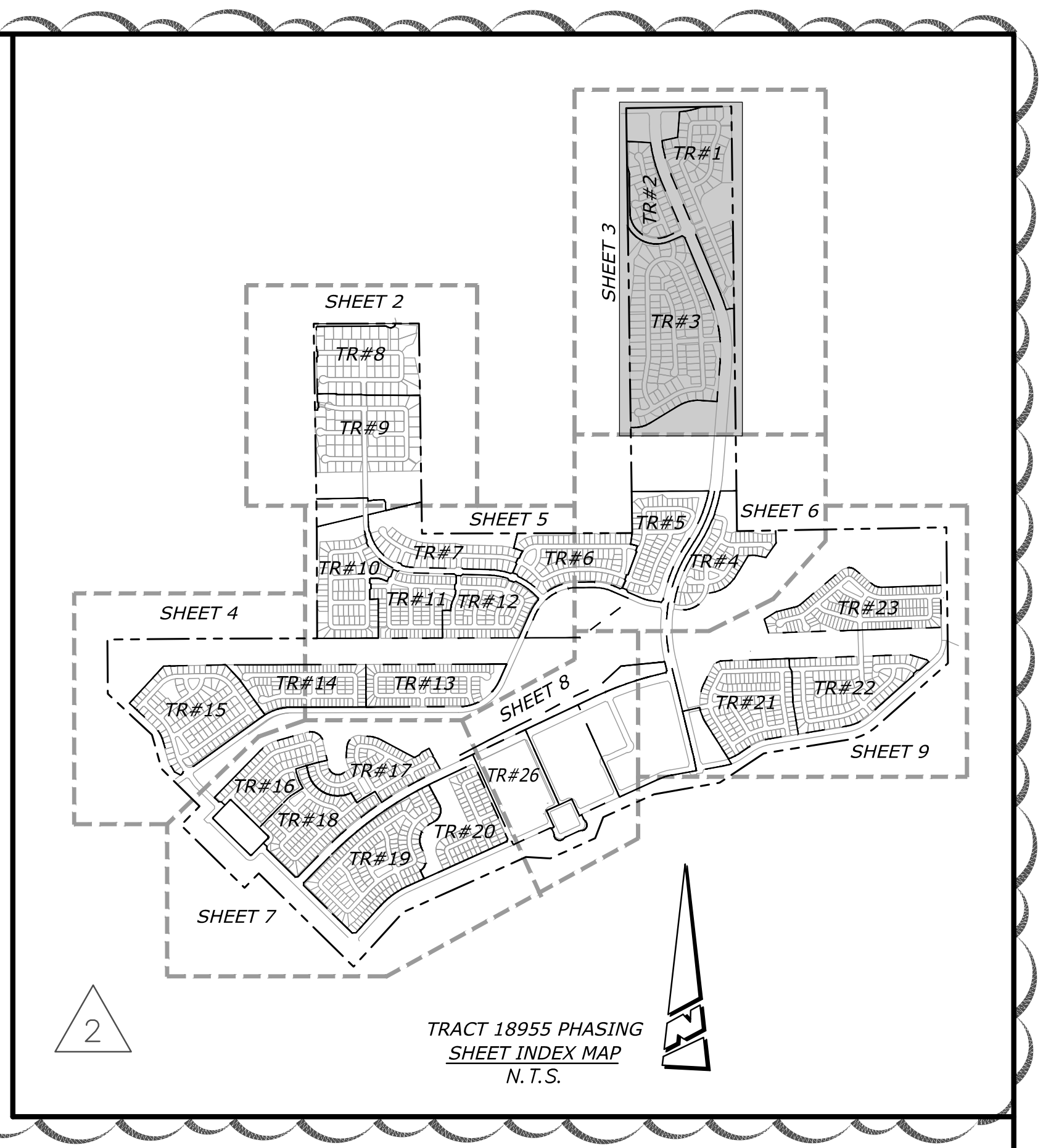
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

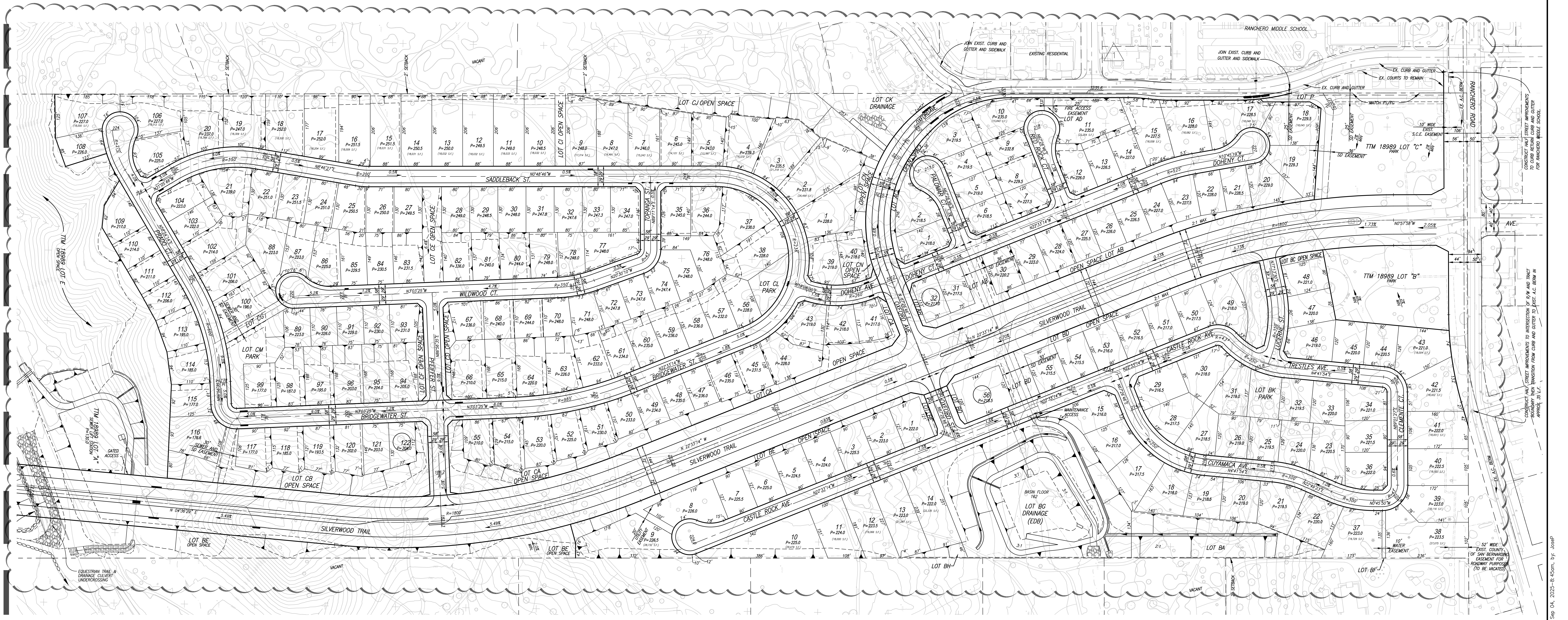
PROJECT NO.
SHEET 2 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_2.dwg, Sep 04, 2025-8:45am, by: JoseP


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

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


SEE SHEET 6
RANCHERO MIDDLE SCHOOL
RANCHERO ROAD
EXISTING RESIDENTIAL
VACANT
JOIN EXIST. CURB AND GUTTER AND SIDEWALK
EX. CURB AND GUTTER
EX. COURTS TO REMAIN
SADDLEBACK ST.
WILDWOOD CT.
BRIDGEWATER ST.
TOPANGA ST.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
DOHENY AVE.
DOHENY CT.
PALOMAR CT.
TRESTLES AVE.
CUYAMACA AVE.
CLEMENTE CT.
LOT CJ OPEN SPACE
LOT CK DRAINAGE
LOT CN OPEN SPACE
LOT CL PARK
LOT CM PARK
LOT CA
LOT CA OPEN SPACE
LOT CB OPEN SPACE
LOT CE OPEN SPACE
LOT CI OPEN SPACE
LOT BE OPEN SPACE
LOT BD OPEN SPACE
LOT BC OPEN SPACE
LOT BK PARK
LOT BG DRAINAGE (EDB)
BASIN FLOOR
LOT BA
LOT BF
LOT BH
LOT P
OPEN SPACE LOT AB
LOT AD
FIRE ACCESS EASEMENT
MAINTENANCE ACCESS
TTM 18989 LOT "C" PARK
TTM 18989 LOT "B" PARK
TTM 18989 LOT "E" OPEN SPACE
TTM 18989 LOT "A"
GATED ACCESS
SEWER AND SD EASEMENT
10' WIDE S.C.E. EASEMENT
10' WATER EASEMENT
EQUESTRIAN TRAIL & DRAINAGE CULVERT UNDERCROSSING
52' WIDE EXIST. COUNTY OF SAN BERNARDINO EASEMENT FOR ROADWAY PURPOSES (TO BE VACATED)
2' SETBACK

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

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP, SHT TITLE, & REMOVED OFFSITE GRADING & WATER LAYOUT.
2/26/24	1	REVISED LOTTINGS IN PA'S 1, 2, 3, & 4

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

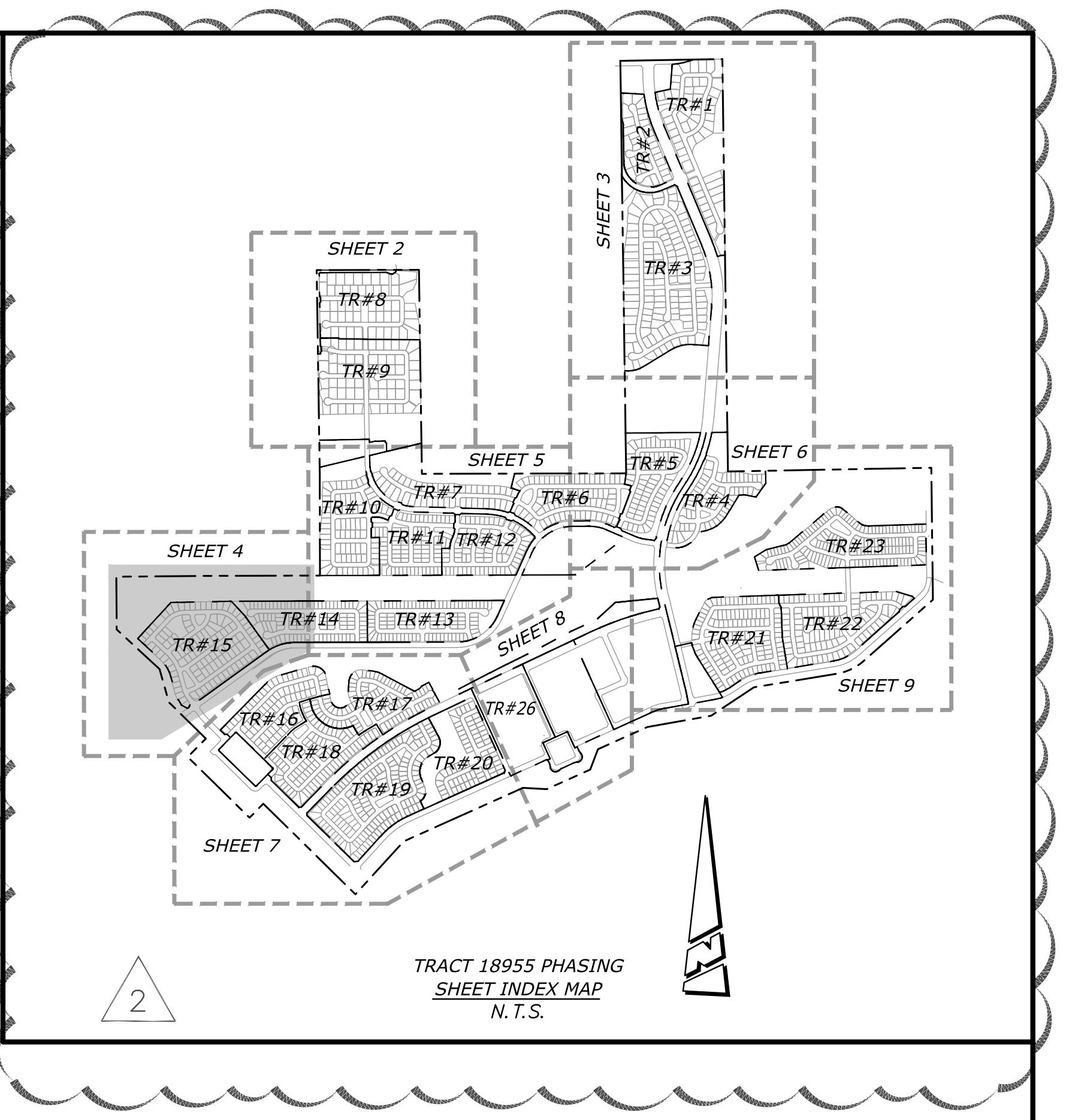
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

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

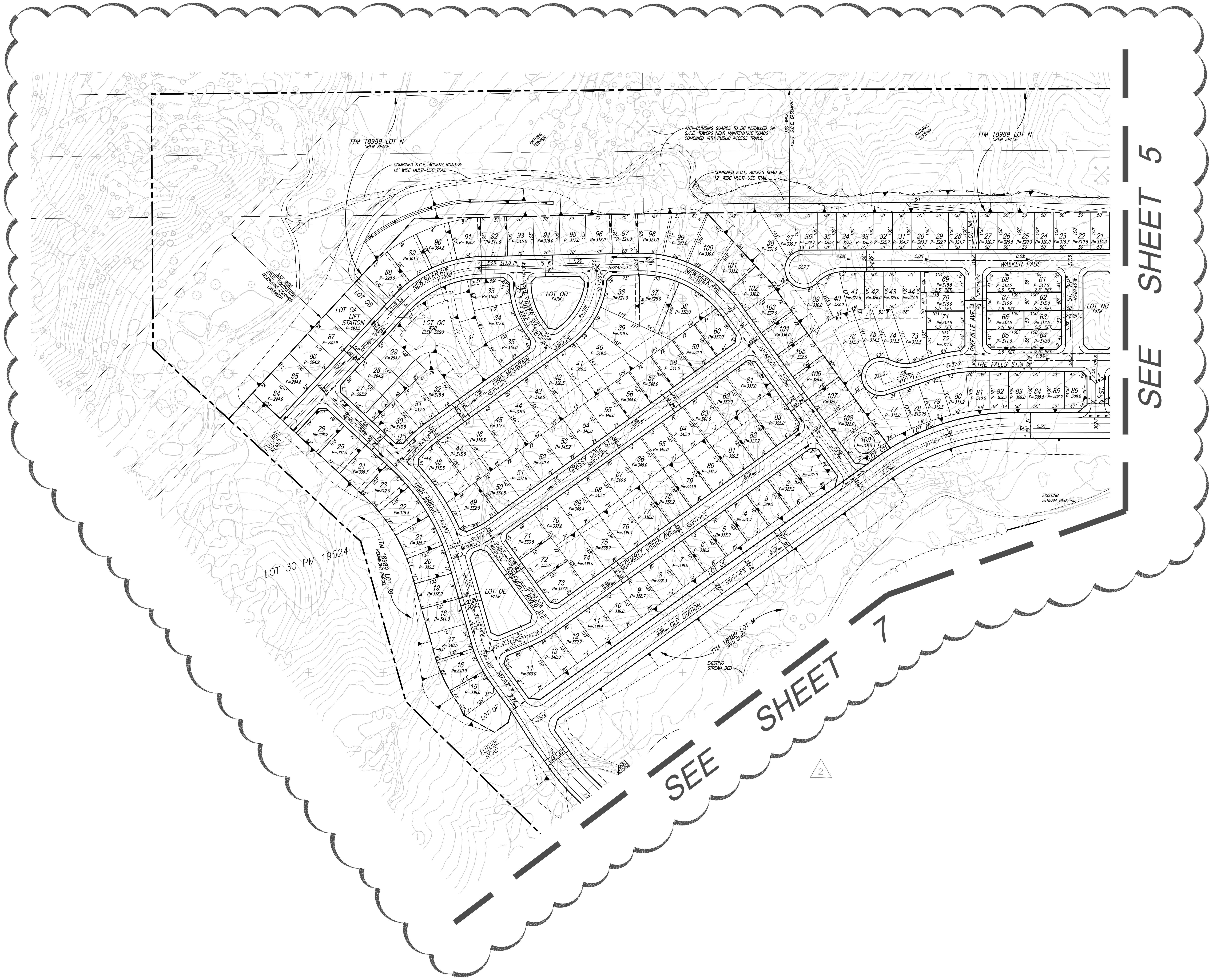
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

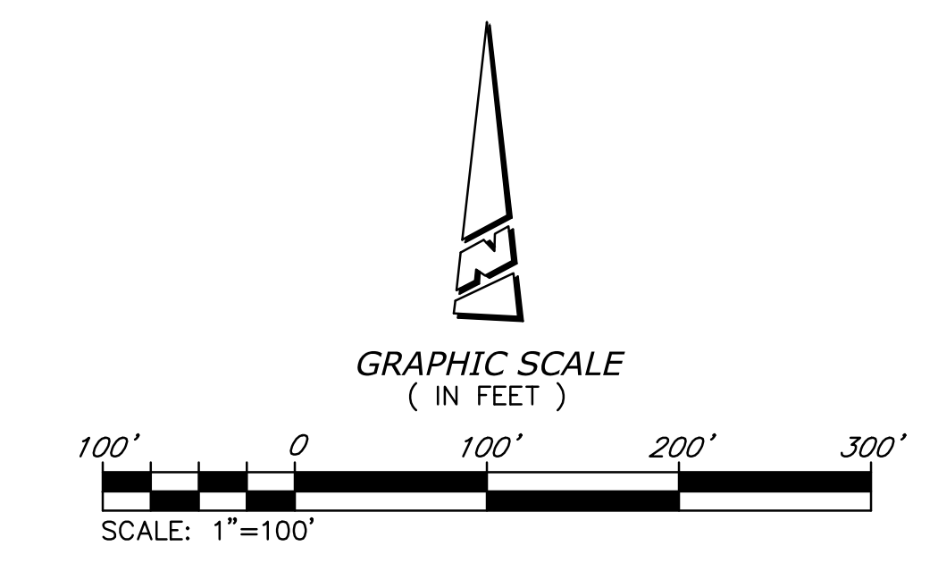
PROJECT NO.
SHEET 3 OF 12
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_3.dwg, Sep 04, 2025-8:45am, by: JoseP


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

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


TTM 18989 LOT N
OPEN SPACE
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
330' WIDE EXIST. S.C.E. EASEMENT
330' WIDE EXIST. CONTINENTAL TELEPHONE COMPANY EASEMENT
NEW RIVER AVE.
PINEY RIVER AVE.
BIRD MOUNTAIN
HIGH BRIDGE
GRASSY COVE ST.
QUARTZ CREEK AVE.
EMORY RIVER AVE.
OLD STATION
WALKER PASS
PIKEVILLE AVE.
THE FALLS ST.
ST. "PP"
LOT OA
LIFT STATION
P=293.5
LOT OB
LOT OC
WQB
ELEV=3290
LOT OD
PARK
LOT OE
PARK
LOT OF
LOT OG
LOT OH
LOT NA
LOT NB
PARK
LOT NC
FUTURE ROAD
LOT 30 PM 19524
TTM 18989 LOT 39
REMAINDER PARCEL
TTM 18989 LOT M
OPEN SPACE
EXISTING STREAM BED
SEE SHEET 5
SEE SHEET 7
2


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

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
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PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
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TEMECULA, CA 92590
951-200-6840

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

CITY OF HESPERIA

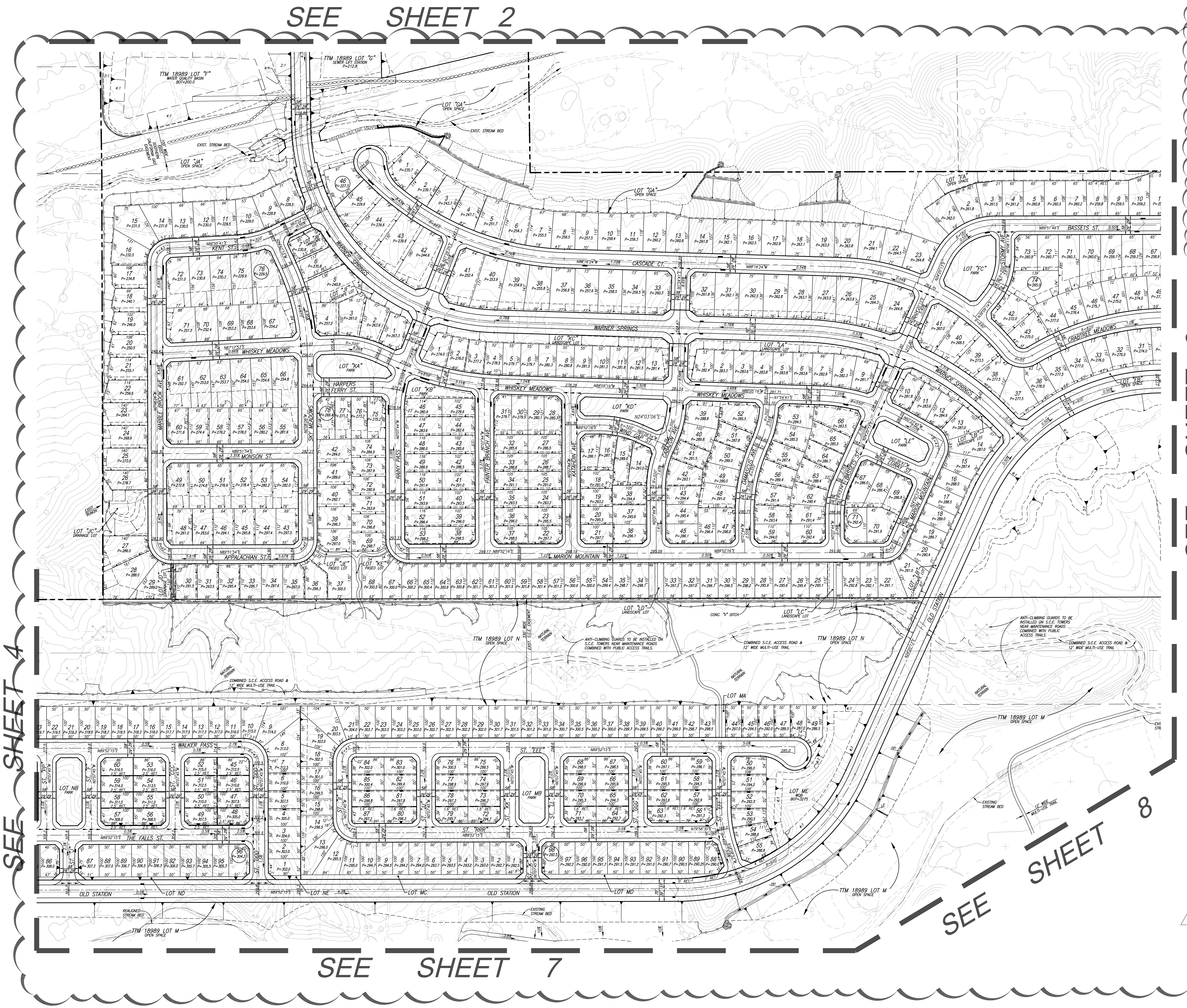
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

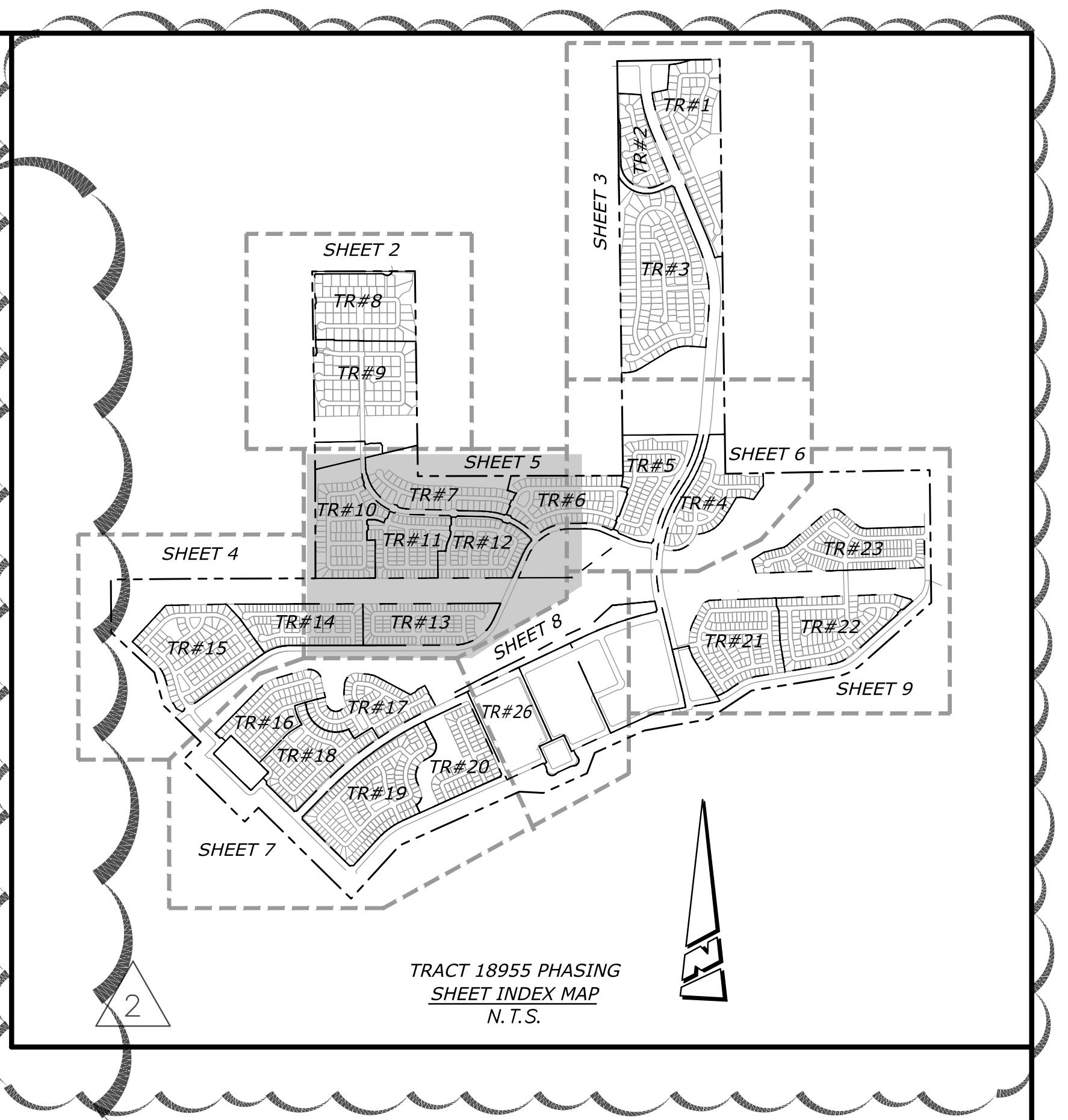
PROJECT NO.
SHEET 4 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_4.dwg, Sep 04, 2025-8:46am, by: JoseP



SEE SHEET 2
SEE SHEET 4
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
TTM 18989 LOT "F" WATER QUALITY BASIN
TTM 18989 LOT "G" SEWER LIFT STATION
LOT "CA" OPEN SPACE
EXIST. STREAM BED
LOT "JA" OPEN SPACE
LOT "GA" OPEN SPACE
LOT "FA" OPEN SPACE
LOT "FC" PARK
KENT ST.
CASCADE CT.
BASSETS ST.
WARNER SPRINGS
WHISKEY MEADOWS
CRABTREE MEADOWS
LOT "KC" LANDSCAPE LOT
LOT "LA" LANDSCAPE LOT
LOT "KA" PARK
HARPERS FERRY ST.
LOT "KB" PARK
LOT "KD" PARK
LOT "LE" PARK
LOT "FB" OPEN SPACE
MONSON ST.
APPALACHIAN ST.
MARION MOUNTAIN
MARBLE BROOK AVE.
KATAHDIN AVE.
LOT "JC" DRAINAGE LOT
LOT "JE" PASEO LOT
LOT "KE" PASEO LOT
LOT "LD" LANDSCAPE LOT
LOT "LC" LANDSCAPE LOT
LOT "O" LANDSCAPE LOT
CONC. "V" DITCH
OLD STATION
TTM 18989 LOT N OPEN SPACE
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
LOT MA
TTM 18989 LOT M OPEN SPACE
WALKER PASS
ST. "EEE"
ST. "RRR"
THE FALLS ST.
LOT NB PARK
LOT MB PARK
LOT ME WQB BOT=3275
LOT ND
LOT NE
LOT MC
LOT MD
EXISTING STREAM BED
REALIGNED STREAM BED
12' WIDE MULTI-USE TRAIL



SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
TR#2
TR#3
TR#4
TR#5
TR#6
TR#7
TR#8
TR#9
TR#10
TR#11
TR#12
TR#13
TR#14
TR#15
TR#16
TR#17
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TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.

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

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 28, 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

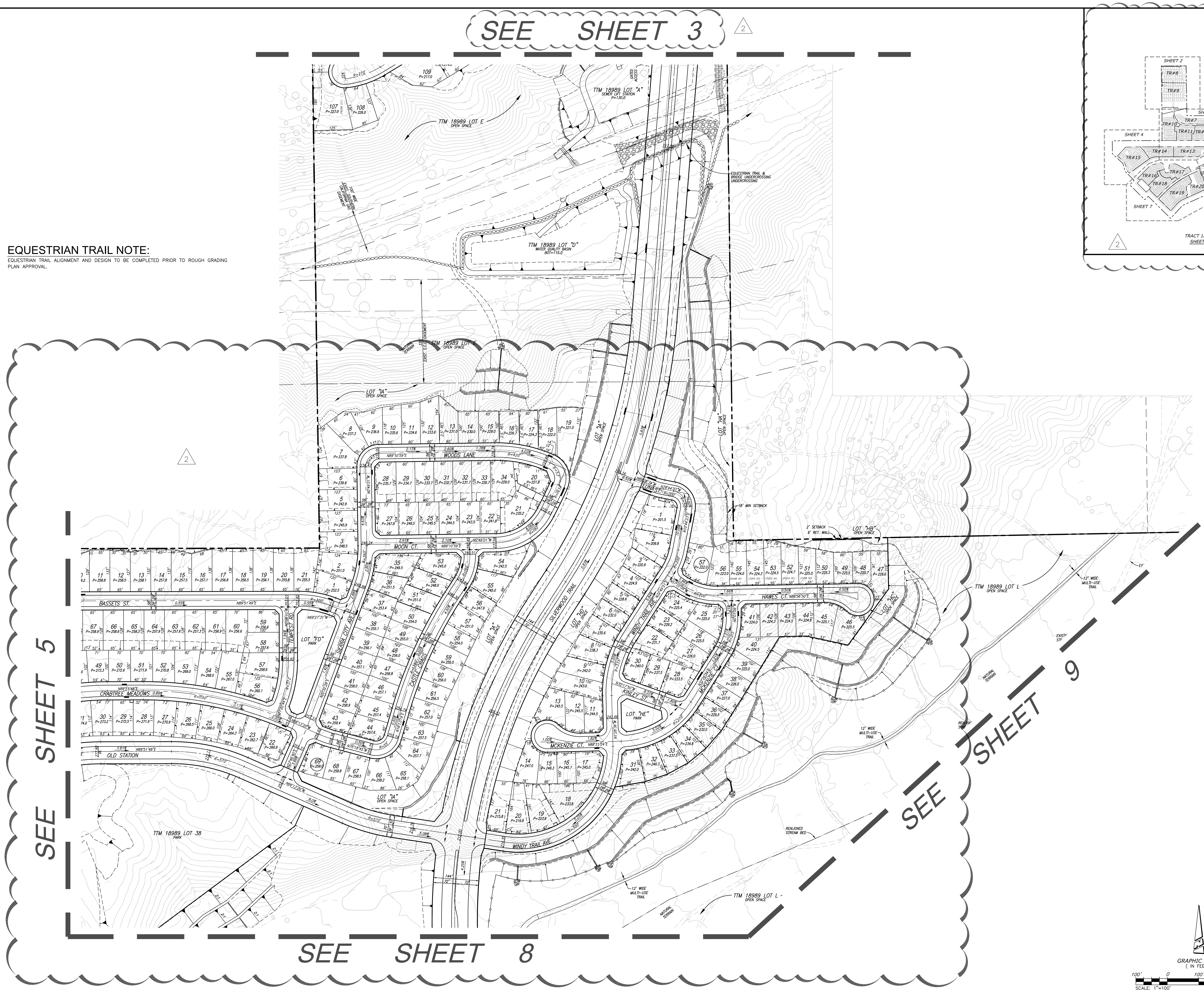
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

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

PROJECT NO.
SHEET 5 OF 12

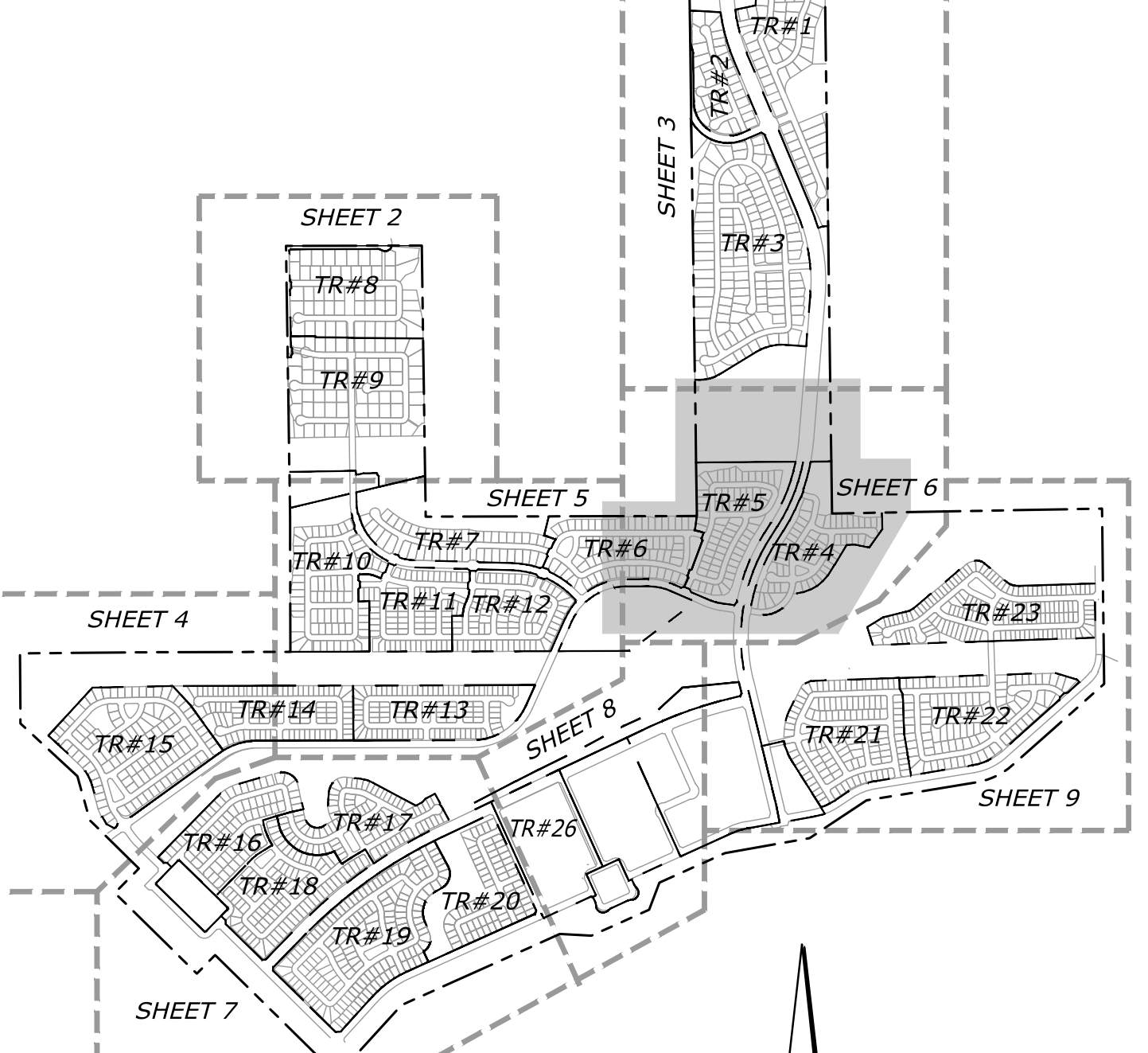
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_5.dwg, Sep 04, 2025-8:46am, by: JoseP


SEE SHEET 3
SEE SHEET 5
SEE SHEET 8
SEE SHEET 9
2
TTM 18989 LOT "A" SEWER LIFT STATION
TTM 18989 LOT E OPEN SPACE
TTM 18989 LOT "D" WATER QUALITY BASIN
EQUESTRIAN TRAIL & BRIDGE UNDERCROSSING
LOT "A" OPEN SPACE
LOT "HB" OPEN SPACE
TTM 18989 LOT L OPEN SPACE
12' WIDE MULTI-USE TRAIL
18' MIN SETBACK
2' SETBACK 6' RET. WALL
WOODS LANE
MOON CT.
BASSETS ST.
CRABTREE MEADOWS
OLD STATION
SILVERWOOD TRAIL
WINDY TRAIL AVE
HAWES CT.
MCKENZIE CT.
LOT "FD" PARK
LOT "HE" PARK
TTM 18989 LOT 38 PARK
REALIGNED STREAM BED
NATURAL TERRAIN
GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

EQUESTRIAN TRAIL NOTE:

EQUESTRIAN TRAIL ALIGNMENT AND DESIGN TO BE COMPLETED PRIOR TO ROUGH GRADING PLAN APPROVAL.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TR#26
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TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 5, 6, 7, TR.18955 PHASING SHT INDEX MAP, & SHT MATCHLINE

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

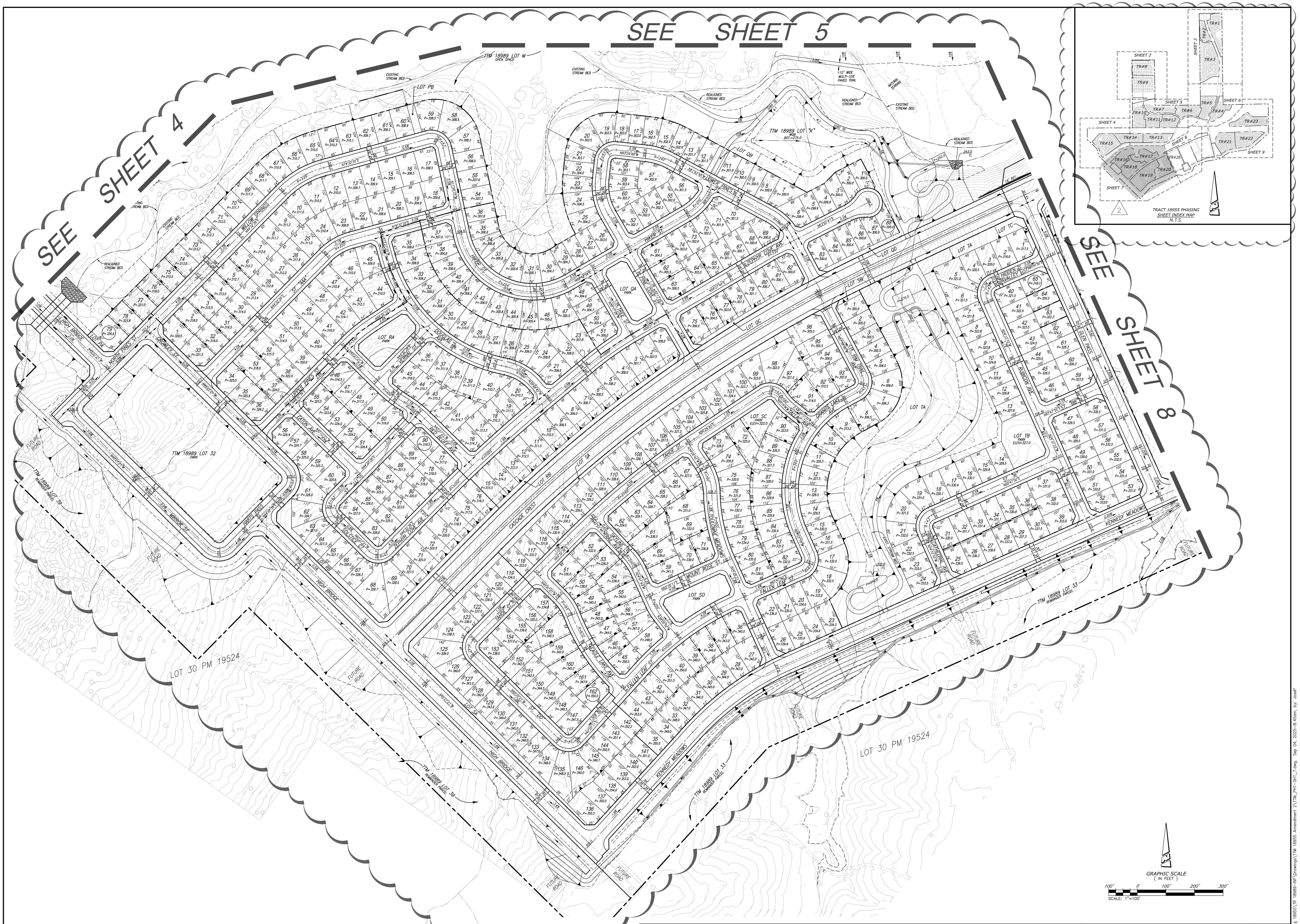
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

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

PROJECT NO.
SHEET 6 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_6.dwg, Sep 04, 2025-8:46am, by: JoseP


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

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

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 18, 37, 38, 42, & 43. UPDATED TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

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

CITY OF HESPERIA

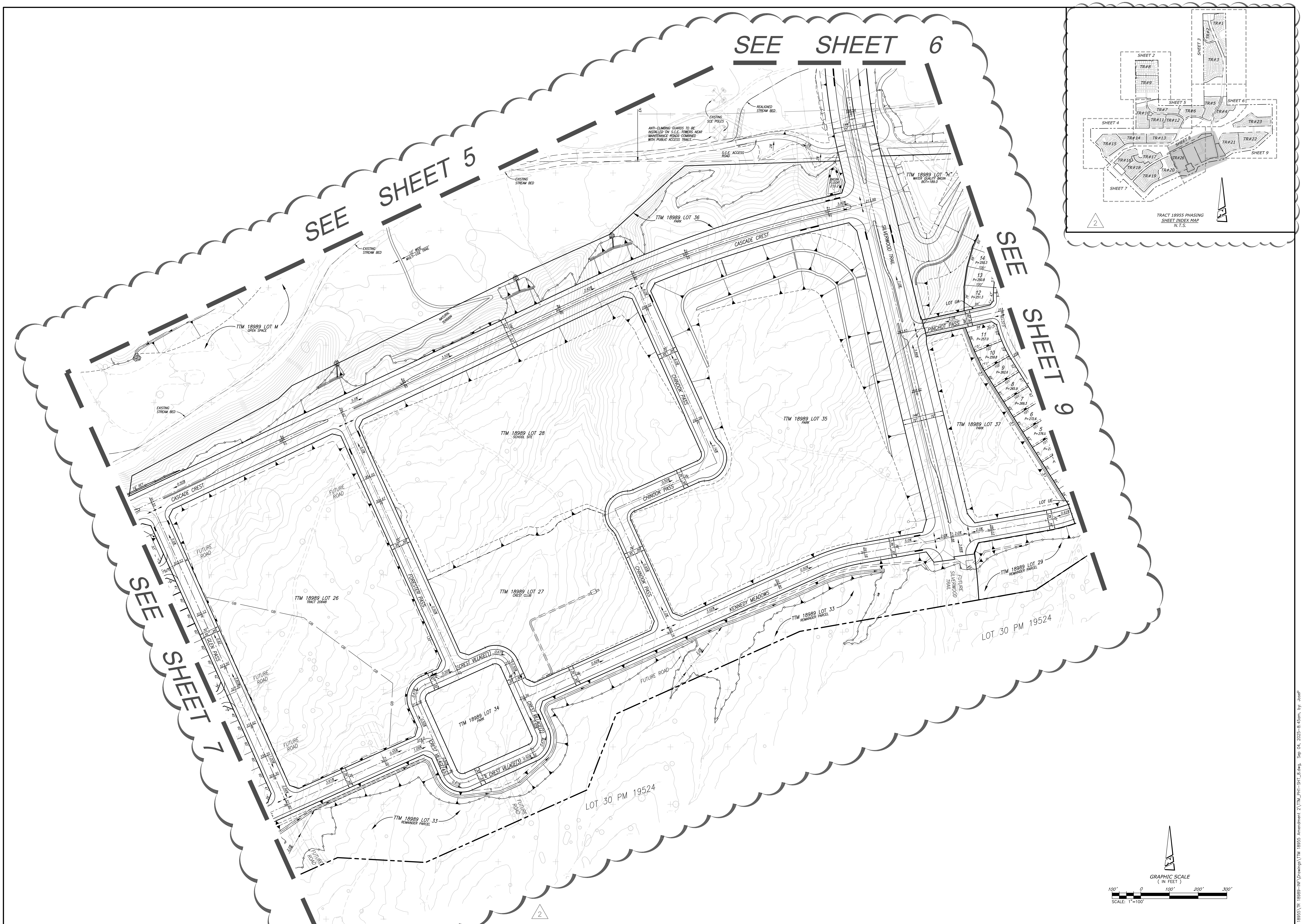
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 7 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_7.dwg, Sep 04, 2025-8:45am, by: JoseP


SEE SHEET 6
SEE SHEET 5
SEE SHEET 9
SEE SHEET 7
TTM 18989 LOT M OPEN SPACE
TTM 18989 LOT 36 PARK
TTM 18989 LOT "H" WATER QUALITY BASIN BOT=189.0
TTM 18989 LOT 28 SCHOOL SITE
TTM 18989 LOT 35 PARK
TTM 18989 LOT 37 PARK
TTM 18989 LOT 26 TRACT 20648
TTM 18989 LOT 27 CREST CLUB
TTM 18989 LOT 34 PARK
TTM 18989 LOT 29 REMAINDER PARCEL
TTM 18989 LOT 33 REMAINDER PARCEL
LOT 30 PM 19524
LOT UA
LOT UE
CASCADE CREST
SILVERWOOD TRAIL
PINCHOT PASS
CHINOOK PASS
FORESTER PASS
KENNEDY MEADOWS
GLEN PASS
CREST VILLAGE(1)
CREST VILLAGE(2)
FUTURE SILVERWOOD TRAIL
FUTURE ROAD
EXISTING STREAM BED
REALIGNED STREAM BED
EXISTING SCE POLES
S.C.E. ACCESS ROAD
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
12' WIDE MULTI-USE TRAIL
NATURAL TERRAIN
BASIN FLOOR 210.2
GRAPHIC SCALE (IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'
TRACT 18955 PHASING SHEET INDEX MAP
N.T.S.
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
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TR#4
TR#5
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TR#18
TR#19
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TR#21
TR#22
TR#23
TR#26
2

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 26, TR-20648 -1 & 2, & TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

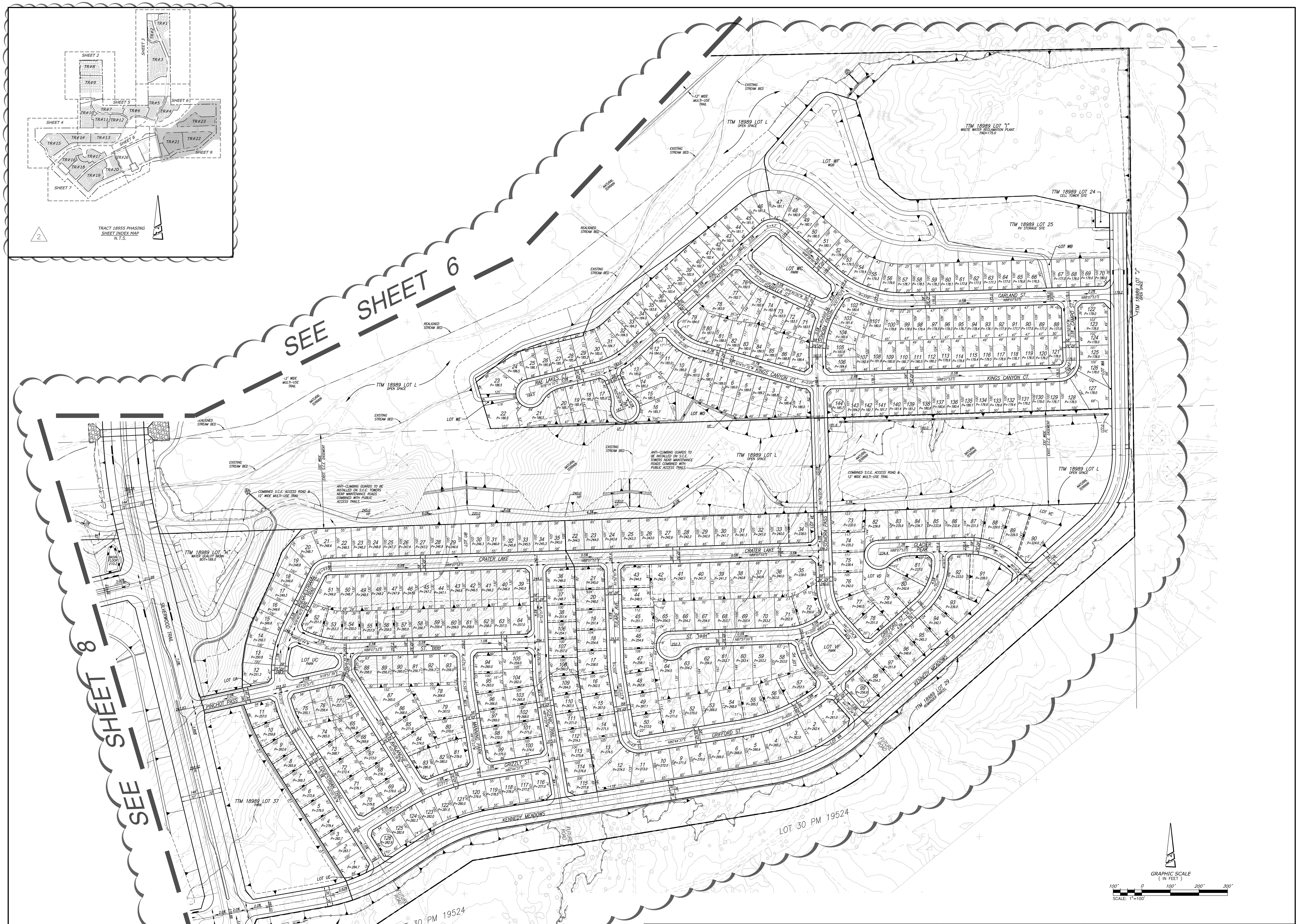
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

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

DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 8 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_8.dwg, Sep 04, 2025-8:45am, by: JoseP


TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
TR#1
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TR#16
TR#17
TR#18
TR#19
TR#20
TR#21
TR#22
TR#23
TR#26
2
SEE SHEET 6
SEE SHEET 8
TTM 18989 LOT L
OPEN SPACE
TTM 18989 LOT "I"
WASTE WATER RECLAMATION PLANT
PAD=175.0
TTM 18989 LOT 24
CELL TOWER SITE
TTM 18989 LOT 25
RV STORAGE SITE
TTM 18989 LOT "J"
OPEN SPACE
TTM 18989 LOT "H"
WATER QUALITY BASIN
BOT=189.0
TTM 18989 LOT 37
PARK
TTM 18989 LOT 29
REMAINDER PARCEL
LOT 30 PM 19524
LOT WF
WQB
LOT WC
PARK
LOT WB
LOT WD
LOT WE
LOT UA
LOT UB
LOT UC
PARK
LOT UE
LOT UF
LOT VA
LOT VB
LOT VC
LOT VD
LOT VE
LOT VF
PARK
LOT VG
12' WIDE MULTI-USE TRAIL
EXISTING STREAM BED
REALIGNED STREAM BED
NATURAL TERRAIN
330' WIDE EXIST. S.C.E. EASEMENT
COMBINED S.C.E. ACCESS ROAD & 12' WIDE MULTI-USE TRAIL
ANTI-CLIMBING GUARDS TO BE INSTALLED ON S.C.E. TOWERS NEAR MAINTENANCE ROADS COMBINED WITH PUBLIC ACCESS TRAILS.
RAE LAKES CT.
ISABELLA ST.
SONORA PASS
GARLAND ST.
CAMPO ST.
KINGS CANYON CT.
ST. "AA"
CRATER LAKE
GLACIER PEAK
GRIFFORD ST.
ST. "HHH"
ST. "EE"
TULARE AVE.
SCENIC TRAIL
MANNING PARK
GRIZZLY ST.
AVALANCHE ST.
EQUESTRIAN TRAIL
ST. "BBB"
PINCHOT PASS
SILVERWOOD TRAIL
KENNEDY MEADOWS
FUTURE ROAD
FUTURE SILVERWOOD TRAIL
GRAPHIC SCALE
(IN FEET)
100'
0
100'
200'
300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 14, 15, 16, & TR. 18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

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

CITY OF HESPERIA

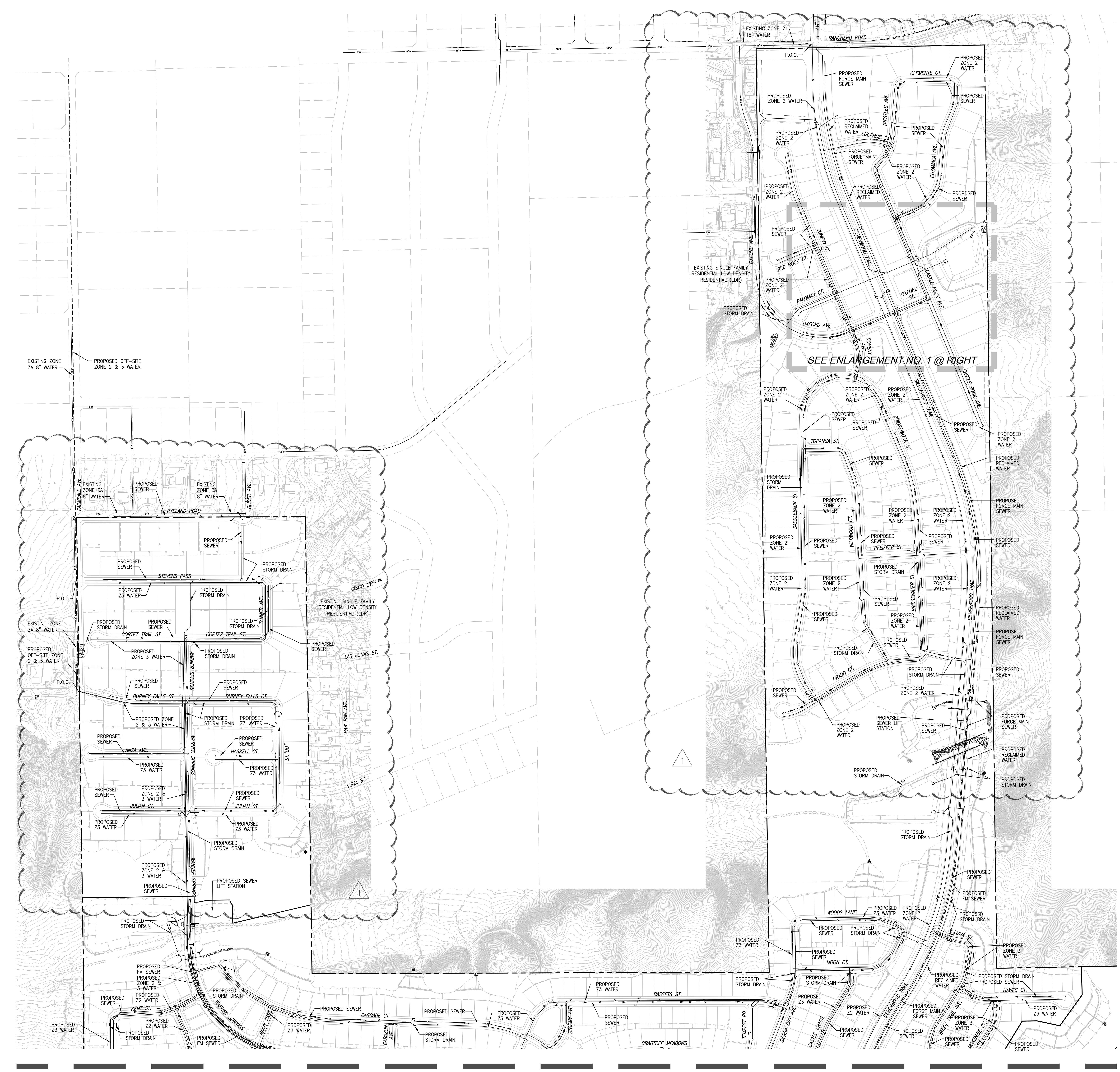
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

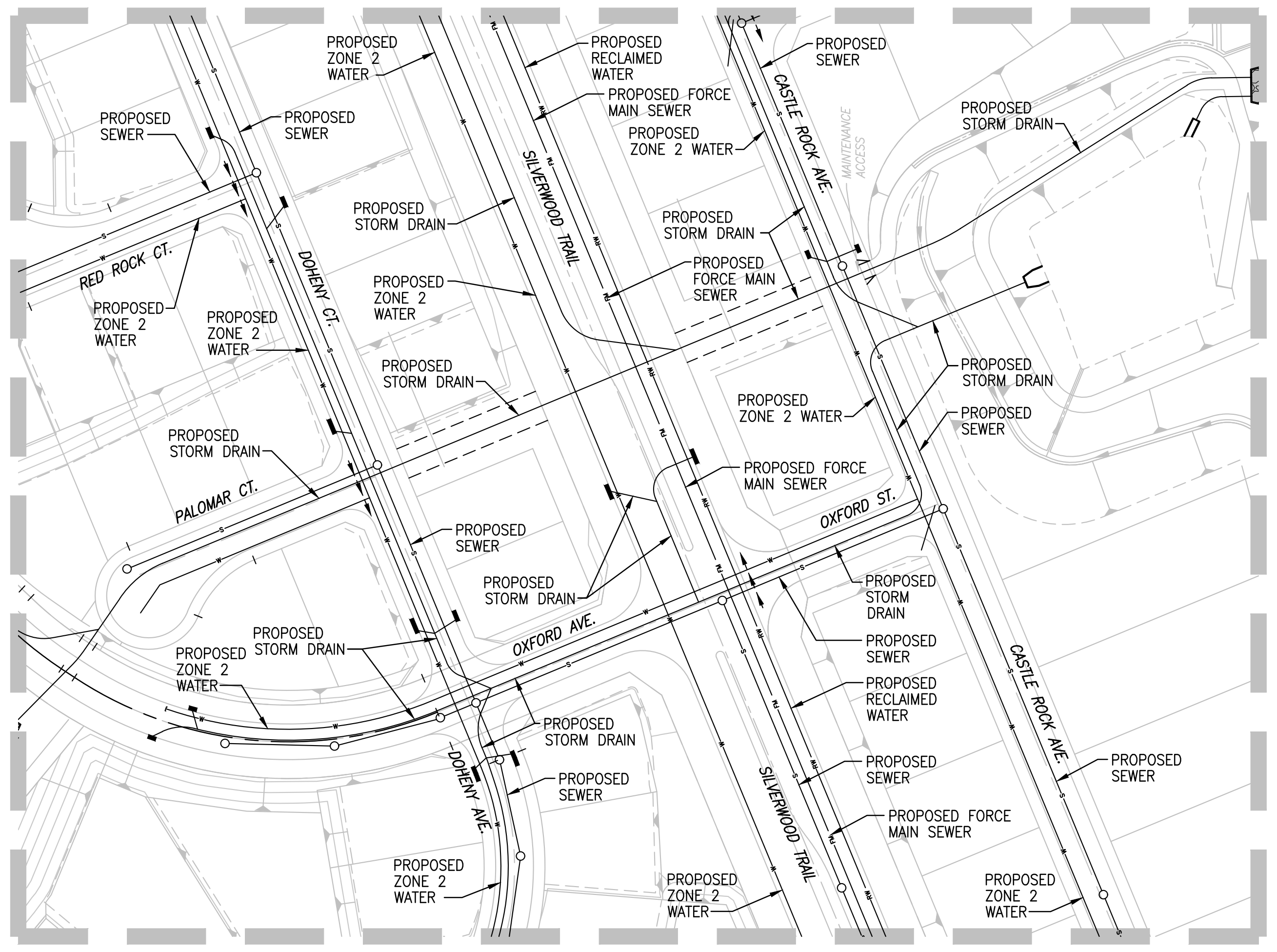
DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 9 OF 12

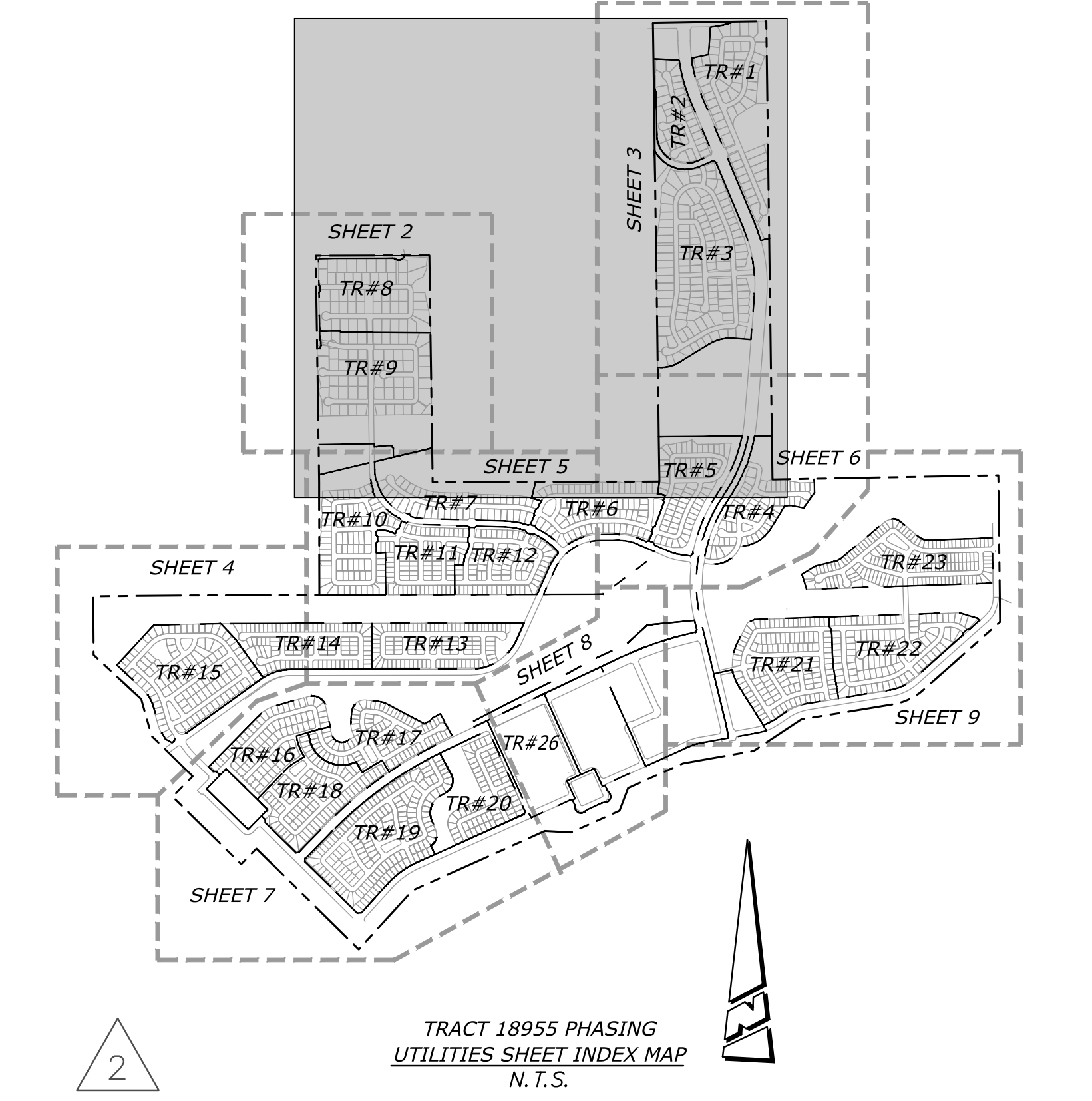
N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PHI-SHT_9.dwg, Sep 04, 2025–8:45am, by: mcain


RANCHERO ROAD
EXISTING ZONE 2 18" WATER
P.O.C.
PROPOSED FORCE MAIN SEWER
PROPOSED ZONE 2 WATER
PROPOSED RECLAIMED WATER
PROPOSED SEWER
PROPOSED STORM DRAIN
CLEMENTE CT.
TRESTLES AVE.
LUCERNE ST.
CUYAMACA AVE.
DOHENY CT.
RED ROCK CT.
SILVERWOOD TRAIL
CASTLE ROCK AVE.
OXFORD ST.
PALOMAR CT.
OXFORD AVE.
DOHENY AVE.
EXISTING SINGLE FAMILY RESIDENTIAL LOW DENSITY RESIDENTIAL (LDR)
SEE ENLARGEMENT NO. 1 @ RIGHT
TOPANGA ST.
BRIDGEWATER ST.
SADDLEBACK ST.
WILDWOOD CT.
PFEIFFER ST.
PRADO CT.
PROPOSED SEWER LIFT STATION
EXISTING ZONE 3A 8" WATER
PROPOSED OFF-SITE ZONE 2 & 3 WATER
FARMDALE AVE.
EXISTING ZONE 3A 8" WATER
GLIDER AVE.
RYELAND ROAD
STEVENS PASS
PROPOSED Z3 WATER
CISCO CREEK CT.
CORTEZ TRAIL ST.
TANNER AVE.
EXISTING ZONE 3A 8" WATER
PROPOSED OFF-SITE ZONE 2 & 3 WATER
PROPOSED ZONE 3 WATER
LAS LUNAS ST.
WARNER SPRINGS
BURNEY FALLS CT.
PROPOSED ZONE 2 & 3 WATER
PAW PAW AVE.
ANZA AVE.
HASKELL CT.
ST. "OO"
VISTA ST.
PROPOSED Z2 WATER
PROPOSED ZONE 2 & 3 WATER
JULIAN CT.
PROPOSED SEWER LIFT STATION
1
WOODS LANE
PROPOSED FM SEWER
MOON CT.
LUNA ST.
PROPOSED ZONE 3 WATER
HAWES CT.
BASSETS ST.
KENT ST.
BANY PASS
CASCADE CT.
CABAZON AVE.
STORMY AVE.
TEMPEST RD.
SIERRA CITY AVE.
CASTLE CRAGS
WINDY TRAIL AVE.
MCKENZIE CT.
CRABTREE MEADOWS
PROPOSED ZONE 3 WATER
PROPOSED Z3 WATER

SEE SHEET 11


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

ENLARGEMENT NO. 1
1"=100'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TR#23
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TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.

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

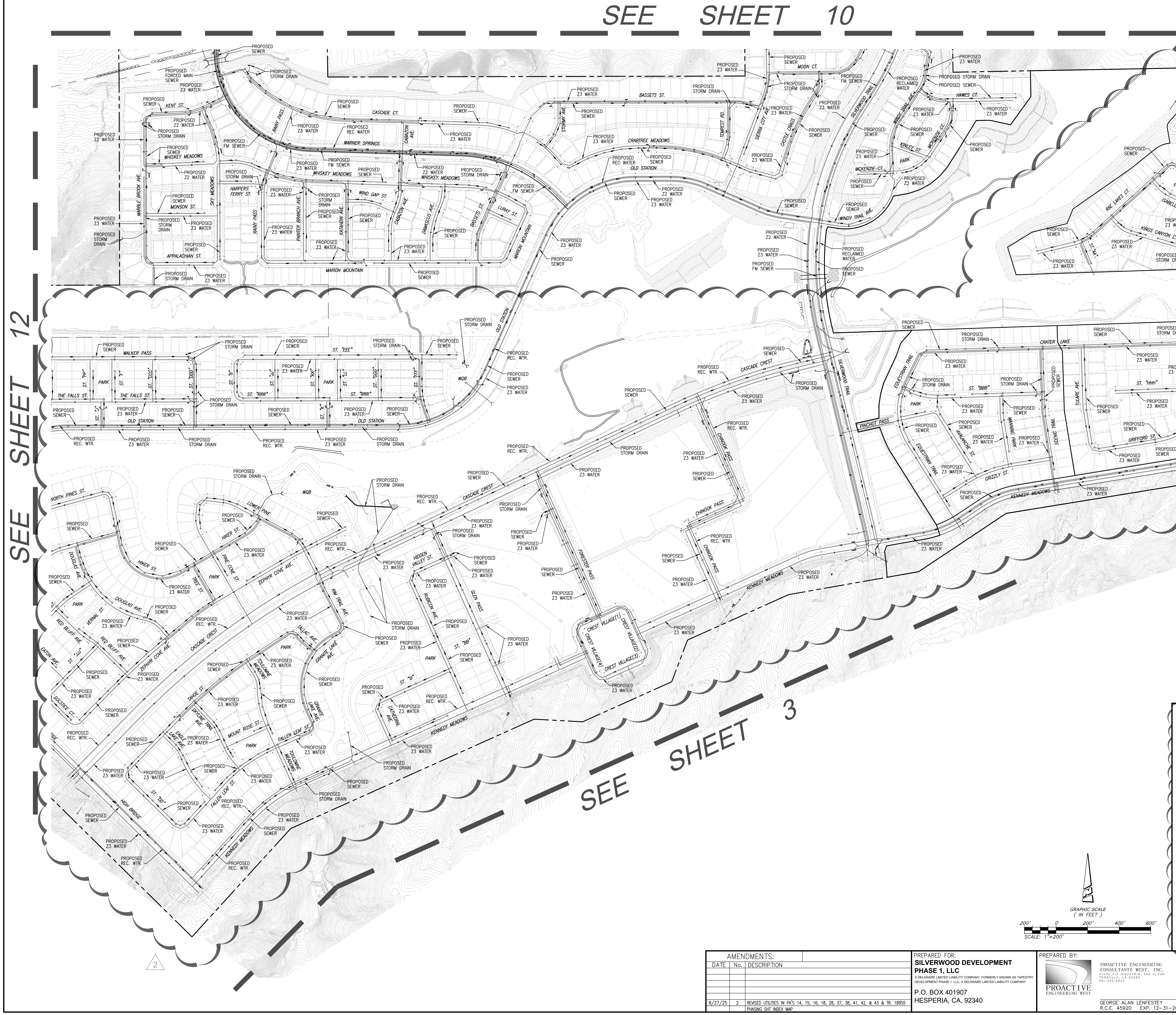
AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED UTILITIES IN PA'S 1, 2, 3, 4, 9 & 10

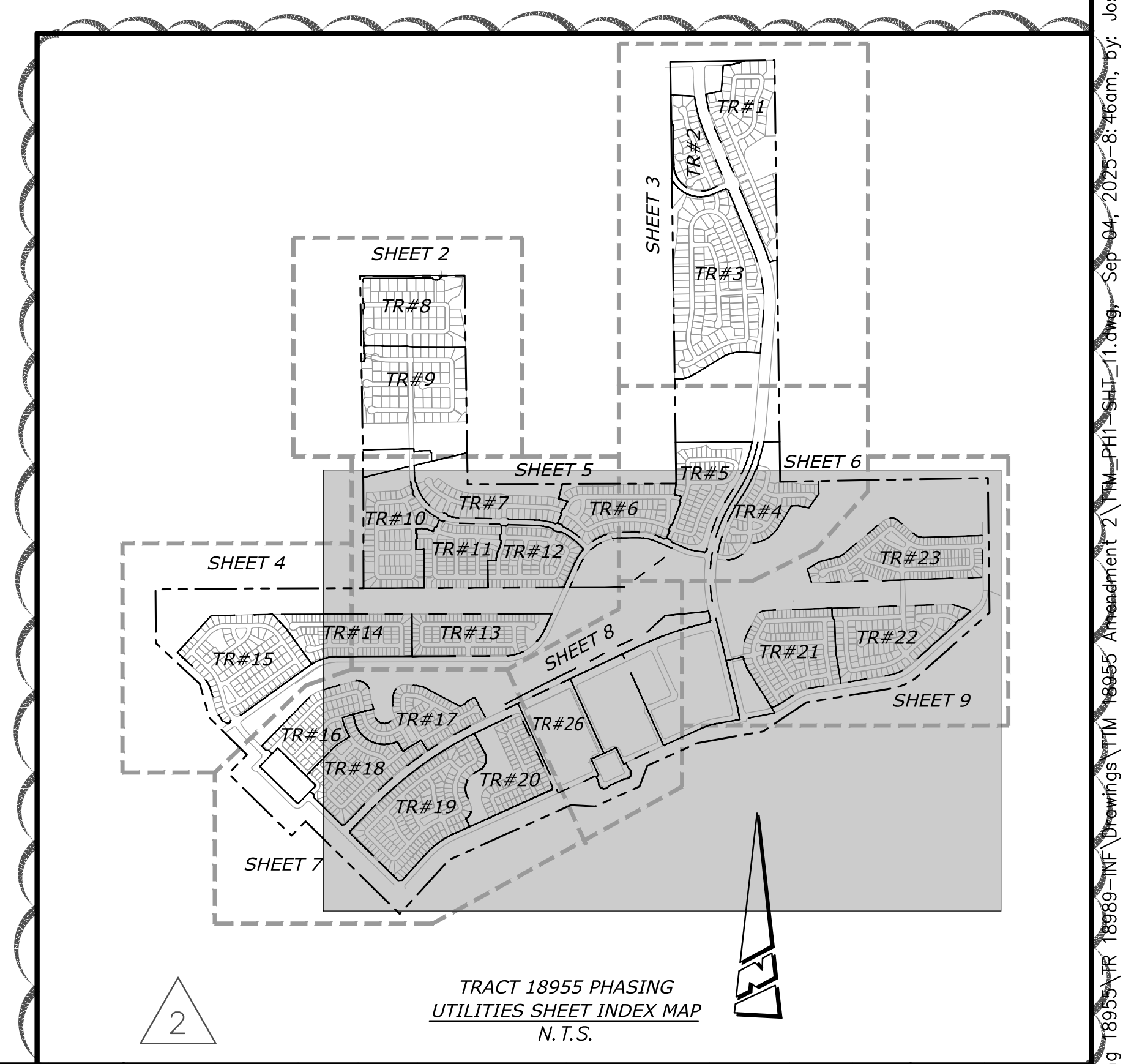
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN
DATE: Sep 04, 2025
W.O.
PROJECT NO.
SHEET 10 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_10.dwg. Sep 04, 2025-8:46am, by: JoseP


SEE SHEET 10
SEE SHEET 12
SEE SHEET 3
CASCADE CREST
KENNEDY MEADOWS
SILVERWOOD TRAIL
OLD STATION
WARNER SPRINGS
WHISKEY MEADOWS
MARION MOUNTAIN
CRABTREE MEADOWS
CHINOOK PASS
FORESTER PASS
CREST VILLAGE
ZEPHYR COVE AVE.
GRIFFORD ST.
CRATER LAKE
KINGS CANYON CT.
PROPOSED SEWER
PROPOSED Z3 WATER
PROPOSED Z2 WATER
PROPOSED STORM DRAIN
PROPOSED REC. WTR.
PROPOSED FM SEWER
PARK
2
GRAPHIC SCALE
(IN FEET)
200' 0 200' 400' 600'
SCALE: 1"=200'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SHEET 3
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2

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

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED UTILITIES IN PA'S 14, 15, 16, 18, 28, 37, 38, 41, 42, & 43 & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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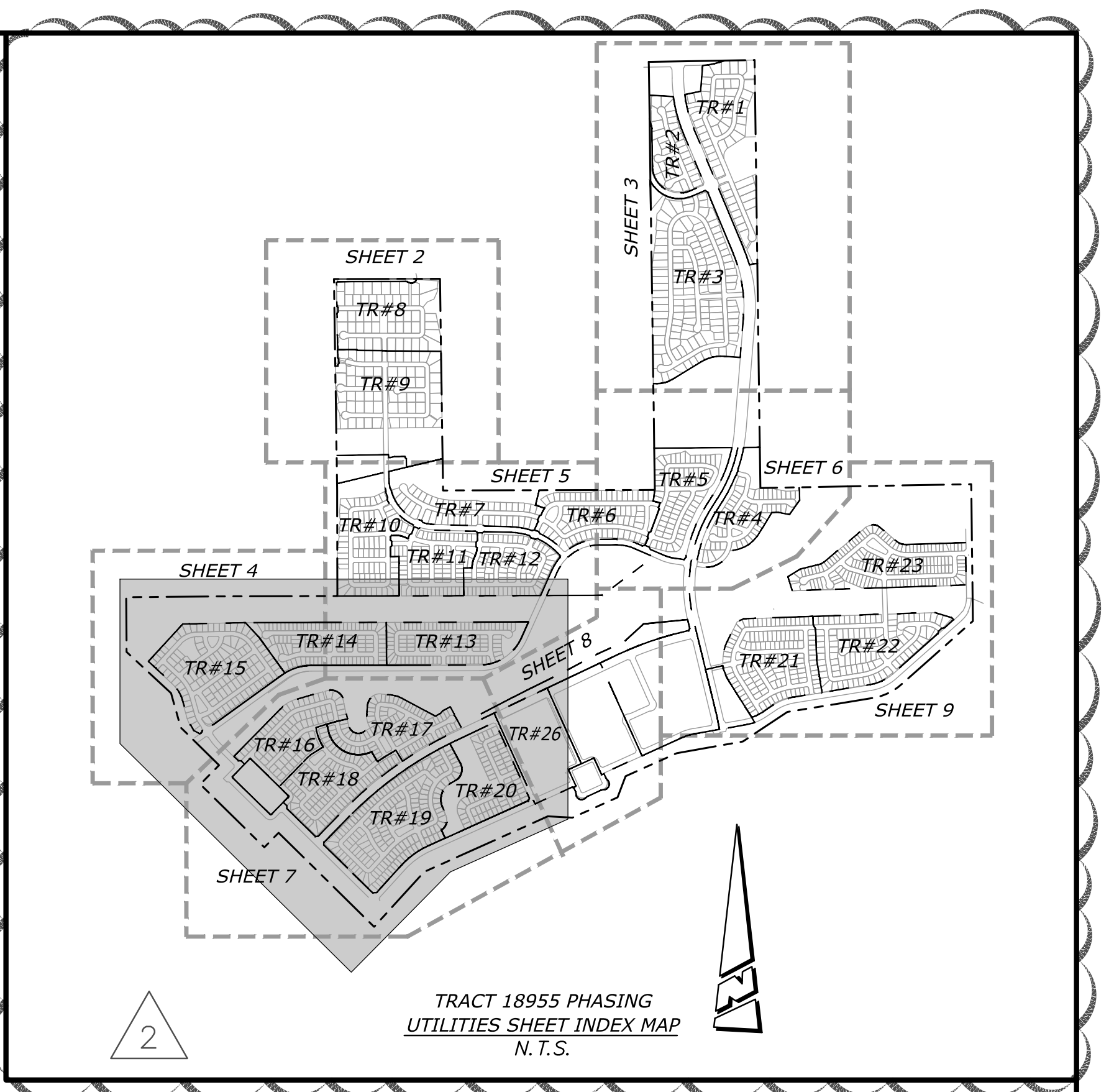
TEMECULA, CA 92590
951-200-6840

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

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN - PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

PROJECT NO.
SHEET 11 OF 12

DATE: Sep 04, 2025
W.O.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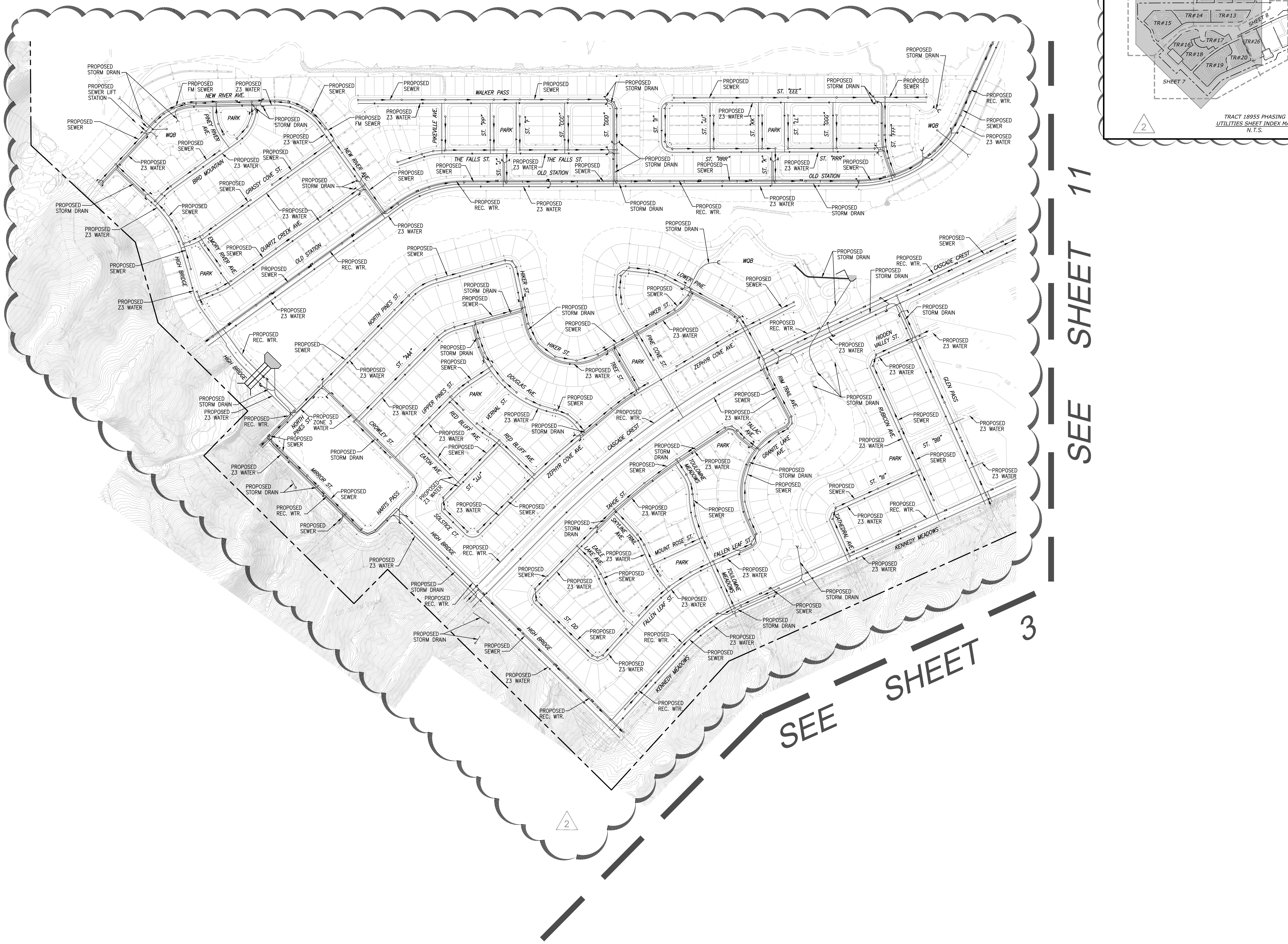
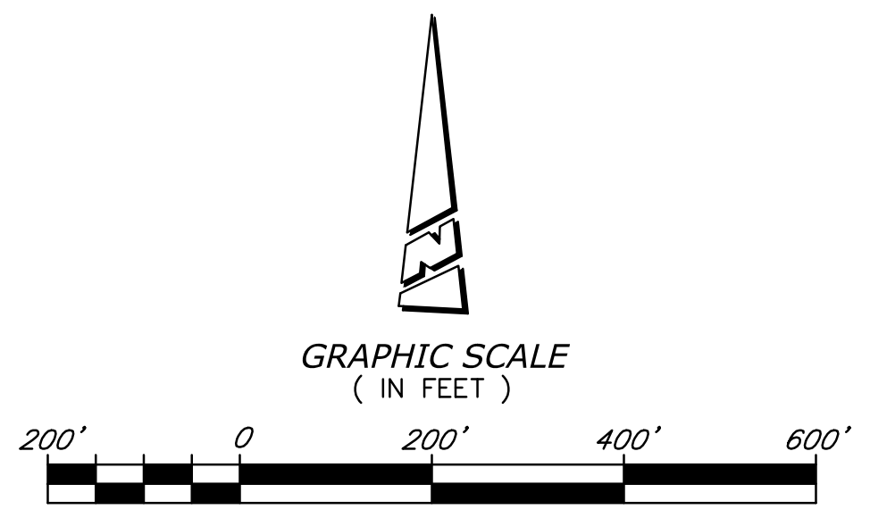
TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.


SEE SHEET 11
SEE SHEET 3
NEW RIVER AVE.
WALKER PASS
ST. "EEE"
PAREVILLE AVE.
ST. "PP"
ST. "P"
ST. "CCC"
ST. "DDD"
ST. "B"
ST. "U"
ST. "K"
ST. "LL"
ST. "GGG"
ST. "FFF"
THE FALLS ST.
OLD STATION
ST. "RRR"
BIRD MOUNTAIN
GRASSY COVE ST.
QUARTZ CREEK AVE.
EMORY RIVER AVE.
HIGH BRIDGE
NORTH PINES ST.
ST. "AAA"
HIKER ST.
LOWER PINE
CASCADE CREST
ZEPHYR COVE AVE.
PINE COVE ST.
TREE ST.
DOUGLAS AVE.
UPPER PINES ST.
RED BLUFF AVE.
VERNAL ST.
CROWLEY ST.
EATON AVE.
ST. "JJ"
MIRROR ST.
HARTS PASS
SOLSTICE CT.
TAHOE ST.
SKYLINE TRAIL AVE.
EAGLE LAKE AVE.
MOUNT ROSE ST.
FALLEN LEAF ST.
TOULUMNE MEADOWS
RIM TRAIL AVE.
TALLAC AVE.
GRANITE LAKE AVE.
HIDDEN VALLEY ST.
RIBBON AVE.
GLEN PASS
ST. "BB"
ST. "B"
CATHEDRAL AVE.
KENNEDY MEADOWS
ST. DD
PARK
WQB
PROPOSED SEWER
PROPOSED Z3 WATER
PROPOSED STORM DRAIN
PROPOSED REC. WTR.
PROPOSED FM SEWER
PROPOSED SEWER LIFT STATION
PROPOSED ZONE 3 WATER
2


GRAPHIC SCALE
(IN FEET)
200'
0
200'
400'
600'

SCALE: 1"=200'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED UTILITIES IN PA'S 18, 28, 29, 30, 37, 38, 41, 42, & 43, & TR. 18955
		PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT
PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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

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

CITY OF HESPERIA

TENTATIVE TRACT MAP NO. 18955

UTILITY PLAN - PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

PROJECT NO.
SHEET 12
OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_12.dwg, Sep 04, 2025-8:46am, by: JoseP

ORDINANCE NO. 2025-09

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

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

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

WHEREAS, the Application applies to a request to amend the land use designations of multiple Planning Areas within the Tapestry Specific Plan, including Planning Areas A41, A42, A10, and A43 in Phase 1B and Planning Area A14 in Phase 1C; and

WHEREAS, the proposed amendments include the replacement of Planning Area A41 with Planning Area A42, and changing the zoning designation from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning Area A10 will be replaced by Planning Area A43, and changing the zoning designation from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) within Phase 1B. In Phase 1C, the zoning designation of Planning Area A14 would be changed from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet); and

WHEREAS, these revisions will reflect a shift toward Low Medium Density zoning, with standardized minimum lot sizes of 5,000 square feet; and

WHEREAS, the Applicant has also filed an application to revise Tentative Tract Map No. 18955 to adjust the approved lot layouts within Phase 1B and Phase 1C. The modifications to the map are a direct result of the proposed zoning changes, as well as additional refinements to lot configurations and street alignments within some of the Planning Areas; and

WHEREAS, approval of the proposed Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore it can be determined with certainty that the amendment will not have a significant effect on the environment; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed amendment and concluded said hearing on that date; and

WHEREAS, on November 18, 2025, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Amendment and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to the City Council, including written and oral staff reports, the City Council specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan.

Section 3. The proposed specific plan amendment is suitable for the land uses allowed in the Low Medium Density zoning designation, and adequate space exists which can meet the standards for setbacks, height, lot coverage, parking and circulation within the proposed Specific Plan designation.

Section 4. The proposed amendment to the Tapestry Specific Plan is reasonable and beneficial at this time because it will better align with current development and community needs, while maintaining consistency with surrounding land uses. The amendment also facilitates a more cohesive neighborhood design and ensures that infrastructure and public services can be planned and provided in a consistent manner.

Section 5. The proposed change in land uses will not have a significant adverse impact on surrounding properties or the community in general, as the subject Planning Areas are surrounded with tracts with the same zoning designation of Low Medium Density within the Tapestry Specific Plan.

Section 6. Based on the findings and conclusions set forth in this Ordinance, the City Council hereby adopts Specific Plan Amendment SPLA25-00001, amending the land use designation for multiple planning areas within the Tapestry Specific Plan.

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

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

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

____
Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

RESOLUTION NO. 2025-44

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

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

WHEREAS, Silverwood Development has filed an application requesting approval of revised Tentative Tract Map No. 18955, case number TTR25-00002 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to the request to revise Tentative Tract Map No. 18955. Multiple modifications will be conducted to the lot layouts within Phase 1B to include Planning Areas A18, A28, A29, A30, A37, A38, A42, and A43, as well as Phase 1C to include Planning Areas A14, A15 and A16; and

WHEREAS, the Applicant has also filed an application requesting approval of Specific Plan Amendment SPLA25-00001, to amend the land use designations of multiple Planning Areas within the Tapestry Specific Plan. The proposed amendments include the replacement of Planning Area A41 with Planning Area A42, and changing the zoning designation from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning Area A10 will be replaced by Planning Area A43, and changing the zoning designation from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) within Phase 1B. In Phase 1C, the zoning designation of Planning Area A14 would be changed from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet); and

WHEREAS, in Phase 1B, several Planning Areas including A18, A28, and A38 are proposed to experience reductions in the total number of lots, while other Planning Areas, such as A29, A37, A42, and A43, would see increases. The total number of lots for Planning Area A30 is proposed to remain unchanged. Overall, these modifications would increase the total number of lots within Phase 1B from 740 to 787, representing a net gain of 47 lots; and

WHEREAS, in Phase 1C, Planning Areas A14 and A16 are proposed to see increases in total lots, while Planning Area A15 would experience a slight reduction, resulting in an increase in the total number of lots from 325 to 369, or a gain of 44 lots. Collectively, these adjustments represent a combined net increase of 91 lots across both phases; and

WHEREAS, the total number of lots within Phase 1 would remain below the originally approved 2,104 lots, with 2,097 lots designated for future construction; and

WHEREAS, approval of the proposed revised Tentative Tract Map No. 18955 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore it can be determined with certainty that the amendment will not have a significant effect on the environment; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the revised Tentative Tract Map No. 18955 and concluded said hearing on that date; and

WHEREAS, on November 18, 2025, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the revised Tentative Tract Map No. 18955 and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

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

Section 2. Based upon substantial evidence presented to this City Council during the above-referenced November 18, 2025, hearing, including public testimony and written and oral staff reports, this City Council specifically finds as follows:

(a) The site is physically suitable for the type of development, as the site could accommodate the additional proposed lots within the subdivision. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision; and

(b) The site is physically suitable for the proposed density of development because the lots are adequate in size and shape and all development standards will be met with the concurrent adoption of the Specific Plan Amendment. The overall density of Phase 1 will remain below the originally approved number of 2,104 homes, as 2,097 homes are projected to be constructed; and

(c) The proposed modifications to the lot layouts or type of improvements are not expected to cause substantial environmental damage or significantly and avoidably harm fish, wildlife, or their habitat. Conditions of approval for the project require surveys by an approved biologist to be conducted prior to the issuance of grading permits to confirm that no active wildlife is present on the site; and

(d) The proposed modifications to the lot layouts or type of improvements are not likely to cause serious public health problems because all construction will require necessary permits and will conform to the City's adopted building and fire codes. Prior to any ground disturbance, improvement plans for drainage, erosion, sewer, water, and circulation are required to be submitted to ensure on-site and off-site improvements are constructed to the latest standards. The project will connect to a reliable potable water source and connect to sewer ensuring sanitary disposal of wastewater. Upon development of the residences, each home will be required to have trash pickup service from the City's franchised waste hauler; and

(e) The proposed modifications are consistent with the goals, policies, standards and all applicable regulations of the City of Hesperia Municipal Code. The modifications or improvements proposed are consistent with the Tapestry Specific Plan, General Plan, and the Hesperia Municipal Code, as the project supports the existing surrounding land use; and

(f) The proposed modifications are consistent with development standards of the Tapestry Specific Plan and provide to the extent feasible, passive or natural heating and cooling opportunities for each of the proposed lots. All single-family residences must meet the minimum energy efficiency standards in Title 24, which mandates among other things, building insulation, solar panels, and light/ventilation systems to make the homes energy efficient.

Section 3. Based on the findings and conclusions set forth in this Resolution, this City Council hereby recommends adoption of TTR25-00002 to make modifications to the lot layout for multiple Planning Areas under TTM No. 18955, subject to the conditions of approval as shown in Exhibit “A”.

Section 4. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

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

____
Allison Lee, Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

Silverwood - TTM 18955 Conditions of Approval

List of Conditions for TTR25-00002

Approval Date: November 18, 2025

Expiration Date: March 04, 2041

Effective Date: January 01, 2026

Consideration of revised Tentative Tract Map (TTR25-00002) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A14-A16, A18, A28-A30, A37-38, A42-A43. The revised Tentative Tract Map (TTR25-00002) is being processed in conjunction with Specific Plan Amendment (SPLA25-00001) to change the land use designations for the following Planning Areas within the Tapestry Specific Plan (now referred to as the Silverwood Development): A14 from Low Density (minimum lot size 7,200 sq. ft.) to Low Medium Density (min. lot size 5,000 sq. ft.); A41 from Medium Density (min. lot size 2,900 sq. ft.) replace by A42 to Low Medium Density (min. lot size 5,000 sq. ft); and A10 from Park replace by A43 to Low Medium Density (min. lot size 5,000 sq. ft). Applicant: Silverwood Development.

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been met by the expiration date.

Dept	Condition Type	Page	Condition	Required Prior To:	In Compliance	Date Satisfied	Staff Member	Comments
PRIOR TO GROUND DISTURBANCE								
B	COA	6.2	DEMOLITION OF ON-SITE STRUCTURES (Mitigation Measure HAZ-1). Prior to implementing associated demolition operations, an evaluation of the potential occurrence of asbestos-containing materials (ACMs), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the “rock house” complex and applicable power pole transformers in accordance with Mitigation Measure HAZ-1. (B)	Ground Disturbance				
B	COA	6.4	PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)	Ground Disturbance				
B	COA	6.5	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)	Ground Disturbance				
E	COA	6.8	EROSION CONTROL. The developer and all contractors shall comply with the State’s Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State. (E)	Ground Disturbance				
E	COA	7.1	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction for each phase. (E)	Ground Disturbance				
F	COA	7.8	FUEL MODIFICATION ZONE. The project shall comply with the Fuel Modification Design Criteria report dated July 7, 2014. (F)	Ground Disturbance				
P	COA	9.4	LAND USE APPROVAL. Prior to nonresidential development, a Land Use Application shall be filed with the Planning Division for review and approval. (P)	Ground Disturbance				
PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS								
B	COA	1.1	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division. (B)	General				
E	COA	1.3	FINAL MAP. A Final Map shall be prepared by or under the direction of a registered Civil Engineer or licensed Land Surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)	General				
E	COA	1.4	PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Engineering Department for plan review. Improvement plans and applicable studies must be submitted as a complete submittal package. (E)	General				
E	COA	1.6	TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)	General				
E	COA	1.7	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading, building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E, B)	General				
E	COA	1.8	N.P.D.E.S. The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)	General				
E	COA	1.9	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction. (E)	General				
E	COA	3.10	GRADING PLAN. The Developer shall submit a grading plan with existing contours (mass grading contours) tied to an acceptable City benchmark. The grading plan shall indicate proposed development of streets and proposed development of retention basin(s) at a minimum. Site grading shall comply with recommendations provided in the approved soils report. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 10 feet in height. Grading Plans are subject to review by the City Engineer upon submittal of the Improvement Plans. (E) (E)	General				
E	COA	3.11	ON-SITE RETENTION. Retention basins shall be designed to accommodate both nuisance and storm water flows without accumulating standing water for a period longer than 48 hours. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access road. Side slopes shall not exceed 3:1. (E)	General				
E	COA	4.1	STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)	General				
E	COA		INTERIOR STREETS. The Developer shall design street improvements in accordance with the Silverwood approved Alignment Study, these conditions, and/or as amended and approved by the City Engineer. Street improvements shall include sidewalks/trails (per approved Alignment Study), applicable driveways, handicap ramps per city standards at all intersections except knuckles, roadway drainage devices, streetlights per City standards, and traffic control signs, striping and devices all as approved by the City Engineer. Streets that end into subsequent phases shall include emergency services turnarounds and interim posting and signage plan. Roadway pavement sections shall be determined based upon post grading R-value testing and traffic indices as shown on the approved Alignment Study, all as approved by the City Engineer. (E)	General				

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

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

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

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

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

City of Hesperia
STAFF REPORT

DATE: December 2, 2025

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

FROM: Rachel Molina, City Manager

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

SUBJECT: Establishment of the Highway 395 Waterline Relocation Project as a Capital Improvement Project (CIP) and Appropriating of Funding for Waterline Upsizing

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RECOMMENDED ACTION

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

1. Adopt Joint Resolution No. 2025-50 and Hesperia Water District Resolution No. 2025-17 amending the Fiscal Year (FY) 2025-26 Capital Improvement Budget by appropriating $250,000 to Water Capital Fund 701 (Fund 701); and

2. Approve the establishment of the Highway 395 Waterline Relocation Project as a Capital Improvement Project (CIP).

BACKGROUND

The San Bernardino County Transportation Authority (SBCTA), in coordination with Caltrans, is moving forward with major transportation improvements along the Highway 395 corridor, a designated “Priority Interregional Highway” that carries approximately 30,000 vehicles per day and serves as a key route for goods movement and future regional mobility, including access to the planned Brightline West High Speed Rail station at Joshua Street. Within Hesperia, the project includes roadway widening, new turn pockets, and drainage improvements, which require the relocation of several existing City waterlines. Because these waterlines have prior rights, SBCTA will fund all required relocation work.

The affected segments were identified in the City’s 2008 Water Master Plan and recommended for upsizing to 12 inches in 2012 to meet future capacity needs and improve system reliability. While SBCTA will cover the full cost of the required relocation, the City is responsible only for the betterment cost, between the existing 6-inch and 8-inch lines and the proposed 12-inch upgrade. This coordinated effort ensures system improvements are completed efficiently while supporting the overall Highway 395 Improvements Project.

ISSUES/ANALYSIS

The estimated cost to upsize the waterline to a 12-inch main is $250,000, covering the additional material and installation costs to upgrade from the existing 6-inch and 8-inch lines. SBCTA will fund all other relocation costs associated with the project. Implementation of the relocation and upsizing will be coordinated with SBCTA's design and construction schedule to minimize service disruptions and ensure timely completion. This approach provides a cost-effective, practical solution that addresses both the immediate relocation needs and supports the City's long-term water system goals at a reduced cost to the City.

Should the City Council and Water Board not approve this project, the future watermain upsizing project would require Caltrans approval. It is estimated that such a project would cost at minimum $2.5M, as the City would be responsible for all design and construction costs.

CITY GOAL SUPPORTED BY THIS ITEM

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

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

Financial Health – Maintain a balanced budget and adequate reserves.

Capital Improvement – Continually evaluate capital improvement priorities.

FISCAL IMPACT

Should the City Council approve, funding for the project will require amending the Fiscal Year (FY) 2025-26 Capital Improvement Program Budget by appropriating $250,000 to the Water Capital Fund (Fund 701) and establishing a Construction Order.

All other relocation costs associated with the project, including design, construction, and restoration, will be funded by SBCTA.

ALTERNATIVE(S)

1. Do not fund the upsizing at this time. The waterline would be relocated in-kind to match the existing 6-inch and 8-inch pipe sizes, with SBCTA covering all relocation costs. Upsizing would be the City's responsibility in the future.

2. Provide alternative direction to staff.

ATTACHMENT(S)

1. Joint Resolution No. 2025-50 and HWD No. 2025-17

JOINT RESOLUTION NO. 2025-50
RESOLUTION NO. HWD NO. 2025-17

A RESOLUTION OF THE CITY COUNCIL AND BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT OF THE CITY OF HESPERIA, CALIFORNIA, APPROPRIATING $250,000 TO THE WATER CAPITAL FUND (FUND 701) AND ESTABLISH A CAPITAL IMPROVEMENT PROJECT FOR THE HIGHWAY 395 WATERLINE RELOCATION PROJECT.

WHEREAS, the San Bernardino County Transportation Authority (SBCTA), in coordination with Caltrans, is implementing the Highway 395 Improvements Project, which will require the relocation of existing City waterlines within the project corridor; and

WHEREAS, the City's existing waterlines within the project limits have prior rights, requiring SBCTA to fund all relocation costs in-kind; and

WHEREAS, the City's 2008 Water Master Plan, recommended upsizing the affected waterline segments to 12 inches to meet long-term system capacity and reliability goals; and

WHEREAS, the estimated cost to upsize the waterline to 12 inches is $250,000, covering the additional materials and installation, with SBCTA funding all other relocation costs associated with the project; and

WHEREAS, the City desires to amend the Fiscal Year 2025-26 Capital Improvement Budget to provide funding for the upsizing of the waterline.

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

Section 1. The Fiscal Year 2025-26 Capital Improvement Budget is hereby amended to appropriate $250,000 to the Water Capital Fund (Fund 701).

Section 2. The City Council and Water Board hereby approve the establishment of the Highway 395 Waterline Relocation Project as a Capital Improvement Project (CIP).

Section 3. The City Manager, or designee, is authorized to execute all documents and take all actions necessary to implement the funding and coordinate the upsizing work with SBCTA.

Section 4. That 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 2nd day of December 2025.

____
Mayor

ATTEST:

____
Jessica Giber, Assistant City Clerk

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DATE: December 2, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Melinda Sayre, Deputy City Manager/City Clerk
Kelly Brady, Public Relations Analyst

SUBJECT: Traffic Cabinets Wrap Discussion

RECOMMENDED ACTION

It is recommended that the City Council provide direction to staff on opportunities to implement a traffic cabinet wrap program throughout the city.

BACKGROUND

At the September 2, 2025, City Council Meeting, Council Member Ochoa requested to explore ideas and opportunities to wrap utility boxes with public art.

ISSUES/ANALYSIS

Traffic cabinets in the City of Hesperia present an opportunity to display art while beautifying the area, enhancing heavily traveled corridors, and supporting community branding. Wrapping the traffic cabinets serves other purposes as well, such as reducing temperatures within the box which helps to extend infrastructure life. Cabinet wraps are also believed to be as easy to clean as unwrapped cabinets. It is not recommended that paint is applied directly to the cabinets because having an artist work for an extended period in the right-of-way may present a hazard and because the paint would likely deteriorate in the sun or with the application of cleaner used in graffiti removal.

There are currently 32 traffic cabinets in the City, with the potential for four additional cabinets to be added next year. Staff recommends beginning with a phased approach, starting with ten (10) cabinets located on Main Street between I Avenue and Maple Avenue.

To implement this new program, it is recommended that City Council approve a theme for phase one, such as Desert Beauty. Next, the City Council is asked to select from one of the following options to obtain cabinet art:

A) Host a contest for local high school art students, with selected artwork featured on the wraps. Judging could be done by the City Council or the City Council Advisory Committee, or instead a poll could be conducted on social media to allow for community voting. Ten artists are selected;

B) Host a photography contest for Hesperia residents, with selected photographs featured on the wraps. Judging could be done by the City Council or the City Council Advisory Committee, or instead a poll could be conducted on social media to allow for community voting. Ten photographers are selected.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

The cost estimates per traffic cabinet range from $1,480 to $3,200; this includes the design, surface preparation on each traffic cabinet, and installation of the wrap material. With the recommended phased approach of ten (10) traffic cabinets for FY 2025-26, it is anticipated that first year of the program costs will range from $14,800 to $32,000. Should the City Council approve this program, a budget amendment will be presented during the Mid-Year review that will be presented in February 2026. At that time, staff will have an actual projected cost for the ten (10) traffic cabinets.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Traffic signal map on Main Street from I Avenue to Maple Avenue.

Hesperia Traffic Signals

Main St. - I Ave. to Maple Ave.

● Traffic Signals
— Streets
N
MAIN AT MAPLE
MAIN AT COTTONWOOD
MAIN AT 11TH
MAIN AT 9TH
MAIN AT 7TH
MAIN AT 3RD
MAIN AT C AVE
MAIN AT E AVE
MAIN AT G AVE
MAIN AT I AVE
MAIN ST
MAPLE AVE
COTTONWOOD AVE
ELEVENTH AVE
NINTH AVE
SEVENTH AVE
THIRD AVE
HESPERIA RD
C AVE
E AVE
G AVE
I AVE
0
0.5
1 Miles

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User: bparker
Date: 11/18/2025
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