

City of Hesperia

STAFF REPORT



DATE: October 9, 2025

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Tentative Tract Map No. 20674 (TT23-00005); Applicant: Trio Grande LLC; APN: 3057-051-09

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-17, approving Tentative Tract Map No. 20674 (TT23-00005).

BACKGROUND

Proposal: A Tentative Tract Map to subdivide one existing parcel totaling 5 gross acres into 20 single-family residential lots and 1 common letter lot.

Location: On the northwest corner of Hollister Street and Afton Avenue (Attachment 1).

Current General Plan, Zoning and Land Uses: The subject property as well as all surrounding properties are within the Single Family Residential (R1-4500) zone. The subject property is currently vacant. The properties to the north, south, east, and west are vacant (Attachment 2).

ISSUES/ANALYSIS

Land Use: The Single Family Residential (R1-4500) zone allows a maximum density up to 8 dwelling units per acre. The tentative tract would create 20 new single-family residential lots on 5 gross acres, resulting in a density of 4 dwelling units per acre, which is far below the maximum density allowed. The subdivision includes a 6,732 square foot common letter lot (Lot A) to use as a retention basin. The smallest lot within the subdivision is 5,638 square feet, the average lot size is 6,605 square feet, and the largest lot is 10,029 square feet in area. The proposed lots comply with the Single Family Residential (R1-4500) zone which allows a 4,000 square foot minimum lot size, a 50-foot (interior lot) and 60-foot (corner lot) minimum lot width and a 75-foot minimum lot depth requirement. The proposed lot sizes align with the existing tracts of single-family lots within close proximity (Attachment 3).

Access to the individual lots will be provided via proposed driveways along Arizona Avenue and Colorado Street, both new internal streets within the tract. Oak Valley Street will continue along the northern portion of the tract providing an entrance at Arizona Avenue, whereas Colorado Street will be accessible from existing Afton Avenue at the south-east section of the tract. The rear of the lots will abut the vacant lot to the west, Hollister Street to the south and Afton Avenue to the east.

The development will require all single-family homes to construct a 6-foot-high split-face tan block wall along all sides visible from the right-of-way. Internal sides not visible from the right-of-way may feature a 6-foot-high precision block wall. All homes must comply with the development standards of the Single Family Residential (R1-4500) zone.

Drainage: All drainage created on-site beyond that which has occurred historically would be detained within an above ground retention basin located at the northeast corner of the tract. The retention basin will be approximately 5.67 feet deep and enclosed by a six-foot-high split-face block wall along the south and partial east sides to match the required perimeter walls for the tract. In the front yard setback area adjacent to Oak Valley Street and Arizona Avenue, the enclosure will consist of a combination wall with a two-foot-high split-face block base and a four-foot-high wrought iron fence on top and pilasters.

Water and Sewer: The project will construct an 8-inch water main in Hollister Street from Afton Avenue and tie into the existing line at Well Road, as well as in Afton Avenue from Oak Valley Street extending down Arizona Avenue and Colorado Street and connect to the existing line in Sultana Street. The project will also construct an 8-inch sewer line connecting to the existing 8-inch line in Afton Avenue and extending along Oak Valley Street, Arizona Avenue, and Colorado Street.

Street Improvements: The project will construct and extend street improvements along the exterior street improvements along Oak Valley Street, Afton Avenue, and Hollister Street; all designated as 60-foot-wide local streets. All exterior streets shall provide a minimum 26-foot-wide paved road for vehicle access. The interior streets, Arizona Avenue and Colorado Street, will be designed and constructed according to the City standard for a 60-foot-wide local roadway. As part of the development of the tract, all streets will be constructed to City standards, including curb, gutter, streetlights and sidewalk along the tract's interior and exterior right-of-way boundary.

Traffic: The project's impact on traffic is consistent with daily vehicle trips allowed. Due to its size, the project will not result in changes to traffic patterns in the area. The existing roadway system, which will serve the tract and can support growth and development in this area.

Schools and Parks: The project is approximately 1,875 feet northeast of Mission Crest Elementary School. The development is approximately 2,500 feet northwest of the Rick Novack Community Center and Palm Street Park and approximately 1,875 feet northeast of Malibu Park.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project (Attachment 4) concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

A biological assessment and an evaluation of protected plants was prepared for the project. The biological report shows that the site does not contain habitat for desert tortoises nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl and nesting bird will be conducted prior to issuance of a grading permit. A supplemental biological survey was prepared for the site which did not identify any Joshua Trees on site but within proximity.

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is potential

for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. If cultural resources are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The mitigated negative declaration was circulated for public review from June 25, 2025, through July 25, 2025. During the public review period one comment letter was received from the California Department of Fish and Wildlife (CDFW). Their comments requested updated language to the biological mitigation measures as well adding a mitigation measure requiring an Incidental Take Permit. All comments were addressed and incorporated within the final IS/MND.

Conclusion: The proposed tract conforms to the policies of the City's General Plan and meets the standards of the Development Code within the Single Family Residential (R1-4500) zone.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

Development will be subject to payment of all development impact fees adopted by the City.

ALTERNATIVE

Provide alternative direction to staff.

ATTACHMENTS

1. Aerial Photo
2. General Plan Land Use Map
3. Tentative Tract Map No. 20674 (TT23-00005)
4. IS/MND
5. Resolution No. PC-2025-17 and Condition of Approval