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

Meeting Agenda

Tuesday, July 15, 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



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. Economic Development Update by Nathan Freeman, Director of Development Services.

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 7

Consideration of the Draft Minutes from the Regular Meeting held Tuesday, June 17, 2025 and the Special Meeting held Monday, June 23, 2025

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, June 17, 2025 and the Special Meeting held Monday, June 23, 2025.

Staff Person: Deputy City Manager/City Clerk Melinda Sayre

Attachments: Draft CC Min 2025-06-17

Draft CC Min 2025-06-23

2. Page 17

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 7-15-2025

Attachment 1 - Warrant Run

3. Page 19

Treasurer's Cash Report for the unaudited period ended May 31, 2025

Recommended Action:

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

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Treasurer's Report 7-15-2025

Attachment 1 - Treasurer's Report

4. Page 29 Award of Agreement for Water, Sewer, and Recycled Water Rate Study

Recommended Action:

It is recommended that the Chair and Board of Directors of the Hesperia Water District authorize the City Manager to approve an agreement with Black & Veatch to perform a Water, Wastewater, and Recycled Water Rate Study for the not-to-exceed amount of $113,040.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: SR Award of Agreement for Water, Sewer, & Recycled Water Study 7-15-2025

5. Page 31 Revised Combined Compensation Schedules

Recommended Action:

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. 2025-24, HHA 2025-04, HWD 2025-06 approving the City's Fiscal Year (FY) 2025-26 Revised Combined Compensation Schedule.

Staff Person: Deputy Human Resources/Risk Management Director Rita Perez

Attachments: SR Revised Combined Compensation Schedules 7-15-2025

Joint Resolution 2025-24, HWD 2025-06, and HHA 2025-04

Attachment 2 - Combined Compensation Schedule Revised

6. Page 37 Three-Year Maintenance and Licensing Agreement with MCCi LLC

Recommended Action:

It is recommended that the City Council authorize the City Manager to execute a three-year maintenance and licensing contract with MCCi, LLC for an amount not to exceed $106,903 to provide maintenance and licensing for the Electronic Document Management System (Laserfiche).

Staff Person: Deputy Human Resources/Risk Management Director Rita Perez

Attachments: SR MCCi LLC Maintenance and Licensing Agreement 7-15-2025

7. Page 39 Extension of Midwest Veterinary Supplies Contract

Recommended Action:

It is recommended that the City Council authorize the City Manager to approve an amendment to the existing contract with Midwest Veterinary Supplies in the

amount of $130,000, for a total not-to-exceed revised amount of $282,000 and approve a one-year contract extension for medical supplies and kennel supplies.

Staff Person: Deputy City Manager/City Clerk Melinda Sayre

Attachments: SR FY 25-26 Midwest Contract Amendment 7-15-2025

8. Page 41 Special Assessment of Unpaid Fees for Services and Abatement Costs

Recommended Action:

It is recommended that the City Council approve Joint Resolution No. 2025-25 and Resolution No. HWD 2025-07, confirming parcels of land upon which unpaid fees for services, and abatement costs remain, and Joint Resolution No. 2025-26 and Resolution No. HWD 2025-08, requesting that San Bernardino County place the unpaid fees for services, and abatement costs on the property tax rolls.

Staff Person: Administrative Analyst Jordyn LaSarge

Attachments: SR Special Assessment of Unpaid Fees for Services & Abatement 7-15-2025

Joint Resolution 2025-25 and HWD 2025-07

Joint Resolution 2025-26 and HWD 2025-08

Attachment 3 - Exhibit A

Attachment 4 - Exhibit B

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.

9. Page 123 Amendments to Title 14, Chapter 14 of the Hesperia Municipal Code related to Cross Connections and Backflow Devices

Recommended Action:

Place on second reading and adopt by title waiving the text of Ordinance No. 2025-02 regarding cross connections and backflow devices; amending Title 14, Chapter 14.04 of the Hesperia Municipal Code.

Staff Person: Water Operations Manager Jeremy McDonald

Attachments: SR Cross Connections and Backflow Devices 6-17-2025

Ordinance 2025-02

Attachment 2 - Exhibit A

PUBLIC HEARING

Individuals wishing to comment on public hearing items must submit a speaker slip to the City Clerk with the numbered agenda item noted. Speaker slips should be turned in prior to an agenda item being taken up. Comments will be limited to five minutes for Public Hearing items.

WAIVE READING OF ORDINANCES

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

10. Page 129 Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005; Applicant: City of Hesperia; Area affected: City-wide.

Recommended Action:

It is recommended that the City Council introduce and place on first reading Ordinance No. 2025-03 approving Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities.

Staff Person: Senior Planner Edgar Gonzalez

Attachments: SR Prohibit establishment/expansion of Pallet Yard Facilities 7-15-2025

Attachment 1 - Ordinance 2024-10 (45 days)

Attachment 2 - Ordinance 2024-11 (Ext. 10 months & 15 days)

Attachment 3 - Letters in opposition to the amendment

Attachment 4 - Exhibit A - Amended language for DCA & SPLA

Ordinance 2025-03

Attachment 6 - June 12, 2025, Planning Commission Staff Report

11. Page 171 2025 General Plan Update

Recommended Action:

The Planning Commission recommends that the City Council adopt Resolutions Nos. 2025-28 and 2025-29 to: 1) Certify the Addendum as being complete and in compliance with the California Environmental Quality Act (CEQA); and 2) Adopt the updated Land Use Element and Health and Safety Element.

Staff Person: Principal Planner Ryan Leonard

Attachments: SR 2025 General Plan Update 7-15-2025

Resolution 2025-28

Resolution 2025-29

Attachment 3 - Addendum to the 2010 General Plan EIR

Attachment 4 - Land Use Element

Attachment 5- Health and Safety Element

Attachment 6 - June 12, 2025, Planning Commission Packet

12. Page 463 Amending Final Tract Map No. 17915-2

Recommended Action:

It is recommended that the City Council hold a public hearing to receive public comments and adopt Resolution No. 2025-23 to approve Amending Final Tract Map No. 17915-2 to correct an error on the Owner's Statement of the map which is located on the north side of Mojave Street and the south side of Valencia Street, west of Topaz Avenue (Applicant: NV Hesperia Investors, LLC APN: 0405-052-37).

Staff Person: Administrative Analyst Dena Alcayaga

Attachments: SR Amending Final Tract Map No. 17915-2 7-15-2025
Resolution 2025-23
Attachment 2 - Final Tract Map No. 17915-2
Attachment 3 - Amending Final Tract Map No. 17915-2

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Council may report on their activities as appointed representatives of the City on various Boards and Committees and/or may make comments of general interest or report on their activities as a representative of the City.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

The City Manager, City Attorney or staff may make announcements or reports concerning items of interest to the Council and the public.

ADJOURNMENT

I, Jessica Giber, Assistant City Clerk of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, July 10, 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.

City of Hesperia
Meeting Minutes – Draft
City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, June 17, 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 - 5:30 PM

Roll Call

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

Conference with Legal Counsel – Existing Litigation
Government Code Section 54956.9(d)1

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

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

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

CALL TO ORDER - 6:31 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- The Council voted unanimously to purchase 50 acre-feet per year of water rights from the owner at a rate of $7,150/acre-foot for a total of $357,500.

ANNOUNCEMENTS/PRESENTATIONS

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

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

The following people commented:
Resident via voicemail
Bob Nelson
Ella Rogers
Robert Davie
Gina Whelan
Kim Koones
Bill Jensen

JOINT CONSENT CALENDAR

A motion was made by Ochoa, seconded by Gregg that the Joint Consent Calendar minus items 5, 7, 8, and 12 be approved. The motion carried by the following vote:

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

Nay: 0

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

Recommended Action:

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

Sponsors: Deputy City Manager/City Clerk Melinda Sayre

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

Recommended Action:

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

Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

3. Treasurer's Cash Report for the unaudited period ended April 30, 2025

Recommended Action:

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

Sponsors: Assistant City Manager Casey Brooksher

4. Townsend Public Affairs Contract Amendment

Recommended Action:

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

Sponsors: Assistant to the City Manager Tammy Pelayes

5. Agreement with Go2Zero Strategies to conduct a Waste Characterization Study

Recommended Action:

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

Sponsors: Assistant to the City Manager Tammy Pelayes

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

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

Nay: 0

6. Pacific Products & Services, LLC Contract Amendment

Recommended Action:

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

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

7. Fleet Maintenance Services for Fiscal Year 2025-26

Recommended Action:

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

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

Travis May commented on this item.

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

8. Three-Month Contract Amendment for Street Sweeping Services

Recommended Action:

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

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

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

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

Nay: 0

9. D&H Water Systems - New Contract

Recommended Action:

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

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

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

Recommended Action:

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

Sponsors:Director of Public Works/City Engineer Cassandra Sanchez

11. Final Parcel Map No. 20899

Recommended Action:

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

Sponsors: Administrative Analyst Dena Alcayaga

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

Recommended Action:

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

Sponsors: Economic Development Supervisor Eydee Jimenez and Director of Development Services Nathan Freeman

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

Aye: 4 - Lee, Bennington, Ochoa and Pullen

Nay: 1 – Gregg

13. Council Chambers Equipment Upgrade

Recommended Action:

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

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

PUBLIC HEARING

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

Recommended Action:

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

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

2) Resolution HWD 2025-05 adopting the FY CIP 2025-26 Budget

Sponsors: Assistant City Manager Casey Brooksher

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

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

Nay: 0

15. Vacate a Portion of Outpost Road

Recommended Action:

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

Sponsors: Administrative Analyst Dena Alcayaga

A motion was made by Ochoa, 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

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

Recommended Action:

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

Sponsors: Water Operations Manager Jeremy McDonald

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

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

Nay: 0

NEW BUSINESS

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

Recommended Action

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

1) Award a construction contract for the Ranchero Road Aqueduct Crossing of the Ranchero Road

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

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

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

Aye: 4 - Lee, Bennington, Ochoa and Pullen

Nay: 1 - Gregg

18. 2025-2026 Community Assistance Program - Grant Awards

Recommended Action:

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

Sponsors: Director of Development Services Nathan Freeman and Economic Development Supervisor Eydee Jimenez

Call for Life Pregnancy Help Center commented on this item.
Rolling Start Inc commented on this item.

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

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

Nay: 0

COUNCIL COMMITTEE REPORTS AND COMMENTS

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

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

No comments

ADJOURNMENT

The meeting was adjourned at 9:16 p.m.

_____

Jessica Giber,
Assistant City Clerk

City of Hesperia
Meeting Minutes - Draft
City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Monday, June 23, 2025 **5:00 PM**

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

CLOSED SESSION - 5:00 PM

Roll Call

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

Personnel Matters - Performance Evaluations
Government Code Section 54957

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

CALL TO ORDER - 7:57 PM

A. Roll Call

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

B. Closed Session Reports by City Attorney- No reportable action taken on the item listed on the agenda.

PUBLIC COMMENTS (For items listed on the agenda)

No public comments.

ADJOURNMENT

7:58 p.m.

Jessica Giber,
Assistant City Clerk

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City of Hesperia
STAFF REPORT

DATE: July 15, 2025

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Anne Duke, Deputy Finance Director
Verenise Fierros, Accountant

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

RECOMMENDED ACTION

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

BACKGROUND

The Warrant Run totals represented below are for the period May 17, 2025 through June 13, 2025.

Agency/District	Accounts Payable	Payroll	Wires	Totals
City of Hesperia	$3,222,412.96	$615,015.74	$0.00	$3,837,428.70
Successor Agency	0.00	0.00	0.00	0.00
Housing Authority	3,059.25	314.53	0.00	3,373.78
Community Development Commission	0.00	0.00	0.00	0.00
Water	6,256,879.78	297,239.07	3,166,465.50	9,720,584.35
Totals	$9,482,351.99	$912,569.34	$3,166,465.50	$13,561,386.83

The wire amount total is as follows:

- $3,166,465.50 to Silverwood Development Phase 1. LLC for purchase of Silverwood Infrastructure Assets.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

ATTACHMENT(S)

1. Warrant Runs

City of Hesperia
WARRANT RUNS
5/17/2025-6/13/2025

Attachment 1

FUND #	FUND NAME	W/E 5/23/2025	W/E 5/30/2025	W/E 6/6/2025	W/E 6/13/2025	WARRANT TOTALS	Wires	YEAR-TO DATE TOTALS *	PRIOR FY YTD DATE TOTALS
Accounts Payable									
100	GENERAL	$ 1,919,082.07	$ 52,167.49	$ 113,985.33	$ 107,332.40	$ 2,192,567.29	$ -	$ 33,623,524.07	$ 31,950,577.67
105	PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
106	OPEB TRUST	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
110	SILVERWOOD	$ 875.00	$ -	$ -	$ -	$ 875.00	$ -	$ 125,082.24	$ -
200	HESPERIA FIRE DISTRICT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,262.85
204	MEASURE I - RENEWAL	$ -	$ -	$ -	$ 58,152.23	$ 58,152.23	$ -	$ 138,147.99	$ 539,893.27
207	LOCAL TRANSPORT-SB 325	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.64	$ 967,882.81
209	GAS TAX-RMRA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
210	HFPD (PERS)	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,755,819.00	$ 937,658.00
241	CFD 2021-1 Resid Maint. & Serv	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,920.00	$ -
242	CFD 2022-1 Non-Resd Maint & Serv	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,920.00	$ -
243	CFD 2023-1 Silverwood Maint	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,920.00	$ -
251	CDBG	$ -	$ 4,063.90	$ 29,894.55	$ -	$ 33,958.45	$ -	$ 3,385,729.60	$ 405,650.77
254	AB2766 - TRANSIT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
255	AB3229 SUPPLEMENTAL LAW	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
256	ENVIRONMENTAL PROGRAMS GRANT	$ 2,439.50	$ -	$ -	$ -	$ 2,439.50	$ -	$ 49,116.71	$ 26,303.13
262	SB 1383 LOCAL ASSISTANCE GRANT	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,497.49	$ 28,389.96
263	STREETS MAINTENANCE	$ 41,138.32	$ 10,012.38	$ 15,002.26	$ 11,446.83	$ 77,599.79	$ -	$ 2,513,149.39	$ 1,960,459.37
300	DEV. IMPACT FEES - STREET	$ -	$ -	$ -	$ -	$ -	$ -	$ 182,329.26	$ 106,838.52
301	DEV. IMPACT FEES - STORM DRAIN	$ -	$ -	$ -	$ -	$ -	$ -	$ 149,730.77	$ -
306	DEV. IMPACT FEES - 2018-STREETS	$ 1,300.00	$ 2,137.92	$ 77,193.58	$ -	$ 80,631.50	$ -	$ 1,604,900.47	$ 2,208,175.41
307	DIF 2018-DRAINAGE FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ 175,199.30	$ -
309	DIF 2018-CITY HALL FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
312	DIF 2018-POLICE FACILITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
313	DIF A-04 DRAINAGE	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,154,638.51	$ 330,448.35
402	WATER RIGHTS ACQUISITION	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,913,452.24	$ 1,493,915.59
403	2013 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 571,151.39
404	2023 REFUNDING LEASE REV BONDS	$ -	$ -	$ -	$ -	$ -	$ -	$ 177,684.97	$ 171,268.51
504	CITY WIDE STREETS - CIP	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,792,590.47	$ 12,914,850.83
509	CITY FACILITIES CIP	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
800	EMPLOYEE BENEFITS	$ 28,602.35	$ 92,865.52	$ 147,472.32	$ 372,094.86	$ 641,035.05	$ -	$ 9,417,357.28	$ 8,567,922.58
801	TRUST/AGENCY	$ 3,227.47	$ 315.00	$ 668.00	$ 130,143.68	$ 134,354.15	$ -	$ 1,763,289.44	$ 1,881,443.27
802	AD 91-1 AGENCY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
804	TRUST-INTEREST BEARING	$ -	$ -	$ -	$ -	$ -	$ -	$ 42,820.71	$ 300,934.00
807	CFD 2005-1	$ -	$ 800.00	$ -	$ -	$ 800.00	$ -	$ 1,192,223.06	$ 1,271,634.16
808	HFPD (TRANSITION)	$ -	$ -	$ -	$ -	$ -	$ -	$ 317,435.02	$ 347,796.19
815	PLAN REVIEW TRUST - FRONTIER	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CITY	$ 1,996,664.71	$ 162,362.21	$ 384,216.04	$ 679,170.00	$ 3,222,412.96	$ -	$ 62,584,479.63	$ 66,984,456.63
163	REDEVELOP OBLIG RETIREMENT-2018	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,690,950.62	$ 9,949,902.79
	SUCCESSOR AGENCY	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,690,950.62	$ 9,949,902.79
370	HOUSING AUTHORITY	$ -	$ -	$ 3,059.25	$ -	$ 3,059.25	$ -	$ 52,232.01	$ 43,685.75
	HOUSING AUTHORITY	$ -	$ -	$ 3,059.25	$ -	$ 3,059.25	$ -	$ 52,232.01	$ 43,685.75
170	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	COMMUNITY DEVELOPMENT COMMISSION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
700	WATER OPERATING	$ 1,933,598.37	$ 84,215.36	$ 2,923,985.20	$ 245,658.44	$ 5,187,457.37	$ 1,666,465.50	$ 20,299,842.62	$ 12,764,838.60
705	WATER PENSION OBLIGATION TRUST	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,250,000.00	$ -
706	WATER OPEB TRUST	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000.00	$ -
701	WATER CAPITAL	$ -	$ -	$ -	$ -	$ -	$ 1,000,000.00	$ 1,016,473.00	$ 320,389.00
710	SEWER OPERATING	$ 5,240.55	$ 420,338.05	$ 122,786.50	$ 516,637.60	$ 1,065,002.70	$ 500,000.00	$ 7,856,370.51	$ 6,324,882.90
711	SEWER CAPITAL	$ -	$ -	$ 425.00	$ -	$ 425.00	$ -	$ 2,209,757.47	$ 1,503,282.24
720	RECLAIMED WATER OPERATIONS	$ 1,117.63	$ 2,634.91	$ -	$ 242.17	$ 3,994.71	$ -	$ 285,303.70	$ 280,075.36
	WATER	$ 1,939,956.55	$ 507,188.32	$ 3,047,196.70	$ 762,538.21	$ 6,256,879.78	$ 3,166,465.50	$ 33,167,747.30	$ 21,193,468.10
	ACCOUNTS PAYABLE TOTAL	$ 3,936,621.26	$ 669,550.53	$ 3,434,471.99	$ 1,441,708.21	$ 9,482,351.99	$ 3,166,465.50	$ 105,495,409.56	$ 98,171,513.27
REG. PAYROLL									
	City	$ 307,870.25	$ -	$ 307,145.49	$ -	$ 615,015.74	$ -	$ 7,960,059.42	$ 7,587,146.57
	Housing Authority	$ 158.21	$ -	$ 156.32	$ -	$ 314.53	$ -	$ 5,766.56	$ 4,739.77
	Water	$ 146,312.21	$ -	$ 150,926.86	$ -	$ 297,239.07	$ -	$ 3,729,094.34	$ 3,345,341.34
	PAYROLL TOTAL	$ 454,340.67	$ -	$ 458,228.67	$ -	$ 912,569.34	$ -	$ 11,694,920.32	$ 10,937,227.68

City of Hesperia
STAFF REPORT

DATE: July 15, 2025

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Anne Duke, Deputy Finance Director
Jonathan Settle, Accountant

SUBJECT: Treasurer's Cash Report for the unaudited period ended May 31, 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.

BACKGROUND

This report is presented to the City Council pursuant to Government Code Section 53646 (b) setting forth the City's investment portfolio.

ISSUES/ANALYSIS

The Treasurer's Cash Reports are presented on the following pages for each agency.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves

FISCAL IMPACT

These reports reflect unaudited cash balances as of May 31, 2025.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1. City of Hesperia Investment Report
2. Successor Agency to the Hesperia Community Redevelopment Agency Investment Report

3. Hesperia Housing Authority Investment Report
4. Community Development Commission Investment Report
5. Hesperia Water District Investment Report

CITY OF HESPERIA

FUND	VALUE
General Fund (100 & 800)	35,816,789.22
Pension Obligation Trust (105)	82,232.53
OPEB Trust (106)	-
Silverwood	18,916.93
HFPD (PERS) (210)	2,013,379.56
CFD 2021-1 Resid Maint & Serv	2,843.96
CFD 2022-1 Non-Resid Maint & Serv	2,843.96
CFD 2023-1 Silverwood Maint	3,354.64
AB27666 - Transit (254)	26,134.47
AB3229 Supplemental Law (255)	435,446.08
AD No. 91-1 (802)	407,233.72
Beverage Recycling Grant (256)	314,729.37
CFD 2005-1 (807)	2,944,636.51
HFPD Transition (808)	13.52
City Wide-Capital Projects (504)	(10,454,373.98)
Community Dev Block Grant (251, 252, & 253)	340,307.04
American Rescue Plan Grant (261)	25,525,280.77
SB 1383 Local Assistance Grant (262)	252,886.11
Development Impact Fund (300-304)	5,137,726.26
Development Impact Fund 2018 (306-312)	30,659,728.20
Development Impact Fund A-04 Drainage (313)	595,867.06
Disaster (260)	63,301.70
Gas Tax Fund (205)	2,424,629.61
Gas Tax - RMRA (209)	10,219,281.08
Gas Tax Swap (206)	1,814,946.25
Local Transportation SB325 (207)	1,605,265.17
Measure I - Renewal (204)	14,176,249.35
Public Works Street Maint (263)	295,205.56
Public Art (230)	266,888.92
Trust Fund (801, 803-806, & 815)	1,134,161.87
2012 Water Rights Acquisition (402)	1,884,108.13
2023 Refunding Lease Rev Bonds (404)	1,641,952.36
TOTAL CITY FUNDS	**$ 129,651,965.93**

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

FUND		VALUE
RORF Retention - (163)	**$**	**7,397,262.23**

HESPERIA HOUSING AUTHORITY

FUND		VALUE
Hesperia Housing Authority Fund (370)	$	4,400,289.51
VVEDA Housing Authority (371)		2,005,969.28
TOTAL HOUSING AUTHORITY FUNDS	**$**	**6,406,258.79**

COMMUNITY DEVELOPMENT COMMISSION

FUND		VALUE
Community Development Commission Fund (170)	**$**	**3,624,567.44**

WATER

FUND		VALUE
Water Operating (700)	$	13,614,435.83
Water Capital (701)		6,726,944.21
Water Capital Rehab and Replace (703)		4,437,439.06
Water Contamination Mitigation (704)		2,742,191.19
Water Pension Obilgation Trust (705)		12,862.72
Water OPEB Trust (706)		812.80
Sewer Operating (710)		11,564,238.48
Sewer Capital (711)		1,418,680.26
Sewer Capital Rehab and Replace (713)		845,940.66
Reclaimed Water Operations (720)		313,082.63
TOTAL WATER FUNDS	**$**	**41,676,627.84**

City of Hesperia
Investment Report
Unaudited

May 31, 2025

Type of Investment	Institution/ Fiscal Agent	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of Calif.	4.272%	31-May-25	Demand	$ 103,030,740.80	103,030,740.80	103,030,740.80	
Local Bank Checking Accounts	U.S. Bank	n/a	31-May-25	Demand	26,621,225.13	26,621,225.13	26,621,225.13	
Total Unaudited Investments under the direction of the City			-		**$ 129,651,965.93**	**$ 129,651,965.93**	**$ 129,651,965.93**	
Investments under the direction of fiscal agents:								
2012 Lease Revenue Bonds	US Bank	1.036%	31-May-25	Demand	748.74	748.74	748.74	2012 - Water Rights Revenue Fund
2012 Lease Revenue Bonds	US Bank	0.000%	31-May-25	Demand	-	-	-	2012 - Water Rights Interest Fund
2012 Lease Revenue Bonds	US Bank	0.346%	31-May-25	Demand	1,496,032.30	1,496,032.30	1,496,032.30	2012 - Water Rights Reserve Fund
2012 Lease Revenue Bonds	US Bank	0.346%	31-May-25	Demand	1,054.95	1,054.95	1,054.95	2012 - Water Rights Surplus Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	1.258%	31-May-25	Demand	277.72	277.72	277.72	2023 Refunding Lease Revenue Bonds Revenue Fund
2023 Refunding Lease Revenue Bonds	US Bank	0.011%	31-May-25	Demand	18.50	18.50	18.50	2023 Refunding Lease Revenue Interest Funds
2024 CFD 2005-1 Refunding	US Bank	0.312%	31-May-25	Demand	89,570.08	89,570.08	89,570.08	2024 CFD 05-1 - Bond Fund
2024 CFD 2005-1 Refunding	US Bank	0.312%	31-May-25	Demand	1,263,969.08	1,263,969.08	1,263,969.08	2024 CFD 05-1 - Reserve Fund
Deposits - Workers' Comp	PERMA	n/a	31-May-25	n/a	995,111.37	995,111.37	995,111.37	GL 1352
Sully Miller Retention - Ranchero	US Bank	0.000%	31-May-25	n/a	1.08	1.08	1.08	Ranchero Road - Escrow Account
City of Hesperia Stabalized Trust	Charles Schwab	n/a	31-May-25	n/a	4,641,982.34	4,641,982.34	4,641,982.34	City Pension
City of Hesperia OPEB Trust	Charles Schwab	n/a	31-May-25	n/a	853,976.60	853,976.60	853,976.60	City OPEB
Hesperia Fire Protection PST	Charles Schwab	n/a	31-May-25	n/a	1,497,459.34	1,497,459.34	1,497,459.34	Fire Pension
City of Hesperia Settlement Escrow Account	US Bank	0.000%	31-May-25	n/a	-	-	-	Settlement Escrow Account
Total Unaudited Investments under the direction of fiscal agents					**$ 10,840,202.10**	**$ 10,840,202.10**	**$ 10,840,202.10**	

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

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

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

Marc Morales, Senior Accountant

ATTACHMENT 2

Successor Agency to the Redevelopment Agency

Investment Report
Unaudited

May 31, 2025

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of Calif.	4.272%	31-May-25	Demand	$ 5,878,394.53	$ 5,878,394.53	5,878,394.53	
Local Bank Checking Accounts	U.S. Bank	n/a	31-May-25	Demand	1,518,867.70	1,518,867.70	1,518,867.70	
Total Unaudited Investments under the direction of the City					**$ 7,397,262.23**	**$ 7,397,262.23**	**$ 7,397,262.23**	
Investments under the direction of fiscal agents:								
2018 Refunding Bonds	US Bank	3.591%	31-May-25	Demand	11.14	11.14	11.14	2018A & 2018B - Debt Service Account
2018 Refunding Bonds	US Bank	0.346%	31-May-25	Demand	2,348.88	2,348.88	2,348.88	2018A & 2018B - Interest Account
2018 Refunding Bonds	US Bank	0.000%	31-May-25	Demand	1.00	1.00	1.00	2018A & 2018B - Reserve Account
Total Unaudited Investments under the direction of fiscal agents					**$ 2,361.02**	**$ 2,361.02**	**$ 2,361.02**	

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

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

Marc Morales, Senior Accountant

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

ATTACHMENT 3

Hesperia Housing Authority

Investment Report
Unaudited

May 31, 2025

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value
Investments under the direction of the City:							
Local Agency Investment Funds	State of California	4.272%	31-May-25	Demand	$ 5,090,872.20	5,090,872.20	5,090,872.20
Local Bank Checking Accounts	U.S. Bank	n/a	31-May-25	Demand	1,315,386.59	1,315,386.59	1,315,386.59
Total Unaudited Investments under the direction of the City					**$ 6,406,258.79**	**$ 6,406,258.79**	**$ 6,406,258.79**

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

Marc Morales, Senior Accountant

ATTACHMENT 4

Hesperia Community Development Comission

Investment Report
Unaudited

May 31, 2025

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value
Investments under the direction of the City:							
Local Agency Investment Funds	State of California	4.272%	31-May-25	Demand	$ 2,880,340.96	2,880,340.96	2,880,340.96
Local Bank Checking Accounts	U.S. Bank	n/a	31-May-25	Demand	744,226.48	744,226.48	744,226.48
Total Unaudited Investments under the direction of the City					**$ 3,624,567.44**	**$ 3,624,567.44**	**$ 3,624,567.44**

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

Marc Morales, Senior Accountant

ATTACHMENT 5

Hesperia Water District

Investment Report
Unaudited

May 31, 2025

Type of Investment	Issuer/ Institution	Interest Rate	Date of Purchase	Date of Maturity	Par Value at Maturity	Book Value	Market Value	Account Description
Investments under the direction of the City:								
Local Agency Investment Funds	State of California	4.272%	31-May-25	Demand	$ 33,119,234.33	33,119,234.33	33,119,234.33	
Local Bank Checking Accounts	U.S. Bank	n/a	31-May-25	Demand	8,557,393.51	8,557,393.51	8,557,393.51	
Total Unaudited Investments under the direction of the City					**$ 41,676,627.84**	**$ 41,676,627.84**	**$ 41,676,627.84**	
Investments under the direction of fiscal agents:								
Hesperia Water District PST	Charles Schwab	n/a	31-May-25	n/a	1,280,924.87	1,280,924.87	1,280,924.87	HWD Pension
Hesperia Water District OPEB	Charles Schwab	n/a	31-May-25	n/a	257,234.46	257,234.46	257,234.46	HWD OPEB
Deposits - Workers' Comp	PERMA	n/a	31-May-25	n/a	1,205,782.88	1,205,782.88	1,205,782.88	GL 1352
Total Unaudited Investments under the direction of fiscal agents					**$ 2,743,942.21**	**$ 2,743,942.21**	**$ 2,743,942.21**	

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

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

Marc Morales, Senior Accountant

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DATE: July 15, 2025

TO: Chair and Board Members, Hesperia Water District

FROM: Rachel Molina, City Manager

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

SUBJECT: Award of Agreement for Water, Sewer, and Recycled Water Rate Study

RECOMMENDED ACTION

It is recommended that the Chair and Board of Directors of the Hesperia Water District authorize the City Manager to approve an agreement with Black & Veatch to perform a Water, Wastewater, and Recycled Water Rate Study for the not-to-exceed amount of $113,040.

BACKGROUND

In December 2016, the Board of Directors authorized a Water, Sewer, and Recycled Water Rate Study and Connection Fee Study to ensure that water and sewer rates adequately cover the costs of providing the service to maintain the financial health and longevity of the Water District for its customers.

On November 21, 2017, upon the completion of the rate study and the Proposition 218 process, the Board of Directors approved a 5-year water and sewer rate increase schedule. The first step of the approved water/sewer rates took effect January 1, 2018, with the remaining rate increases effective each December 1st, through December 1, 2021.

On May 21, 2019, to provide a rate structure for the reclaimed water distribution system, the Board of Directors approved the establishment of recycled water rates over a multi-year period. The initial rates became effective June 1, 2019, with the subsequent rate increases effective each December 1st, through December 1, 2022.

ISSUES/ANALYSIS

With the previous independent study of the District's water and sewer rates occurring approximately eight (8) years ago, and the last rate adjustment being implemented in December 2021, a current study is needed to ensure the water, sewer and recycled water consumption rates continue to adequately cover the costs of providing the service. Regular rate studies help to ensure the financial health, stability, and longevity of the District for its customers. The District also has legal debt covenants that must be maintained in order to remain in compliance, including the State Water Resources Control Board loan for the construction of the reclaimed water pipeline distribution system.

The RFP for a Water, Wastewater, & Recycled Water Rate Study was released in April 2025. In response to the RFP, the District received a total of nine (9) proposals from qualified firms. All of

the submitted proposals were evaluated by a panel to determine the top firm. After the completion of evaluation process, Black & Veatch was deemed to be the highest ranked firm.

Black & Veatch has worked with more than 100 different California agencies over the past 20 years and is very knowledgeable about the requirements and framework of the California-specific statutes and guidelines involving water/sewer rate setting and working with utilities through the Proposition 218 process to ensure compliance. While a different firm prepared the 2017 rate study, the Black & Veatch project team has experience and familiarity with the District, having served in a key management role during the previous water and sewer rate study. This experience and existing knowledge of the goals and challenges specific to the Hesperia Water District will provide for an expedited engagement process and a thorough technical analysis. Further, an agreement with Black & Veatch for the performance of a Water, Wastewater, and Recycled Water Rate Study, in the amount of $113,040, is consistent with the market rates charged by other rate study providers.

As part of the City's 2024 Strategic Plan, the City Council identified eleven (11) top strategies aligned with five overarching Council goals. For the Financial Health goal, the Council's highest-priority strategy is to: "Conduct a regular assessment of the approved City fee schedule to ensure City-related costs are recovered." This Water Rate Study directly supports that strategy by evaluating the full cost of providing water service to each ratepayer. The study will ensure that the Water District's rates are aligned with the actual cost of providing the service, supporting the goal of maintaining long-term financial sustainability and transparency.

In addition to the eleven (11) top strategies identified by the City Council, City departments developed a number of supplemental strategies to support the Council's objectives, each with an anticipated delivery timeline. Among these was the Water Rate Study, which was originally projected for completion within three to five years of the Strategic Plan's adoption. If approved, the study is now expected to be completed by early 2026—one year ahead of schedule—demonstrating the City's proactive commitment to achieving its strategic financial goals.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

Funding for the Water, Wastewater, and Recycled Water Rate Study, in the amount of $113,040, will be included as a Fiscal Year 2025-26 First Quarter Budget Amendment.

ALTERNATIVE(S)

1. Provide alternative direction to staff

ATTACHMENT(S)

None

City of Hesperia
STAFF REPORT

DATE: July 15, 2025

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

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Rita Perez, Deputy Human Resources/Risk Management Director
Josette McLane, Human Resources Specialist

SUBJECT: Revised Combined Compensation Schedules

RECOMMENDED ACTION

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. 2025-24, HHA 2025-04, HWD 2025-06 approving the City's Fiscal Year (FY) 2025-26 Revised Combined Compensation Schedule.

BACKGROUND

The California Public Employees' Retirement System (CalPERS) requires that the City Council, Commissions, and Board of Directors (City Council) approve and adopt a Combined Compensation Schedule whenever there are changes to salaries. This requirement is needed in order for an employee to receive service credit for a salary. All recognized salaries must be listed on an approved and adopted Compensation Schedule.

The most recent approved and adopted Combined Compensation Schedule occurred on November 19, 2024, with the adoption of Joint Resolution No. 2024-55, HHA 2024-06 and HWD 2024-17.

ISSUES/ANALYSIS

On June 3, 2025, the City Council adopted the FY 2025-26 Operating Budget, which included a 2.7% cost-of-living adjustment (COLA) to salaries, adding and restructuring of classifications for more effective management of City operations.

FISCAL IMPACT

There is no fiscal impact to adopting the Combined Compensation Schedules as this is an information schedule required by CalPERS. These increases will be included in the revised adopted budget.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserved.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Joint Resolution 2025-24, HWD 2025-06, and HHA 2025-04
2. Combined Compensation Schedule Revised and Effective July 14, 2025

JOINT RESOLUTION NO. 2025-24
RESOLUTION HHA 2025-04
RESOLUTION HWD 2025-06

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, AND THE BOARD OF DIRECTORS OF THE HESPERIA HOUSING AUTHORITY APPROVING THE CITY'S COMBINED COMPENSATION SCHEDULE

WHEREAS, in compliance with California Public Employees' Retirement System (CalPERS) and Title 2 of California Code of Regulations Section 570.5, the City Council of the City of Hesperia and the Board of Directors of the Hesperia Water District must approve and adopt a Compensation Schedule that lists all employee positions; and

WHEREAS the City Council of the City of Hesperia and the Board of Directors of the Hesperia Water District adopted a Combined Compensation Schedule on June 3, 2025; and

WHEREAS, Joint Resolution No. 2025-24, HWD 2025-06, and HHA 2025-04 approves the Combined Compensation Schedule; and

WHEREAS, Joint Resolution No. 2024-25, HWD 2024-08, and HHA 2024-04, Exhibit A prescribes the salaries, benefits, and other related policies for employees of the City not represented by an employee labor relations organization and commonly called Non-Represented Employees; and

WHEREAS, Resolution 2024-24 and HWD 2024-07 Exhibit A prescribes a Memorandum of Understanding and the salaries, benefits, and other terms and conditions for employees of the City of Hesperia represented by the Teamsters Local 1932; and

WHEREAS, on October 4, 2022, the City Council approved an Employment Agreement which prescribes the salaries and benefits of the City Manager; and

WHEREAS, Resolution No. 2025-18, Resolution HWD 2025-04, and Resolution HHA 2025-03 approves the annual Fiscal Year 2025-26 Operating Budget; and

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

Section 1. That the recitals above are true and correct.

Section 2. That the City Council and Board of Directors of the Hesperia Water District and Hesperia Housing Authority approves the attached revised Combined Compensation Schedules effective July 14, 2025. The schedule lists all employee positions, clearly indicates the time base for salaries, base pay rates only and includes the effective and revised dates of the schedule. The schedules will be posted on the City's internet page once approved.

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

ADOPTED AND APPROVED this 15th day of July 2025.

_____
Allison Lee, Mayor/Chair

ATTEST:

_____
Jessica Giber, Assistant City Clerk/Board Secretary

Attachment 2

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY
APPROVED AND ADOPTED: July 15, 2025
REVISED: July 14, 2025 Effective: July 14, 2025

Non-Represented Full Time Monthly Rates	Benefit Group	Range #	1	2	3	4	5	6	7	8	9	10	11
Accountant	GEN	33	6,056	6,177	6,301	6,427	6,556	6,687	6,821	6,957	7,096	7,238	7,383
Accounting Technician	GEN	31	5,493	5,603	5,715	5,829	5,946	6,065	6,186	6,310	6,436	6,565	6,696
Administrative Aide	GEN	27	4,519	4,609	4,701	4,795	4,891	4,989	5,089	5,191	5,295	5,401	5,509
Administrative Analyst	PRO/SUP	34	6,359	6,486	6,616	6,748	6,883	7,021	7,161	7,304	7,450	7,599	7,751
Administrative Secretary	GEN	30	5,232	5,337	5,444	5,553	5,664	5,777	5,893	6,011	6,131	6,254	6,379
Animal Services Specialist	PRO/SUP	34	6,359	6,486	6,616	6,748	6,883	7,021	7,161	7,304	7,450	7,599	7,751
Animal Services Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Assistant City Clerk	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Assistant City Manager	AW SR. MGT	53	16,075	16,397	16,725	17,060	17,401	17,749	18,104	18,466	18,835	19,212	19,596
Assistant Engineer	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Assistant Planner	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Assistant Project Manager	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Assistant to the City Manager	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
Associate Engineer	PRO/SUP	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Associate Planner	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Budget/Finance Specialist	GEN	33	6,056	6,177	6,301	6,427	6,556	6,687	6,821	6,957	7,096	7,238	7,383
Building Official	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
City Clerk Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Code Enforcement Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Community Development Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Community Development Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Community Program Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Customer Service Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Deputy City Engineer	AW SR. MGT	48	12,594	12,846	13,103	13,365	13,632	13,905	14,183	14,467	14,756	15,051	15,352
Deputy City Manager/City Clerk	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Deputy Community Development Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Deputy Development Services Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Deputy Finance Director	SR. MGT	46	11,422	11,650	11,883	12,121	12,363	12,610	12,862	13,119	13,381	13,649	13,922
Deputy Human Resources/Information Technology Director	AW SR. MGT	47	11,993	12,233	12,478	12,728	12,983	13,243	13,508	13,778	14,054	14,335	14,622
Deputy Human Resources/Risk Management Director	SR. MGT	45	10,878	11,096	11,318	11,544	11,775	12,011	12,251	12,496	12,746	13,001	13,261
Director of Development Services	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Director of Public Works	AW SR. MGT	52	15,308	15,614	15,926	16,245	16,570	16,901	17,239	17,584	17,936	18,295	18,661
Economic Development Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	9,701	9,895
Engineering Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Facilities Supervisor	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Field Services Supervisor	GEN	36	7,012	7,152	7,295	7,441	7,590	7,742	7,897	8,055	8,216	8,380	8,548
Finance Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Financial Analyst	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Fleet Warehouse Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Geographical Information Systems Specialist	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Geographical Information Systems Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Human Resources Program Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Human Resources Specialist	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Information Systems Specialist	MGT	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Information Systems Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Land Development Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Licensed Veterinarian	AW SR. MGT	46	11,422	11,650	11,883	12,121	12,363	12,610	12,862	13,119	13,381	13,649	13,922
Maintenance Crew Supervisor	PRO/SUP	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Management Analyst	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Office Assistant	GEN	26	4,303	4,389	4,477	4,567	4,658	4,751	4,846	4,943	5,042	5,143	5,246
Personnel Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Planning Specialist	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Plans Examiner	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Principal Planner	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Project Manager	MGT	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Public Relations Analyst	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	9,701	9,895
Public Works Inspection Supervisor	PRO/SUP	39	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,511	9,701	9,895
Public Works Inspector	GEN	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Public Works Supervisor	PRO/SUP	40	8,523	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,391
Risk Management Supervisor	PRO/SUP	37	7,363	7,510	7,660	7,813	7,969	8,128	8,291	8,457	8,626	8,799	8,975
Secretary to the City Manager and City Council	PRO/SUP	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Senior Accountant	MGT	38	7,731	7,886	8,044	8,205	8,369	8,536	8,707	8,881	9,059	9,240	9,425
Senior Code Enforcement Officer	GEN	35	6,678	6,812	6,948	7,087	7,229	7,374	7,522	7,672	7,825	7,982	8,142
Senior Community Development Technician	GEN	32	5,768	5,883	6,001	6,121	6,243	6,368	6,495	6,625	6,758	6,893	7,031
Senior Information Systems Specialist	MGT	41	8,949	9,128	9,311	9,497	9,687	9,881	10,079	10,281	10,487	10,697	10,911
Senior Office Assistant	GEN	28	4,746	4,841	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,787
Senior Office Specialist	GEN	28	4,746	4,841	4,938	5,037	5,138	5,241	5,346	5,453	5,562	5,673	5,787
Senior Planner	MGT	41	8,949	9,128	9,311	9,497	9,687	9,881	10,079	10,281	10,487	10,697	10,911
Senior Project Manager	MGT	43	9,867	10,064	10,265	10,470	10,679	10,893	11,111	11,333	11,560	11,791	12,027
Streets Operations Manager	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629
Water Operations Manager	MGT	44	10,360	10,567	10,778	10,994	11,214	11,438	11,667	11,900	12,138	12,381	12,629

City Manager — Contract* — Annually : $271,720; Monthly $22,643

**Employment Agreement approved by City Council July to be effective July 1,2023*

CITY OF HESPERIA
HESPERIA WATER DISTRICT
COMBINED COMPENSATION SCHEDULE
INCLUDES CITY OF HESPERIA, HESPERIA WATER DISTRICT AND HESPERIA HOUSING AUTHORITY
APPROVED AND ADOPTED: July 15, 2025
REVISED: July 14, 2025 Effective: July 14, 2025

Teamsters, Local 1932, Full- Time Monthly Rates	Benefit Group	Range #	A	B	C	D	E
Animal Care Technician	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Animal Control Officer	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Animal Services Assistant	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Animal Services Representative	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Building Inspector	TEAMSTERS	18	6,780	7,119	7,475	7,849	8,242
Code Enforcement Officer	TEAMSTERS	17	6,457	6,780	7,119	7,475	7,849
Community Development Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Custodian	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Customer Service Assistant	TEAMSTERS	8	4,161	4,369	4,588	4,817	5,058
Customer Service Representative	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Equipment Operator	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302
Equipment Operator/Water*	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Facilities Maintenance Specialist	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Facilities Maintenance Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Maintenance Worker	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Maintenance Worker/Water*	TEAMSTERS	10.5	4,703	4,938	5,185	5,444	5,716
Meter Reader	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Pump Maintenance Worker	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Pump Operator	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302
Receptionist	TEAMSTERS	6	3,774	3,963	4,161	4,369	4,588
Registered Veterinary Technician	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Senior Account Clerk	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Animal Care Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Animal Services Representative	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Custodian	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Senior Customer Service Representative	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Senior Maintenance Worker	TEAMSTERS	13	5,311	5,577	5,856	6,149	6,457
Senior Maintenance Worker/Water*	TEAMSTERS	13.5	5,444	5,716	6,002	6,302	6,617
Senior Pump Maintenance Worker	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Senior Pump Operator	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Senior Warehouse Technician	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Traffic Signal Technician	TEAMSTERS	14	5,577	5,856	6,149	6,457	6,780
Utility Line Locator	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Volunteer/Outreach Coordinator	TEAMSTERS	12	5,058	5,311	5,577	5,856	6,149
Warehouse Technician	TEAMSTERS	10	4,588	4,817	5,058	5,311	5,577
Water Quality Specialist	TEAMSTERS	14.5	5,716	6,002	6,302	6,617	6,948
Water Quality Technician	TEAMSTERS	12.5	5,185	5,444	5,716	6,002	6,302

Non-Represented Part-Time Hourly Rates		Range #	1	2	3	4	5	6	7	8	9	10	11
Administrative Intern-PT	PART-TIME		16.50	17.00	17.50	18.00	18.50	19.00	19.50	20.00	20.50		
Animal Care Technician-PT	PART-TIME	10	25.36	26.63	27.96	29.36	30.83						
Animal Licensing/Canvassing Officer-PT	PART-TIME	11	26.63	27.96	29.36	30.83	32.37						
Animal Services Representative-PT	PART-TIME	10	25.36	26.63	27.96	29.36	30.83						
Custodian-PT	PART-TIME	8	23.01	24.16	25.36	26.63	27.96						
Customer Service Assistant- PT	PART-TIME	8	23.01	24.16	25.36	26.63	27.96						
Customer Service Representative-PT	PART-TIME	10	25.36	26.63	27.96	29.36	30.83						
Information Systems Tech.-PT	PART-TIME	32	33.28	33.94	34.62	35.31	36.02	36.74	37.47	38.22	38.99	39.77	40.56
Maintenance Worker-PT	PART-TIME	10	25.36	26.63	27.96	29.36	30.83						
Office Assistant-PT	PART-TIME	26	24.83	25.32	25.83	26.35	26.87	27.41	27.96	28.52	29.09	29.67	30.27
Receptionist-PT	PART-TIME	6	20.87	21.91	23.01	24.16	25.36						
Registered Veterinary Technician-PT	PART-TIME	14	30.83	32.37	33.99	35.69	37.48						

GEN- General
PRO/SUP- Professional / Supervisory
MGT- Management
TEAMSTERS- Teamsters Local 1932
RETIRED: Retired Annuitant
SR. MGT- Senior Management
AW SR. MGT- At-Will Senior Management

City of Hesperia
STAFF REPORT

DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Rita Perez, Deputy Human Resources/Risk Management Director
Justin Mansfield, Information Systems Specialist

SUBJECT: Three-Year Maintenance and Licensing Agreement with MCCi LLC

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to execute a three-year maintenance and licensing contract with MCCi, LLC for an amount not to exceed $106,903 to provide maintenance and licensing for the Electronic Document Management System (Laserfiche).

BACKGROUND

The City utilizes MCCi, LLC, for various services. These services include maintaining and licensing Laserfiche, the City's electronic records system; scanning plans, documents, and microfilm; and creating online forms and automated workflows.

ISSUES/ANALYSIS

The City has used Laserfiche Software for electronic document management services since 2003. Laserfiche currently hosts historical documents related to the City's finances, personnel, and building plans. Considering another service provider would involve a lengthy and time-consuming effort to migrate from the existing platform. Establishing a new maintenance and licensing agreement will ensure product stability and support for a three-year term.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

Funding for this agreement has been included in the Fiscal Year 2025-26 Operating Budget.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None.

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City of Hesperia
STAFF REPORT

DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Melinda Sayre, Deputy City Manager/City Clerk

SUBJECT: Extension of Midwest Veterinary Supplies Contract

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to approve an amendment to the existing contract with Midwest Veterinary Supplies in the amount of $130,000, for a total not-to-exceed revised amount of $282,000, and approve a one-year contract extension for medical supplies and kennel supplies.

BACKGROUND

Midwest Veterinary Supplies provides items vital to the health and well-being of the animals and overall betterment of the community. Hesperia Animal Shelter purchases include, but are not limited to, vaccines, medications, pain medications, controlled substances, medicated shampoos, formula, leashes, and carriers. Additional items such as equipment, autoclave, tables, tubes, tools, and supplies for sterility surgeries and wound care are also provided by this vendor.

ISSUES/ANALYSIS

The current contract with Midwest Veterinary Supplies expired June 30, 2025, and a contract extension is needed to continue to provide medical and kennel supplies. City staff recommends extending the contract for an additional year. Additionally, the vendor has agreed to hold the current contract pricing for one more year through June 30, 2026.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

Funding for medications and veterinary supplies is included in the FY 2025-2026 Annual Operating Budget.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

None

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City of Hesperia
STAFF REPORT

DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Melinda Sayre, Deputy City Manager/ City Clerk
Jordyn LaSarge, Administrative Analyst

SUBJECT: Special Assessment of Unpaid Fees for Services and Abatement Costs

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RECOMMENDED ACTION

It is recommended that the City Council approve Joint Resolution No. 2025-25 and Resolution No. HWD 2025-07, confirming parcels of land upon which unpaid fees for services, and abatement costs remain, and Joint Resolution No. 2025-26 and Resolution No. HWD 2025-08, requesting that San Bernardino County place the unpaid fees for services, and abatement costs on the property tax rolls.

BACKGROUND

Section 1.12.270 of the Hesperia Municipal Code (HMC), administrative proceedings, establishes the imposition of fines related to public nuisance violations. Section 14.02.080 (O)(7) establishes the procedure for Water District fees, delinquent charges, administrative costs, and fines to be placed as liens upon properties, with subsequent collection via the property tax rolls. Section 8.04.070(F) establishes the procedure for the placement of delinquent fees, fines, and charges due to the City's Franchise Waste Hauler as liens on properties, with subsequent collection via the property tax rolls.

Hesperia Municipal Code (HMC) Section 1.12.370 B1 authorizes the use of the special assessment for abatement cost for public nuisance violations that are unpaid at the end of the year. Abatement costs are only assessed after the property owner, or responsible person, has failed to comply with a Notice of Violation, and then issued a Notice of Public Nuisance and subsequent Administrative Citations, or through staff time accrued during the abatement of a property.

On July 3, 2002, the City Council adopted Resolution 2002-42, adopting an administrative fine schedule. Since the intent of Code Compliance is to gain voluntary compliance, should a property remain out of compliance and require several notices, this option allows the City to gain compliance through abatement and follows with collection of unpaid fees.

ISSUES/ANALYSIS

There are 104 separate properties which have accumulated Code Enforcement abatement costs and administrative fees, for an approximate total of $36,661. Additionally, there are 780 separate properties which have accumulated delinquent water and/or sewer fees for an approximate total of $618,945.

Additionally, the City provides assistance to Advance Disposal to assess unpaid trash bills through the special assessment process. There are 585 separate properties which have unpaid trash bills that Advance Disposal wishes to pursue through the property tax assessment process.

The fine totals are approximate as payments can be made through August 1, 2025, which will lower the total amount sent to the County as special assessments. Previous experience with enforcement costs indicates that as much as one-half of these fees may be collected prior to filing with San Bernardino County. Staff invoiced all the property owners (in addition to monthly invoices during the year) during July 2025, which allows owners to pay the abatement and administrative costs directly to the City, avoiding placement on the property tax rolls. Any remaining parcels are included in the resolution for collection by the County Auditor Controller-Recorder. Any fees paid prior to submittal to the County in August will be removed from the exhibit.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

Collection of all the unpaid abatement, and administrative costs could result in General Fund revenue of $655,606. It will also result in payment to the City in the amount of $27,495 from Advance Disposal as reimbursement to the City for staff time, the cost of placing and removing the liens, and administrative costs associated with the special assessment process. Staff anticipates that approximately 40% will be collected during the next 12 months, with the remaining amount outstanding being carried over to the subsequent year's tax roll.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Joint Resolution No. 2025-25 and Resolution No. HWD 2025-07
2. Joint Resolution No. 2025-26 and Resolution No. HWD 2025-08
3. Exhibit A – Table of Enforcement and Abatement Delinquent Costs
4. Exhibit B – Table of Enforcement and Abatement Costs with Owner Information

JOINT RESOLUTION NO. 2025-25
RESOLUTION NO. HWD 2025-07

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, AND THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, CONFIRMING PARCELS OF LAND UPON WHICH ENFORCEMENT AND ABATEMENT COSTS REMAIN UNPAID

WHEREAS, Hesperia Municipal Code Section 1.12 was adopted by the Hesperia City Council in 1996 and establishes the right and the procedure for charging all abatement costs and administrative proceedings; and

WHEREAS, Hesperia Municipal Code Section 1.12.370B1, and Section 6.00.060 allow for the collection of a special assessment for unpaid fees, and abatement costs; and

WHEREAS, Hesperia Municipal Code Section 14.02.080 and 8.04.070 allow for the collection of unpaid fees, administrative charges, fines, and delinquent fees and charges; and

WHEREAS, the Hesperia City Council adopted Resolution No. 2018-05 on January 16, 2018 and it, along with its preceding resolutions, re-affirms hourly rates and City fees previously adopted; and

WHEREAS, the City of Hesperia, on April 10, 2017, entered into an agreement with Bestway Disposal (DBA Advance Disposal) titled "Agreement for Collection of Delinquent Debt Between City of Hesperia and Bestway Disposal, Inc." authorizing the City to submit delinquent parcels to the County as special assessments, and establishing cost recovery to the City for providing this service; and

WHEREAS, a copy of each parcel of land within the City upon which unpaid fees for services, abatement and administrative costs remain unpaid as of August 1, 2025, and the amount of each charge is attached hereto; 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. That the recitals above are true and correct.

Section 2. The Board of Supervisors and the Auditor/Controller-Recorder for the County of San Bernardino and all other officers of said County are hereby requested to take all actions necessary to collect the amounts of unpaid fees for services, enforcement and abatement costs as established in Hesperia Municipal Code, Section 1.12.370B1, 14.020.080, 8.04.070 and 6.00.060.

Section 3. Prior to delivery of this Resolution to San Bernardino County, staff shall identify any discrepancies in the list of parcels and costs and work with the property owners to resolve the same prior to placement on the tax roles.

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

ADOPTED AND APPROVED this 15th day of July 2025

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk

JOINT RESOLUTION NO. 2025-26
RESOLUTION NO. HWD 2025-08

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, AND THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, REQUESTING THE COUNTY OF SAN BERNARDINO COLLECT ON THE PROPERTY TAX ROLLS, UNPAID ENFORCEMENT AND ABATEMENT COSTS

WHEREAS, Hesperia Municipal Code Section 1.12 was adopted by the Hesperia City Council in 1996 and establishes the right and the procedure for charging all abatement costs and administrative proceedings; and

WHEREAS, Hesperia Municipal Code Section 1.12.370B1, and Section 6.00.060 allow for the collection of a special assessment for unpaid enforcement, and abatement costs; and

WHEREAS, Hesperia Municipal Code Section 14.02.080 and 8.04.070 allow for the collection of unpaid fees, administrative charges, fines, and delinquent fees and charges; and

WHEREAS, the Hesperia City Council adopted Resolution No. 2018-05 on January 16, 2018 and it, along with its preceding resolutions, re-affirms hourly rates and City fees previously adopted; and

WHEREAS, the City of Hesperia, on April 10, 2017, entered into an agreement with Bestway Disposal (DBA Advance Disposal) titled "Agreement for Collection of Delinquent Debt Between City of Hesperia and Bestway Disposal, Inc." authorizing the City to submit delinquent charges to the County as special assessments on behalf of Bestway Disposal; and

WHEREAS, a copy of each parcel of land within the City upon which enforcement, abatement and administrative costs remain unpaid as of August 1, 2025, and the amount of each charge is attached hereto; and

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

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

Section 1. The City Council of the City of Hesperia requests that the Auditor/Controller-Recorder for the County of San Bernardino collect, on the property tax rolls, the enforcement and abatement costs that became delinquent on August 1, 2025.

Section 2. The City of Hesperia's delinquent list, as shown in "Exhibit A" will be delivered to the County Auditor and to the County Recorder for San Bernardino County prior to August 10, 2025.

Section 3. Handling rates, charged by San Bernardino County, shall be added to the enforcement and abatement costs and placed on the property tax bill.

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

ADOPTED AND APPROVED this 15th day of July 2025.

_____
Allison Lee, Mayor

ATTEST:

_____
Jessica Giber, Assistant City Clerk

Exhibit A - Table of Unpaid Fees for Services and Abatement Delinquent Costs
Updated July 8, 2025

APN	Amount
0412112250000	$ 309.52
0411101230000	$ 100.88
0414052380000	$ 42.82
0408085190000	$ 50.44
0415031120000	$ 235.40
0410202150000	$ 183.42
0414011090000	$ 154.60
0410202160000	$ 243.03
0407163020000	$ 25.22
0405271270000	$ 520.95
0412142050000	$ 429.89
0414024110000	$ 196.48
0414134150000	$ 927.24
0405891210000	$ 50.44
0412061030000	$ 116.93
0411122330000	$ 176.54
0409022190000	$ 466.98
0414182120000	$ 561.17
0408174220000	$ 545.68
0408044080000	$ 25.22
0411201090000	$ 100.88
0410251610000	$ 797.88
0397143150000	$ 167.37
0412082100000	$ 314.11
0415051160000	$ 75.66
0410071100000	$ 800.17
0406162010000	$ 50.44
0405841210000	$ 275.13
0398302170000	$ 392.06
0413053210000	$ 25.22
0408152010000	$ 52.29
0408152020000	$ 26.15
0406142050000	$ 111.78
0412261040000	$ 327.86
0398233240000	$ 887.30
0408042040000	$ 51.32
0415034030000	$ 349.67
0398454140000	$ 990.48
0408134150000	$ 283.66
0411012010000	$ 490.65

0405761340000	$	68.04
0398212120000	$	100.88
0410151300000	$	914.81
0414071100000	$	90.88
0406022010000	$	26.15
0406141400000	$	390.62
0411266110000	$	956.08
0398262260000	$	123.81
0405301010000	$	227.91
0414012070000	$	151.32
0410141520000	$	209.17
0414102220000	$	280.20
0407092040000	$	388.90
0405144300000	$	259.08
0411093010000	$	685.54
0405015370000	$	687.83
0411191310000	$	779.54
0414031120000	$	1,055.74
0405861080000	$	598.42
0398118020000	$	722.22
0405282160000	$	511.88
3057121170000	$	373.72
0409191610000	$	568.38
0408055260000	$	264.53
0408213400000	$	259.19
0408163210000	$	85.63
0415121010000	$	294.84
3057031420000	$	288.89
0412142130000	$	453.39
3057361220000	$	428.17
3057191100000	$	253.81
3057191110000	$	290.44
0406072570000	$	285.34
0415244200000	$	611.21
3064481180000	$	523.28
0410041170000	$	504.41
0398155150000	$	678.66
0304609110000	$	421.87
0414131170000	$	480.46
0406012150000	$	333.81
0415131190000	$	437.66

3057341110000	$ 158.20
0409011040000	$ 432.89
0414052420000	$ 214.09
0408131100000	$ 385.36
3057131060000	$ 247.62
0411031210000	$ 165.08
0415163220000	$ 304.55
3046131610000	$ 1,158.65
0408162080000	$ 513.79
0406042060000	$ 256.89
0408144010000	$ 165.08
0399154040000	$ 330.16
3064611340000	$ 288.89
0406064090000	$ 256.90
0409032050000	$ 288.89
0397111040000	$ 288.89
0410241110000	$ 412.70
3046111320000	$ 290.44
0414132130000	$ 264.52
0405106130000	$ 247.62
3046021620000	$ 288.89
0398303300000	$ 330.16
0398464160000	$ 371.43
0397091160000	$ 488.73
0397095090000	$ 1,438.60
0397102020000	$ 618.45
0397111240000	$ 417.36
0397122100000	$ 609.66
0397123210000	$ 464.15
0397124030000	$ 1,002.10
0397135050000	$ 682.07
0397141040000	$ 438.62
0397141050000	$ 435.08
0397142200000	$ 98.62
0397143100000	$ 597.53
0397145110000	$ 506.43
0397146180000	$ 498.48
0397211190000	$ 594.25
0397221040000	$ 825.12
0397231150000	$ 701.11
0397261060000	$ 565.76

0397292070000	$ 957.90
0397381040000	$ 513.57
0397421030000	$ 625.78
0397431340000	$ 624.64
0398041040000	$ 1,117.25
0398042100000	$ 474.07
0398045140000	$ 475.92
0398046010000	$ 506.53
0398046060000	$ 699.11
0398052150000	$ 1,318.07
0398057020000	$ 748.53
0398057060000	$ 307.32
0398057100000	$ 546.05
0398058030000	$ 974.61
0398062100000	$ 1,042.25
0398063100000	$ 1,957.20
0398063180000	$ 295.21
0398065090000	$ 655.73
0398073130000	$ 826.35
0398073240000	$ 1,210.38
0398076080000	$ 568.82
0398077240000	$ 989.25
0398081050000	$ 526.44
0398082280000	$ 464.79
0398093050000	$ 475.00
0398096100000	$ 714.37
0398097020000	$ 740.40
0398102060000	$ 1,486.08
0398107180000	$ 1,473.59
0398107200000	$ 531.00
0398108070000	$ 634.76
0398112080000	$ 602.07
0398113020000	$ 1,084.43
0398113130000	$ 642.79
0398124160000	$ 680.90
0398126060000	$ 1,559.11
0398131160000	$ 1,792.49
0398133020000	$ 902.31

0398134250000	$ 859.62
0398135110000	$ 1,379.16
0398135150000	$ 814.39
0398135160000	$ 924.44
0398136240000	$ 1,006.94
0398144080000	$ 608.92
0398154090000	$ 505.23
0398155150000	$ 677.79
0398157050000	$ 696.60
0398164030000	$ 3,464.84
0398165230000	$ 1,009.13
0398172110000	$ 1,135.86
0398177140000	$ 731.33
0398178050000	$ 1,139.44
0398178220000	$ 239.25
0398182120000	$ 2,155.79
0398183060000	$ 501.01
0398183180000	$ 1,216.16
0398184190000	$ 973.98
0398185230000	$ 826.10
0398193070000	$ 888.14
0398198270000	$ 1,139.63
0398201030000	$ 657.06
0398204010000	$ 489.57
0398206290000	$ 671.02
0398211150000	$ 867.76
0398212080000	$ 426.00
0398213130000	$ 952.89
0398214190000	$ 1,409.63
0398222060000	$ 458.60
0398222170000	$ 250.03
0398224020000	$ 964.76
0398224030000	$ 3,073.05
0398226080000	$ 545.69
0398233140000	$ 506.87
0398233240000	$ 952.48
0398241050000	$ 1,696.32
0398241070000	$ 648.40
0398244100000	$ 1,512.28
0398251090000	$ 662.83

0398262250000	$ 522.54
0398273140000	$ 557.16
0398273250000	$ 569.30
0398275110000	$ 1,178.74
0398291300000	$ 1,352.71
0398293190000	$ 1,237.62
0398293200000	$ 874.46
0398301110000	$ 802.78
0398302120000	$ 703.42
0398302300000	$ 601.90
0398311160000	$ 403.95
0398317080000	$ 1,177.27
0398317140000	$ 1,294.64
0398322020000	$ 832.60
0398327240000	$ 596.42
0398333120000	$ 571.40
0398333150000	$ 548.88
0398334030000	$ 507.89
0398341050000	$ 224.71
0398344050000	$ 523.20
0398356040000	$ 585.30
0398362120000	$ 482.90
0398371070000	$ 434.68
0398373010000	$ 536.87
0398373160000	$ 1,307.29
0398373170000	$ 308.74
0398374120000	$ 966.82
0398384200000	$ 407.09
0398391220000	$ 647.13
0398394130000	$ 293.01
0398395220000	$ 566.94
0398421050000	$ 768.49
0398421190000	$ 522.93
0398431130000	$ 437.88
0398433090000	$ 1,420.37
0398433160000	$ 435.07
0398442190000	$ 503.33
0398443020000	$ 235.55

0398444320000	$ 433.52
0398445130000	$ 549.93
0398454040000	$ 555.53
0398463020000	$ 600.51
0398464070000	$ 758.27
0398464160000	$ 419.65
0398471060000	$ 802.09
0398471150000	$ 451.92
0398481240000	$ 468.92
0399043020000	$ 455.39
0399043130000	$ 459.06
0399071060000	$ 475.03
0399091310000	$ 497.63
0399092050000	$ 647.62
0399092140000	$ 400.00
0399101180000	$ 744.26
0399101200000	$ 2,088.91
0399122030000	$ 935.51
0399132240000	$ 2,508.72
0399141070000	$ 436.94
0399145020000	$ 1,239.03
0399152220000	$ 803.47
0399156240000	$ 708.91
0399164200000	$ 418.26
0399166080000	$ 546.59
0399171140000	$ 911.89
0399171260000	$ 470.23
0399173230000	$ 754.79
0399174180000	$ 471.32
0399174220000	$ 1,321.11
0399174250000	$ 512.32
0399175050000	$ 1,320.98
0399176020000	$ 491.87
0399184270000	$ 415.22
0399194020000	$ 491.01
0399204070000	$ 600.00
0399204270000	$ 456.90
0399205050000	$ 415.28
0399212060000	$ 838.77

0399213150000	$	500.00
0399221030000	$	595.57
0399232120000	$	456.28
0399235130000	$	415.42
0399243060000	$	543.74
0405015040000	$	651.23
0405015080000	$	152.00
0405015120000	$	577.26
0405015200000	$	291.96
0405015230000	$	564.44
0405015240000	$	553.63
0405042120000	$	457.99
0405085210000	$	752.72
0405085350000	$	916.14
0405093060000	$	415.34
0405093280000	$	1,045.63
0405105120000	$	604.46
0405105200000	$	557.04
0405105320000	$	681.47
0405106030000	$	1,071.47
0405106130000	$	670.86
0405106170000	$	1,273.55
0405106320000	$	1,137.45
0405106370000	$	254.94
0405106460000	$	639.08
0405106510000	$	972.31
0405201010000	$	881.96
0405203120000	$	734.37
0405203200000	$	474.72
0405216090000	$	403.30
0405241060000	$	358.59
0405241190000	$	420.24
0405243060000	$	524.75
0405251030000	$	293.95
0405281080000	$	972.68
0405282160000	$	1,053.69
0405293040000	$	448.59
0405303360000	$	900.67

0405303430000	$ 138.70
0405304070000	$ 894.36
0405304220000	$ 886.26
0405304490000	$ 746.97
0405342050000	$ 1,433.36
0405342100000	$ 344.96
0405352030000	$ 982.92
0405352330000	$ 1,089.27
0405352420000	$ 917.66
0405352460000	$ 1,142.85
0405365080000	$ 832.26
0405482020000	$ 567.56
0405482030000	$ 618.34
0405482050000	$ 1,117.76
0405482090000	$ 406.70
0405502200000	$ 1,317.19
0405502270000	$ 203.47
0405582340000	$ 445.66
0405711030000	$ 761.98
0405711460000	$ 1,016.68
0405721120000	$ 817.45
0405721320000	$ 1,348.78
0405721400000	$ 847.75
0405721570000	$ 1,028.55
0405721580000	$ 999.92
0405721600000	$ 497.45
0405761290000	$ 659.19
0405831160000	$ 981.20
0405841280000	$ 335.57
0405881260000	$ 668.45
0405891150000	$ 430.09
0405891270000	$ 1,237.29
0405901260000	$ 850.40
0405931110000	$ 749.02
0405941330000	$ 2,199.45
0405941340000	$ 665.82
0405991230000	$ 694.00
0406012150000	$ 6,273.88

0406013200000	$ 827.12
0406013280000	$ 541.06
0406014170000	$ 1,098.34
0406014200000	$ 695.86
0406022100000	$ 708.85
0406042060000	$ 427.67
0406042120000	$ 885.75
0406042150000	$ 660.66
0406043010000	$ 577.34
0406051110000	$ 3,487.62
0406072570000	$ 1,029.64
0406081260000	$ 455.87
0406082480000	$ 533.28
0406111150000	$ 448.07
0406112080000	$ 589.61
0406132060000	$ 510.39
0406141240000	$ 515.78
0406141250000	$ 1,021.35
0406141320000	$ 636.03
0406152260000	$ 1,965.09
0406152280000	$ 605.58
0406152320000	$ 795.55
0407012020000	$ 729.30
0407023080000	$ 217.98
0407023110000	$ 947.86
0407032080000	$ 151.23
0407053070000	$ 212.44
0407083160000	$ 1,227.57
0407092060000	$ 475.27
0407093090000	$ 401.32
0407152190000	$ 463.07
0407153090000	$ 470.75
0407173070000	$ 1,015.46
0407174180000	$ 479.40
0407184110000	$ 618.42
0407191090000	$ 431.29
0407201180000	$ 534.04
0407203130000	$ 878.69

0407213070000	$	483.84
0407231070000	$	719.69
0407241170000	$	624.30
0407282020000	$	974.52
0407304010000	$	428.26
0408012090000	$	516.92
0408012110000	$	459.39
0408013300000	$	350.55
0408021200000	$	970.47
0408022300000	$	1,070.28
0408024200000	$	524.69
0408025110000	$	848.46
0408031040000	$	498.51
0408032110000	$	510.63
0408035080000	$	107.67
0408042050000	$	825.95
0408044320000	$	85.05
0408045030000	$	274.72
0408052150000	$	481.67
0408054080000	$	486.05
0408062100000	$	585.75
0408062180000	$	478.08
0408063270000	$	1,678.89
0408065130000	$	908.59
0408071140000	$	553.49
0408072100000	$	549.48
0408073240000	$	609.54
0408074240000	$	504.71
0408085130000	$	543.58
0408086090000	$	489.10
0408091240000	$	413.10
0408092020000	$	666.25
0408092090000	$	472.47
0408092240000	$	572.50
0408101050000	$	1,419.29
0408101120000	$	616.50
0408102010000	$	807.17
0408102070000	$	1,147.64
0408102250000	$	137.02

0408103010000	$ 239.60
0408103110000	$ 763.56
0408103130000	$ 538.90
0408111200000	$ 969.34
0408113140000	$ 436.60
0408123220000	$ 650.16
0408131210000	$ 584.25
0408141030000	$ 1,618.87
0408141050000	$ 647.43
0408141190000	$ 473.35
0408144010000	$ 466.12
0408146020000	$ 432.68
0408152400000	$ 1,575.25
0408153030000	$ 612.89
0408211150000	$ 411.37
0408212110000	$ 493.01
0408212160000	$ 1,371.84
0408213060000	$ 668.58
0408216010000	$ 513.26
0408216180000	$ 734.03
0408218180000	$ 509.15
0408228050000	$ 430.95
0408233300000	$ 526.83
0408234030000	$ 962.90
0409011170000	$ 1,018.04
0409011310000	$ 483.94
0409022190000	$ 475.33
0409032050000	$ 489.36
0409041180000	$ 382.96
0409041340000	$ 439.11
0409052070000	$ 1,361.39
0409062080000	$ 864.31
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0407082180000	$ 517.28

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0407093090000	$	664.01
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0407103140000	$	155.85
0407152190000	$	544.52
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0407161050000	$	563.19
0407172240000	$	623.06
0407174020000	$	492.31
0407174140000	$	222.04
0407201180000	$	642.64
0407202170000	$	612.45
0407203060000	$	276.95
0407213070000	$	708.14
0407213140000	$	485.19
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0408044240000	$	605.30
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0408045090000	$	229.84
0408052010000	$	458.88
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0408062100000	$	613.66
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0409181430000	$	448.52
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0409201240000	$	694.34
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0409221450000	$	485.18
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0411081030000	$	567.23
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0411092110000	$	663.40

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0411141220000	$ 629.13
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0411151060000	$ 732.65
0411151140000	$ 340.20
0411161340000	$ 674.51
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0411204020000	$ 633.44
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0411222180000	$ 593.69
0411231040000	$ 492.96
0411232120000	$ 827.88
0411242110000	$ 747.59
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0411292230000	$ 484.02
0411301030000	$ 704.93
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0411302200000	$ 485.20
0411302470000	$ 763.32
0411311220000	$ 812.35
0411321110000	$ 246.42
0411323020000	$ 622.09
0411323100000	$ 734.50

0411325010000	$	492.42
0411327060000	$	485.18
0411328260000	$	2,344.63
0411341030000	$	484.03
0411345050000	$	633.34
0411345060000	$	483.87
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0411354230000	$	543.62
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0411365140000	$	429.91
0411367020000	$	433.10
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0411371040000	$	366.11
0411372150000	$	479.91
0411373210000	$	642.88
0411381110000	$	464.71
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0411411140000	$	753.35
0411418140000	$	485.10
0411419030000	$	483.87
0411422050000	$	805.22
0411423120000	$	483.87
0412011040000	$	341.11
0412043130000	$	521.84
0412061090000	$	484.32
0412063100000	$	652.58
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0412112260000	$	868.19
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0412234400000	$ 663.40
0412241120000	$ 407.46
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0412325060000	$ 492.34
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0413171030000	$ 600.67

0413172170000	$	485.20
0413181120000	$	474.47
0413182220000	$	507.88
0413191170000	$	485.20
0413201170000	$	617.28
0413201320000	$	428.47
0414023160000	$	483.82
0414032160000	$	485.20
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0414042060000	$	555.52
0414043160000	$	638.91
0414051070000	$	407.46
0414052370000	$	637.31
0414052380000	$	237.18
0414111130000	$	604.28
0414111320000	$	202.40
0414111470000	$	599.26
0414112200000	$	485.57
0414112240000	$	567.72
0414121210000	$	679.45
0414131170000	$	776.35
0414134150000	$	513.98
0414134190000	$	293.00
0414151160000	$	485.28
0414152210000	$	652.55
0414162230000	$	485.19
0414171030000	$	320.00
0414171110000	$	485.18
0414181150000	$	485.08
0414201230000	$	248.08
0414202090000	$	495.37
0414202210000	$	493.00
0414221130000	$	659.44
0415022220000	$	485.20
0415045120000	$	483.76
0415051160000	$	582.94
0415052120000	$	363.00
0415054030000	$	270.03
0415061030000	$	230.96
0415062060000	$	485.20
0415062120000	$	689.16

0415063080000	$ 492.73
0415071160000	$ 655.91
0415073010000	$ 484.49
0415091020000	$ 1,029.15
0415101060000	$ 553.17
0415111170000	$ 679.57
0415121010000	$ 605.95
0415121040000	$ 520.73
0415121100000	$ 485.19
0415122060000	$ 599.97
0415122080000	$ 480.63
0415131040000	$ 1,162.71
0415142050000	$ 774.12
0415142170000	$ 408.25
0415152210000	$ 690.63
0415153030000	$ 686.29
0415251230000	$ 700.25
3046071230000	$ 644.18
3046081160000	$ 400.87
3046091060000	$ 578.26
3046131480000	$ 494.89
3046131560000	$ 1,322.31
3046141060000	$ 493.46
3046151100000	$ 479.53
3046151240000	$ 483.87
3046151270000	$ 483.87
3046161020000	$ 700.09
3046162150000	$ 665.08
3046162330000	$ 685.32
3046181110000	$ 492.99
3046211090000	$ 596.11
3046211500000	$ 315.00
3046221060000	$ 224.00
3046221400000	$ 485.20
3046221440000	$ 483.95
3046221500000	$ 485.20
3046231460000	$ 997.19
3046241110000	$ 492.99
3046251320000	$ 479.42
3046261060000	$ 590.56
3046281100000	$ 775.17

3046291090000	$ 198.91
3046311140000	$ 748.30
3046311430000	$ 424.30
3057021310000	$ 324.26
3057022120000	$ 1,032.48
3057091170000	$ 695.03
3057091250000	$ 438.66
3057101390000	$ 815.35
3057111180000	$ 310.50
3057151530000	$ 910.13
3057151580000	$ 447.81
3057151770000	$ 597.64
3057151800000	$ 748.62
3057161780000	$ 687.21
3057171400000	$ 686.12
3057201250000	$ 323.18
3057202100000	$ 682.60
3057211520000	$ 910.13
3057221050000	$ 665.05
3057271340000	$ 295.78
3057281110000	$ 545.15
3057292540000	$ 1,029.36
3057341340000	$ 796.26
3057342180000	$ 589.24
3057342250000	$ 753.02
3072301140000	$ 913.33
3072311270000	$ 913.33

Exhibit B – Table of Unpaid Fees for Services and Abatement Costs with Owner Information
Updated July 8, 2025

APN	Amount	Property Owner
0412112250000	$ 309.52	C. BONKOWSKI
0411101230000	$ 100.88	D. VASQUEZ
0414052380000	$ 42.82	S. JUAREZ
0408085190000	$ 50.44	S. MCBAIN
0415031120000	$ 235.40	Y. NA
0410202150000	$ 183.42	H. SILVA
0414011090000	$ 154.60	J. RANDALL
0410202160000	$ 243.03	H. SILVA
0407163020000	$ 25.22	M. GAMBOA
0405271270000	$ 520.95	G. BAJJALIEH
0412142050000	$ 429.89	R. SALAZAR
0414024110000	$ 196.48	C. FAMILY TRUST
0414134150000	$ 927.24	R. MORENO
0405891210000	$ 50.44	P. ESPINOZA
0412061030000	$ 116.93	T. PALACIO
0411122330000	$ 176.54	T. SHUSHANIK
0409022190000	$ 466.98	J. BROOKS
0414182120000	$ 561.17	C. PREDOM
0408174220000	$ 545.68	J. PALAEOLOGUS
0408044080000	$ 25.22	R. RIVERA
0411201090000	$ 100.88	J. KO
0410251610000	$ 797.88	F. PERALTA
0397143150000	$ 167.37	F. LAMM
0412082100000	$ 314.11	R. ZARIFPOUR
0415051160000	$ 75.66	S. LE
0410071100000	$ 800.17	N. CABRERA
0406162010000	$ 50.44	F. SALCEDO
0405841210000	$ 275.13	K. TARISKE
0398302170000	$ 392.06	J. SANDOVAL
0413053210000	$ 25.22	KWAN
0408152010000	$ 52.29	M. SHALIKAR
0408152020000	$ 26.15	M. MARINEZ
0406142050000	$ 111.78	A. GONZALEZ
0412261040000	$ 327.86	L. MCLEOD
0398233240000	$ 887.30	T. HOLLEY
0408042040000	$ 51.32	G & W. CAO
0415034030000	$ 349.67	N/A
0398454140000	$ 990.48	M. CRAIG
0408134150000	$ 283.66	N/A
0411012010000	$ 490.65	R. MONDRAGON

0405761340000	$ 68.04	R. SKAGGS
0398212120000	$ 100.88	J. DICK
0410151300000	$ 914.81	R. CABRERA
0414071100000	$ 90.88	D. ARIAS
0406022010000	$ 26.15	ARZEROUNIAN
0406141400000	$ 390.62	B. ESPINOZA
0411266110000	$ 956.08	R. ARCE
0398262260000	$ 123.81	L. LEONARD
0405301010000	$ 227.91	Q. GUO
0414012070000	$ 151.32	J. VILLALOBOS
0410141520000	$ 209.17	O. TUCKER
0414102220000	$ 280.20	M. MARQUEZ
0407092040000	$ 388.90	J. GONZALEZ
0405144300000	$ 259.08	J. GONZALEZ
0411093010000	$ 685.54	B. DELGADO
0405015370000	$ 687.83	S. REESE
0411191310000	$ 779.54	S. TAUNTON
0414031120000	$ 1,055.74	N/A
0405861080000	$ 598.42	D. MADRIGAL/A. TORRES
0398118020000	$ 722.22	V. CHAVEZ
0405282160000	$ 511.88	N/A
3057121170000	$ 373.72	N/A
0409191610000	$ 568.38	D. VARGAS
0408055260000	$ 264.53	M. TRAN
0408213400000	$ 259.19	E. PEREZ
0408163210000	$ 85.63	J. RAMIREZ
0415121010000	$ 294.84	R. ANGUIANO
3057031420000	$ 288.89	J. BLUCKER
0412142130000	$ 453.39	O. FILBEY
3057361220000	$ 428.17	N/A
3057191100000	$ 253.81	M. GARAYAN
3057191110000	$ 290.44	M. GARAYAN
0406072570000	$ 285.34	M. LUGO
0415244200000	$ 611.21	A. ARSEN
3064481180000	$ 523.28	N/A
0410041170000	$ 504.41	T. BAEZA/M. SANTANA
0398155150000	$ 678.66	P. SAVCHENKO
0304609110000	$ 421.87	F. CHIHUAHUA
0414131170000	$ 480.46	W. SHI
0406012150000	$ 333.81	N/A
0415131190000	$ 437.66	M. BIGBEE

3057341110000	$ 158.20	T. JORDAN
0409011040000	$ 432.89	R. GONZALES
0414052420000	$ 214.09	M. BUENO
0408131100000	$ 385.36	K. RAMOS
3057131060000	$ 247.62	S. GARCIA
0411031210000	$ 165.08	E. HARUTYUNYAN
0415163220000	$ 304.55	L. MEXICANO
3046131610000	$ 1,158.65	S. GHAMBARYAN
0408162080000	$ 513.79	N/A
0406042060000	$ 256.89	J. FINCH
0408144010000	$ 165.08	M. OCHOA/A. OCHOA
0399154040000	$ 330.16	HUERTA
3064611340000	$ 288.89	TOVAR
0406064090000	$ 256.90	H. HURTADO
0409032050000	$ 288.89	N. ORTIZ
0397111040000	$ 288.89	M. WEST
0410241110000	$ 412.70	N/A
3046111320000	$ 290.44	A.GUARDADO
0414132130000	$ 264.52	C. SALCEDO
0405106130000	$ 247.62	M. ZHOU
3046021620000	$ 288.89	C. STONE
0398303300000	$ 330.16	I. GUZMAN
0398464160000	$ 371.43	S. FURTON
0397091160000	$ 488.73	N REYES & E REYES
0397095090000	$ 1,438.60	J MAZARIEGOS
0397102020000	$ 618.45	M JOHNSON
0397111240000	$ 417.36	C LINGA
0397122100000	$ 609.66	D BLASJO
0397123210000	$ 464.15	S EREDIA
0397124030000	$ 1,002.10	F MEJIA
0397135050000	$ 682.07	D VILLALVA
0397141040000	$ 438.62	K MORA
0397141050000	$ 435.08	L MCGRIFF & S MCGRIFF
0397142200000	$ 98.62	M JARAMILLO
0397143100000	$ 597.53	J SHOATS
0397145110000	$ 506.43	A LOPEZ
0397146180000	$ 498.48	M FLORES & A YOCUTE
0397211190000	$ 594.25	Y CASTANEDA
0397221040000	$ 825.12	J QUINONES
0397231150000	$ 701.11	J AYALA & J AYALA
0397261060000	$ 565.76	O RODRIGUEZ

0397292070000	$ 957.90	J LOPEZ
0397381040000	$ 513.57	A ACOSTA & S ACOSTA
0397421030000	$ 625.78	C GRIFFITH
0397431340000	$ 624.64	L DUARTE & G MURGUIA
0398041040000	$ 1,117.25	L TRUJILLO & J TRUJILLO
0398042100000	$ 474.07	G RENNER
0398045140000	$ 475.92	L UBAU & J UBAU
0398046010000	$ 506.53	B JUAREZ
0398046060000	$ 699.11	J TORRES
0398052150000	$ 1,318.07	L RUBIO & R RUBIO
0398057020000	$ 748.53	W YOUNG- WILLIAMS & WILLIE BEATRICE YOUNG-WILLIAMS LIV TR
0398057060000	$ 307.32	IVONNE CALVO LLC C/O FRANK TICAS
0398057100000	$ 546.05	M URBAN & T URBAN
0398058030000	$ 974.61	S GONZALEZ
0398062100000	$ 1,042.25	J HAWKINS & T HAWKINS
0398063100000	$ 1,957.20	E RODRIGUEZ & G RODRIGUEZ
0398063180000	$ 295.21	JERALD DEAN HANE & SHERYL JO HANE & JERALD DEAN HANE & SHERYL JO HANE FAM TRUST
0398065090000	$ 655.73	F MARIN & J FELIPA
0398073130000	$ 826.35	J FELIX & F FELIX
0398073240000	$ 1,210.38	A BAILEY
0398076080000	$ 568.82	L CORDERO
0398077240000	$ 989.25	A CARO
0398081050000	$ 526.44	L MILAZZO
0398082280000	$ 464.79	R CASTRO & J CASTRO
0398093050000	$ 475.00	B MORENO & K MAGANA
0398096100000	$ 714.37	V LEYVA & N & V SANCHEZ
0398097020000	$ 740.40	T MEZA & S MEZA
0398102060000	$ 1,486.08	K GARY
0398107180000	$ 1,473.59	K EMBREY
0398107200000	$ 531.00	N FLORES
0398108070000	$ 634.76	B DELGADO & E DELGADO
0398112080000	$ 602.07	J MARSHALL & V MARSHALL
0398113020000	$ 1,084.43	J SASSE & M SASSIE
0398113130000	$ 642.79	R GOLDBURG
0398124160000	$ 680.90	D DAVIS & D DAVIS
0398126060000	$ 1,559.11	A ANTONIO
0398131160000	$ 1,792.49	Z LIN
0398133020000	$ 902.31	V GARCIA

0398134250000	$ 859.62	B ZARAZUA
0398135110000	$ 1,379.16	M RODRIGUEZ JR & E SANCHEZ
0398135150000	$ 814.39	J JAUREGUI
0398135160000	$ 924.44	C WILLIAMS
0398136240000	$ 1,006.94	D LEWINSON & S LEWINSON
0398144080000	$ 608.92	K CAPPS & D CAPPS
0398154090000	$ 505.23	D SANCHEZ
0398155150000	$ 677.79	P SAVCHENKO
0398157050000	$ 696.60	M TAYLOR & N TAYLOR
0398164030000	$ 3,464.84	M MASTANDREA & R MASTANDREA
0398165230000	$ 1,009.13	J SCHOELEN & C SCHOELEN
0398172110000	$ 1,135.86	C GOMEZ
0398177140000	$ 731.33	A TREJO
0398178050000	$ 1,139.44	J LEMUS & M LEMUS
0398178220000	$ 239.25	J SCHALLOCK
0398182120000	$ 2,155.79	A BATESON & J COKER
0398183060000	$ 501.01	A DIAZ
0398183180000	$ 1,216.16	F VIZCARRA
0398184190000	$ 973.98	A OCHOA
0398185230000	$ 826.10	J MORGAN & V HOOSER
0398193070000	$ 888.14	D SALAZAR & L SALAZAR
0398198270000	$ 1,139.63	K NAFI
0398201030000	$ 657.06	A CEJA
0398204010000	$ 489.57	J RAMIREZ
0398206290000	$ 671.02	M COMBS
0398211150000	$ 867.76	P RODRIGUEZ & E RIVERA
0398212080000	$ 426.00	V SCHROEDER & V ROBERT SCHROEDER LIVING TRUST
0398213130000	$ 952.89	A YOCUTE
0398214190000	$ 1,409.63	L ZHANG & Y CHEN
0398222060000	$ 458.60	C PARKER & K PARKER
0398222170000	$ 250.03	J AGUIRRE
0398224020000	$ 964.76	MEODED ZAKEN LLC
0398224030000	$ 3,073.05	L NAJAR & B HUIZAR
0398226080000	$ 545.69	T FRETWELL
0398233140000	$ 506.87	S RIVERA & C RIVERA
0398233240000	$ 952.48	T R HOLLEY & M HOLLEY
0398241050000	$ 1,696.32	D NICKLAUS & M NICKLAUS
0398241070000	$ 648.40	D GARIBAY
0398244100000	$ 1,512.28	S AANERUD & R AANERUD
0398251090000	$ 662.83	J WEBB & B WEBB

0398262250000	$ 522.54	V CALDERON & R LOPES
0398273140000	$ 557.16	C BENNETT
0398273250000	$ 569.30	J RAMIREZ
0398275110000	$ 1,178.74	O CASTILLO & P CASTILLO
0398291300000	$ 1,352.71	E GUTIERREZ & A MARTIN
0398293190000	$ 1,237.62	J CHAVARRIA
0398293200000	$ 874.46	J PEDREGON & G PEDREGON
0398301110000	$ 802.78	J FAULKS
0398302120000	$ 703.42	HIPSHER FAMILY TRUST 4/2/16 C/O ROBERT HIPSHER & MELANIE R HIPSHER
0398302300000	$ 601.90	M PORTILLO & M ZARAGOSA
0398311160000	$ 403.95	R WOOD
0398317080000	$ 1,177.27	M STACHOWICZ & A STACHOWICZ
0398317140000	$ 1,294.64	P AGUILAR
0398322020000	$ 832.60	P ANTUNEZ
0398327240000	$ 596.42	R GODINES
0398333120000	$ 571.40	S ABERU
0398333150000	$ 548.88	V DIAZ JR
0398334030000	$ 507.89	M DIVAS & A DIVAS
0398341050000	$ 224.71	SONO EQUITY LLC
0398344050000	$ 523.20	S MANCILLAS & J MANCILLAS
0398356040000	$ 585.30	R MORET
0398362120000	$ 482.90	W CARREIRA & J CARREIRA
0398371070000	$ 434.68	N DELGADO
0398373010000	$ 536.87	J GONZALES JR & C GONZALEZ
0398373160000	$ 1,307.29	C BROWN
0398373170000	$ 308.74	ENDY FARROW TRUST 12/19/19 & E FARROW
0398374120000	$ 966.82	CASTILLO FAMILY TRUST 9/7/22 C/O MAYNARD & LILIA CASTILLO
0398384200000	$ 407.09	J GALINDO
0398391220000	$ 647.13	A PAYTON
0398394130000	$ 293.01	J LOPEZ
0398395220000	$ 566.94	G DIAZ & H ALVARADO
0398421050000	$ 768.49	J ZSCHOMLER
0398421190000	$ 522.93	L PATTY & L M PATTY TR 11/3/00
0398431130000	$ 437.88	K MAXWELL
0398433090000	$ 1,420.37	PALMAS DEL MAR LP
0398433160000	$ 435.07	E&M CAPITAL LLC
0398442190000	$ 503.33	J MOORE & JACKIE MORRE & A MOORE

0398443020000	$ 235.55	LANA C FREIBERG REVOCABLE TR 02/23/17 & L C FREIBERG
0398444320000	$ 433.52	ZEV JEFF BENTOW REVOCABLE TR 7/4/22 & ZEV JEFF BENTOW
0398445130000	$ 549.93	Y LUCERO
0398454040000	$ 555.53	R STEINWAY & A STEINWAY
0398463020000	$ 600.51	J TOVAR & L LUCERO
0398464070000	$ 758.27	KGI-II TRUST 1/1/10
0398464160000	$ 419.65	S FURTON
0398471060000	$ 802.09	R MONTOYA
0398471150000	$ 451.92	D FLORES
0398481240000	$ 468.92	K HIGGINS
0399043020000	$ 455.39	E BUDANO
0399043130000	$ 459.06	F LOPEZ
0399071060000	$ 475.03	J MONTEZ
0399091310000	$ 497.63	M CASTILLO
0399092050000	$ 647.62	R HERNANDEZ
0399092140000	$ 400.00	R OLIVERA
0399101180000	$ 744.26	M ELLIS
0399101200000	$ 2,088.91	E JORDAN
0399122030000	$ 935.51	J PEREZ & R PEREZ
0399132240000	$ 2,508.72	E ZAKHARIA
0399141070000	$ 436.94	P CLEVELAND & J VILLALOBOS
0399145020000	$ 1,239.03	J HUTTON & A TRAMMELL
0399152220000	$ 803.47	C CEJA
0399156240000	$ 708.91	M BALTAZAR
0399164200000	$ 418.26	NATIONAL CAPITAL ONE INVESTMENTS LLC
0399166080000	$ 546.59	A CARLOS
0399171140000	$ 911.89	A ALMARAZ
0399171260000	$ 470.23	B WRIGHT
0399173230000	$ 754.79	M GUTIERREZ
0399174180000	$ 471.32	M MORALES & D MORALES
0399174220000	$ 1,321.11	C PAZ
0399174250000	$ 512.32	A MUNOZ
0399175050000	$ 1,320.98	G OSTROWSKI & J OSTROWSKI
0399176020000	$ 491.87	M PEDROZA
0399184270000	$ 415.22	J VEGA
0399194020000	$ 491.01	C LEMBERGER
0399204070000	$ 600.00	K QUINTOS & M ROCHA

0399204270000	$	456.90	W MARTINEZ & J ZAVALETA & E ESTEBAN & M ATILANO
0399205050000	$	415.28	L REAY II HEBERT & S PELT
0399212060000	$	838.77	C JANETAKOS & J JANETAKOS
0399213150000	$	500.00	J CARPENTER & T BROWN
0399221030000	$	595.57	J JIMENEZ
0399232120000	$	456.28	M GAONA & K PAYALES
0399235130000	$	415.42	S VASQUEZ & D VASQUEZ
0399243060000	$	543.74	M MONTOYA & B CUSTODIO & M CASTILLO
0405015040000	$	651.23	L ALVARADO & L ALVARADO
0405015080000	$	152.00	B GONZALEZ & K GONZALEZ
0405015120000	$	577.26	LOPEZ FAMILY REVOCABLE TR 05/25/17 C/O ERNESTINA LOPEZ
0405015200000	$	291.96	D CONTRERAS & G CONTRERAS
0405015230000	$	564.44	L CASTILLO & L CASTILLO
0405015240000	$	553.63	D PACHECO & P PACHECO
0405042120000	$	457.99	O RODRIGUEZ JR & A & M LEON
0405085210000	$	752.72	COBRA 28 NO 8
0405085350000	$	916.14	K ANTONIO & J HERNANDEZ
0405093060000	$	415.34	M HAYWARD
0405093280000	$	1,045.63	L LOAN SERVICING LLC & N STABLES
0405105120000	$	604.46	S MASSOUN
0405105200000	$	557.04	E REYES & A MARINES
0405105320000	$	681.47	C RODRIGUEZ
0405106030000	$	1,071.47	R RUIZ
0405106130000	$	670.86	M ZHOU
0405106170000	$	1,273.55	EGG TART INVESTMENT LLC
0405106320000	$	1,137.45	LAC FAMILY TRUST 6/15/19 C/O KIT VAN LAC & FANNY LAC
0405106370000	$	254.94	D CAO & J KONG
0405106460000	$	639.08	J RUIZ & M RUIZ
0405106510000	$	972.31	F PEREZ
0405201010000	$	881.96	J BIN & Y BIN
0405203120000	$	734.37	B RIVAS & M RIVAS
0405203200000	$	474.72	J CUEVAS
0405216090000	$	403.30	D JOHNSON
0405241060000	$	358.59	J SALAIS
0405241190000	$	420.24	J RIVERA
0405243060000	$	524.75	R RANDLES
0405251030000	$	293.95	M GODINEZ

0405281080000	$ 972.68	R HANDS
0405282160000	$ 1,053.69	CASCADE FUNDING MORTGAGE C/O PHIH MORTGAGE CORP
0405293040000	$ 448.59	R MORENO & D MORENO
0405303360000	$ 900.67	T TRUONG
0405303430000	$ 138.70	K FOX
0405304070000	$ 894.36	C ACEVEDO & J ACEVEDO JR
0405304220000	$ 886.26	B PINEDA & N ARIZA
0405304490000	$ 746.97	J MENENDEZ & S EASLEY
0405342050000	$ 1,433.36	A HAMMOND & G EITILE
0405342100000	$ 344.96	S SAMSAMSHARIAT & M FA
0405352030000	$ 982.92	D BALLARD
0405352330000	$ 1,089.27	S BALDERAS JR
0405352420000	$ 917.66	A ARCIGA & C VIGUERIA
0405352460000	$ 1,142.85	T VARGAS & P MITCHELL
0405365080000	$ 832.26	G ESCOBAR & C ESCOBAR
0405482020000	$ 567.56	J RAMIREZ & P RAMIREZ
0405482030000	$ 618.34	N KELLY
0405482050000	$ 1,117.76	G VIRREY
0405482090000	$ 406.70	R BOYD
0405502200000	$ 1,317.19	V GARDEAZABAL
0405502270000	$ 203.47	M REYES & A REYES
0405582340000	$ 445.66	H TORRES & M TORRES
0405711030000	$ 761.98	IRVIN H & LORRAINE V TREVENA JOINT LIV C/O IRVIEN TREVENA
0405711460000	$ 1,016.68	T LAWRENCE
0405721120000	$ 817.45	J LOPEZ & J LOPEZ
0405721320000	$ 1,348.78	M VASQUEZ
0405721400000	$ 847.75	J AVELAR & J AVELAR
0405721570000	$ 1,028.55	R WESSMAN
0405721580000	$ 999.92	G SYNDER & C SNYDER
0405721600000	$ 497.45	OZCAR & NORMA O DELGADO & ANTONIO DELGADO TRUST 10/28/20
0405761290000	$ 659.19	C MUNOZ
0405831160000	$ 981.20	L VILLANUEVA & M VILLANUEVA
0405841280000	$ 335.57	B THOMAS & S THOMAS
0405881260000	$ 668.45	S SCHRUM
0405891150000	$ 430.09	B SMITH & M SMITH
0405891270000	$ 1,237.29	J GONZALEZ
0405901260000	$ 850.40	T COFFEY
0405931110000	$ 749.02	A KHATEEB

0405941330000	$ 2,199.45	CHANDREA GILCHRIST FAMILY TRUST
0405941340000	$ 665.82	M MARTINEZ & S MARTINEZ JR
0405991230000	$ 694.00	K WALKER
0406012150000	$ 6,273.88	MARIPOSA & OAKWOOD CENTER LLC
0406013200000	$ 827.12	SCHOENBERG FAMILY TRUST C/O ALLEN & JUDY N SCHOENBERG TRUSTEES
0406013280000	$ 541.06	DALZELL JOINT LIVING TRUST 3/18/10 C/O JOHN W & REIKO DALZELL TRUSTEES
0406014170000	$ 1,098.34	V HERNANDEZ & C RUBIO
0406014200000	$ 695.86	R GRANADOS
0406022100000	$ 708.85	R IWIG
0406042060000	$ 427.67	W FINCH & J FINCH
0406042120000	$ 885.75	J LAZARO
0406042150000	$ 660.66	V GARCIA JR & M QUINONES
0406043010000	$ 577.34	E ROKOTYANSKY
0406051110000	$ 3,487.62	PL&D INVESTMENTS INC
0406072570000	$ 1,029.64	M GUZMAN
0406081260000	$ 455.87	I RIOS & M RIOS
0406082480000	$ 533.28	O CORTES
0406111150000	$ 448.07	O GIL CONSUEGRA & A SANDOVAL
0406112080000	$ 589.61	D DAVIS
0406132060000	$ 510.39	J HUATO & M HUATO
0406141240000	$ 515.78	BOLTON FAMILY QUAILIFIED PER RES TR C/O ROBERT JESS BOLTON
0406141250000	$ 1,021.35	B NICHOLSON & N NICHOLSON
0406141320000	$ 636.03	S NESBY
0406152260000	$ 1,965.09	C THI LE & S TRAN
0406152280000	$ 605.58	J OLIVER
0406152320000	$ 795.55	R GIL
0407012020000	$ 729.30	A ALATORRE
0407023080000	$ 217.98	F PRISCILIANO
0407023110000	$ 947.86	C RECINOS
0407032080000	$ 151.23	R RUBIO
0407053070000	$ 212.44	E LUTTRELL
0407083160000	$ 1,227.57	L GOMEZ
0407092060000	$ 475.27	B PONCE
0407093090000	$ 401.32	V HUMBERT
0407152190000	$ 463.07	E GARCIA
0407153090000	$ 470.75	SELVA SOLANO SEPARATE PROP TR 8/15

0407173070000	$ 1,015.46	J MENDOZA
0407174180000	$ 479.40	STARLITE MGMT VIII LP
0407184110000	$ 618.42	L ZHANG & Y CHEN
0407191090000	$ 431.29	J & KARLA M J TERAN & C CORTEZ
0407201180000	$ 534.04	M RODRIGUEZ
0407203130000	$ 878.69	B CARBAJAL & B FENDLEY
0407213070000	$ 483.84	K THAI
0407231070000	$ 719.69	R ORTEGA
0407241170000	$ 624.30	M DUARTE JR
0407282020000	$ 974.52	B FUENTES
0407304010000	$ 428.26	J RUANO & D RUANO
0408012090000	$ 516.92	M RUVALCABA & R RUVALCABA
0408012110000	$ 459.39	G VIANELLI
0408013300000	$ 350.55	S VAUGHN & E VAUGHN
0408021200000	$ 970.47	C DOMINGUEZ
0408022300000	$ 1,070.28	M BLEER
0408024200000	$ 524.69	S SANCHEZ
0408025110000	$ 848.46	S CERONI & V CERONI
0408031040000	$ 498.51	L FERRER
0408032110000	$ 510.63	R ANDRADE
0408035080000	$ 107.67	MOJAVE COLLECTIVE REVOCABLE TRUST C/O KYLE & ADRIENNE ZIMBRO
0408042050000	$ 825.95	PALMAS DEL MAR LP
0408044320000	$ 85.05	S MILLER
0408045030000	$ 274.72	A SHARGHI & A SHARGHI
0408052150000	$ 481.67	J TARR & J NOGUERA
0408054080000	$ 486.05	A LA FUENTE & R GUITERREZ
0408062100000	$ 585.75	OAK TREE APARTMENTS
0408062180000	$ 478.08	LILLIAN RUTH SMITH LIVING TR 5/2/08
0408063270000	$ 1,678.89	P ERWIN & R ERWIN
0408065130000	$ 908.59	D GARCIA & R GARCIA
0408071140000	$ 553.49	C S SMITH DVA & M SMITH DVA
0408072100000	$ 549.48	A GUDINO & E GUDINO
0408073240000	$ 609.54	Y NELSON & K NELSON
0408074240000	$ 504.71	A ESPINOZA
0408085130000	$ 543.58	R MORGUTIA & P MORGUTIA
0408086090000	$ 489.10	B BAXENDALE & J BAXENDALE
0408091240000	$ 413.10	J GUZMAN
0408092020000	$ 666.25	G CASTILLO
0408092090000	$ 472.47	GROUP III SGV PROPERTIES LTD C/O GOLDEN MANAGEMENT SERVICES

0408092240000	$ 572.50	E ACOSTA & B FRANCO
0408101050000	$ 1,419.29	H NGUYEN
0408101120000	$ 616.50	E ROSE
0408102010000	$ 807.17	M BILLINGS
0408102070000	$ 1,147.64	K GUZMAN
0408102250000	$ 137.02	E AVALOS
0408103010000	$ 239.60	R IBANEZ
0408103110000	$ 763.56	A CASTRO
0408103130000	$ 538.90	F SANCHEZ & A CORTEZ
0408111200000	$ 969.34	V ALONSO
0408113140000	$ 436.60	WILLOW HESPERIA INC
0408123220000	$ 650.16	G ALVAREZ & S ALATORRE
0408131210000	$ 584.25	R SANCHEZ
0408141030000	$ 1,618.87	D BENITEZ
0408141050000	$ 647.43	C GARCIA & J ESTRADA
0408141190000	$ 473.35	S CAMPOS
0408144010000	$ 466.12	M OCHOA & A OCHOA
0408146020000	$ 432.68	M VALLES & J ALFARO
0408152400000	$ 1,575.25	S GARCIA
0408153030000	$ 612.89	R PEREZ & M RODRIGUEZ
0408211150000	$ 411.37	A RODRIGUEZ & A AMADOR
0408212110000	$ 493.01	J ALVARADO JR
0408212160000	$ 1,371.84	Z WU SUN & J ZHONG
0408213060000	$ 668.58	M CUELLAR JR
0408216010000	$ 513.26	H CRUZ & I SANTIAGO
0408216180000	$ 734.03	C ALVAREZ & F ALVAREZ
0408218180000	$ 509.15	V PINEDO & M SALAZAR
0408228050000	$ 430.95	P CALDERON & J IBARRA
0408233300000	$ 526.83	A HUANTE
0408234030000	$ 962.90	R CASTRO & K CASTRO
0409011170000	$ 1,018.04	P RODRIGUEZ
0409011310000	$ 483.94	J MONTOYA & M MONTOYA
0409022190000	$ 475.33	H BROOKS SR & J BROOKS
0409032050000	$ 489.36	N ORTIZ & B REVILLA
0409041180000	$ 382.96	VMJ INVESTMENTS LLC & PALMAS DEL MAR
0409041340000	$ 439.11	M TROMBETTA
0409052070000	$ 1,361.39	J CARTER JR
0409062080000	$ 864.31	V FLORES
0409084190000	$ 986.56	S RAMIREZ & E RAMIREZ
0409093060000	$ 503.07	J NEGRETE & G SAGRERO & O MELGAR

0409094070000	$ 530.58	C VALDIVA & C RODRIGUES
0409094120000	$ 486.86	J RAMOS
0409101220000	$ 758.12	S SANDOVAL JR & L CASTILLO
0409101280000	$ 905.53	I NORMAN & J NORMAN
0409103040000	$ 1,231.06	T STUDER
0409132030000	$ 1,184.04	C KAPKO & M KAPKO
0409132060000	$ 1,052.48	W COY
0409141030000	$ 453.95	L GARCIA
0409143340000	$ 1,337.52	S MATHEU
0409143370000	$ 407.19	JOSE DELGADILLO LIVING TRUST 02/09/17
0409152010000	$ 472.15	C PLAXTON & C WHITED
0409152340000	$ 1,901.30	P RUIZ & C RUIZ
0409172140000	$ 1,041.30	DAVID & DES REVOCABLE LIV TR 12/10/23 C/O DAVID JOESPH/DESIREE GONZALEZ
0409173090000	$ 777.22	D BROWNLEE
0409174210000	$ 894.51	G ALVAREZ & J ALVAREZ
0409174220000	$ 2,650.90	J PALAEOLOGUS & J BAUGHMANN
0409175010000	$ 404.00	J BICKERSTAFF & J BRICKERSTAFF
0409181230000	$ 461.85	M ZARAGOZA
0409182030000	$ 656.65	GOSTANIAN REVOCABLE LIVING TRUST 3/30/07 C/O PAUL & HIEDI GOSTANIAN
0409182430000	$ 1,024.41	M URIBE
0409191050000	$ 778.30	R BADILLA GONZALEZ & C GONZALEZ
0409201090000	$ 189.88	M GANDARA
0409203040000	$ 906.84	J GONZALEZ
0409204040000	$ 1,259.24	FLORRIE COX TRUST
0409205020000	$ 964.94	LINCOLN TRUST
0409212290000	$ 432.21	H VELEZ
0409213050000	$ 1,118.04	H RICHARDSON
0409221450000	$ 953.64	B ALLEN
0410141630000	$ 502.17	A LIMON
0410151400000	$ 601.19	P L & M A BAKKER REV LIVING TRUST & P BAKKER & M BAKKER
0410172040000	$ 490.79	CECIL & JULIE MCCLAINE LIVING TR 1 C/O JULIE MCCLAINE
0410172300000	$ 949.44	G MCCLUAN & B MCCLUAN
0410172480000	$ 761.96	H MORENO
0410172600000	$ 3,481.96	L POLLOCK
0410181480000	$ 74.90	V TREMINIO
0410242460000	$ 595.21	P LAROCQUE JR

0410242470000	$ 2,293.61	HOMES & HOUSE UTAH LLC
0410242610000	$ 667.33	A PAREDES
0411061010000	$ 442.83	R GARCIA
0411071020000	$ 408.03	Y AGHAJANYAN
0411081170000	$ 816.92	Y IZQUIERDO & J LERMA
0411081240000	$ 466.32	W HOLT
0411082130000	$ 2,551.12	T MAYBERRY & M LLEWELL
0411102100000	$ 442.02	G ALVAREZ
0411111240000	$ 658.87	A CERECERES & E MATA
0411112140000	$ 465.64	F CAZARES
0411122280000	$ 617.70	L LARA & F PEREZ
0411122350000	$ 1,847.69	M GUTIERREZ & F PINEDA
0411151060000	$ 744.28	L ROCHA-PENA & A LOPEZ
0411151140000	$ 400.80	L ARMSTRONG & G ARMSTRONG
0411161310000	$ 652.43	B ARGAEZ & J ARGAEZ & J & J GONZALEZ
0411171160000	$ 795.94	A BUTLER
0411172040000	$ 647.11	F MARTINEZ
0411201150000	$ 2,546.30	S MAGANA & R MALDONADO & R ROJAS
0411202200000	$ 406.02	Y MUNOZ
0411204020000	$ 413.57	C AGUAYO
0411214090000	$ 1,720.42	D PINEDA
0411222060000	$ 688.25	D FELIX
0411222180000	$ 490.32	P MCGEE
0411223080000	$ 480.64	H MARTINEZ
0411223210000	$ 466.72	R PEREZ & E LEON
0411232120000	$ 548.23	E SANCHEZ & B SANCHEZ
0411242260000	$ 475.68	G RODRIGUEZ
0411244070000	$ 1,205.29	E VILLANUEVA
0411245180000	$ 611.17	J DE JESUS FUENTES & J NEVAREZ
0411245260000	$ 600.01	C MARTINEZ
0411253170000	$ 514.54	M GARCIA
0411254040000	$ 1,063.95	P SALAS & A ROMERO
0411254160000	$ 602.82	J MANCILLA
0411255360000	$ 802.16	E CASILLAS & H CASILLAS
0411256110000	$ 574.31	J WEST
0411261050000	$ 462.01	A AMERS & J AMERS
0411262010000	$ 477.23	C MARAVILLA & E MARAVILLA
0411263070000	$ 603.62	R ARVIZU JR & R TAYLOR
0411264030000	$ 609.73	J CUEVAS & A CUEVAS
0411266110000	$ 543.79	R ARCE & C ARCE

0411272060000	$ 629.68	D ESCOBAR & R ROMERO JR.
0411272200000	$ 1,005.53	C BELL & N BELL
0411273170000	$ 132.04	M GRANADOS & B LOPEZ
0411282210000	$ 228.86	M HOLDEN & M RAMIREZ
0411289260000	$ 466.06	JOSE M & LINDIA CASTELLANOS FM RV TRUST C/O JOSE M CASTELLANOS
0411291120000	$ 409.29	D FOWLER
0411292230000	$ 981.46	P RODRIGUEZ & N NAVARRO
0411302260000	$ 577.41	A ROMERO & D ROMERO
0411302350000	$ 401.32	J CRUZ & M CRUZ
0411311220000	$ 1,099.34	B ROBLES & F PEREZ
0411321060000	$ 784.09	N CAMACHO & D AMACHO JR.
0411321110000	$ 869.01	T MORALES & M EDEZA & E EDEZA
0411322110000	$ 1,699.11	L M CISNEROS & L CISNEROS
0411323100000	$ 661.46	J ANDERSON & K ANDERSON
0411325010000	$ 1,373.05	J FLETES & M FLETES
0411325030000	$ 568.16	R VALLE
0411327060000	$ 422.69	H OCEGUDA & M OCEGUEDA
0411328260000	$ 803.07	M KIDWELL & M KIDWELL
0411331150000	$ 737.84	I CARRILLO
0411333400000	$ 564.65	XINPING TAN C/O SMART LIVING INVESTMENTS
0411333440000	$ 738.67	J TORRES & C ESQUIVEL
0411341030000	$ 926.25	D TAIT & T WILLIAM
0411347180000	$ 481.89	A LLERENAS & J LLERENAS
0411352040000	$ 545.01	A SHAMIRYAN
0411364020000	$ 868.19	P WILLIAMS & F WILLIAMS
0411364050000	$ 628.73	C JIMENEZ
0411367130000	$ 1,271.41	K COOPER & J KENSINGER
0411372150000	$ 946.15	WANG PROFESSIONAL CORP PENSION PLAN
0411373140000	$ 1,185.32	S KHACHATRYAN
0411373210000	$ 876.91	J RAMIREZ
0411376060000	$ 436.88	FORESTER FAMILY TRUST DATED 4/27/04 C/O DONNA M FORESTER
0411378190000	$ 726.68	R BAHENA
0411382010000	$ 613.01	T MARINZACK & C MARINZACK
0411386060000	$ 449.77	A GARCIA
0411386080000	$ 575.65	F JUAREZ
0411387060000	$ 514.82	E ESQUIVEL & J CASTRO
0411402060000	$ 506.51	W IRICK & A IRICK

0411402110000	$ 587.30	B SUGG
0411403010000	$ 481.50	V HAMILTON
0411403280000	$ 703.81	N ESPINOZA & A CARRILLO
0411404140000	$ 134.05	R C LOPEZ & S DE LOPEZ
0411404190000	$ 527.02	D WILSON & H PARFITT
0411406050000	$ 639.25	J RAMIREZ & J ERENAS
0411408060000	$ 488.99	M LEFEVRE
0411408100000	$ 670.85	A BLANCO
0411411130000	$ 617.23	R SANCHEZ & J SANCHEZ
0411411140000	$ 623.43	BROTHERS TOGETHER LLC & D SAGASTUME
0411414030000	$ 635.50	K PUCKETT
0411416120000	$ 861.26	G MARTINEZ
0411417040000	$ 702.25	C PALOMERA & D VICENTE
0411418050000	$ 526.14	SPSSM INVESTMENTS-IX
0411418140000	$ 552.94	J ANDRADE
0411419020000	$ 552.66	K KIM
0411421050000	$ 403.29	M MONTANEZ & M MONTANEZ
0411423120000	$ 859.37	J ACOSTA
0411425230000	$ 559.34	A MARTINEZ & A HERNANDEZ
0412013050000	$ 1,032.29	R AQUINO & A ESTRADA
0412031080000	$ 1,354.10	G GARCIA & G GARCIA
0412042130000	$ 410.82	M POWELL
0412063010000	$ 980.19	MABEL RAMOS LIVING TRUST 8/8/18
0412063100000	$ 1,225.76	R SILVA
0412081030000	$ 985.84	D VALENZUELA JR
0412082050000	$ 536.01	E LOPEZ
0412082150000	$ 537.32	W PETROPOULOS
0412101010000	$ 621.89	B PATIN
0412101020000	$ 1,983.10	C GALLEGOS & D GALLEGOS JR
0412102010000	$ 853.97	O SANCHEZ
0412112260000	$ 433.86	R VAZQUEZ
0412121040000	$ 745.82	E MIRANDA
0412121070000	$ 780.37	M DEL ROSARIO & N DEL ROSARIO
0412131020000	$ 1,008.88	J HERCULES & M ORELLANA & J GONZALEZ & S ROMERO
0412141080000	$ 958.14	C WATSON
0412151140000	$ 569.28	N FLORES
0412152210000	$ 1,482.21	T ROSSMAN & D SKINNER
0412161110000	$ 452.95	DONALD SCOTT LIVING TRUST
0412171080000	$ 1,423.54	E LARA

0412182130000	$ 648.72	B HARRELL
0412182220000	$ 738.49	E & F RUIZ & L PONCE
0412201050000	$ 623.53	M URIBE
0412201100000	$ 1,136.93	K BLAND
0412201170000	$ 2,389.35	W JENSEN
0412201230000	$ 790.03	E ORTIZ
0412212070000	$ 622.92	V CRUZ
0412212160000	$ 745.06	M RINCON & J MOLINA
0412215210000	$ 1,024.31	F ZAVALA
0412216170000	$ 541.69	A GARCIA & F GARCIA
0412221080000	$ 872.52	D HUNLEY
0412225020000	$ 809.26	I FERNANDEZ
0412231050000	$ 186.29	H ALTAMIRANO
0412231130000	$ 409.29	S TINOCO
0412234400000	$ 494.97	R GRAFFIA & S GRAFFIA
0412235050000	$ 844.86	R OJEDA & C OJEDA
0412243080000	$ 691.19	G SCHUBERT
0412255200000	$ 2,186.38	J BERMUDEZ
0412262180000	$ 1,038.19	R SEGURA & M ALVAREZ & F MENDOZA
0412274040000	$ 1,562.99	F BELLO
0412277050000	$ 612.12	S ESPARZA
0412282110000	$ 1,045.63	W WHEELER & K COX
0412285040000	$ 1,568.04	L BOWDRY
0412286160000	$ 424.89	C SAIS
0412291060000	$ 649.64	J BRIONES
0412295160000	$ 519.09	Q JOYNER
0412301040000	$ 669.71	R ARNAOUT & S ARNAOUT
0412303010000	$ 719.94	HESPERIA MONARCH LLC
0412303170000	$ 617.51	F GARCIA & C FIERROS
0412305090000	$ 712.73	M CURIEL
0412311170000	$ 652.05	J VELASQUEZ
0412314090000	$ 671.72	A J ZALDIVAR & A & S ZALDIVAR
0412325020000	$ 593.94	R HIBBS
0412325060000	$ 478.51	F CAMACHO
0413042080000	$ 426.60	J APARICIO & M APARICIO
0413062180000	$ 1,104.79	G ALVAREZ & S ALATORRE
0413092350000	$ 1,197.45	S PLASCENCIA
0413103080000	$ 686.51	A KAOUD & M KAOUD
0413103130000	$ 361.62	G GARCIA
0413112070000	$ 524.95	N AYON & M RAMOS
0413141310000	$ 1,143.50	G TORRES

0413171030000	$ 596.69	S LE
0413173070000	$ 878.73	ROSA LINDA RIVAS REVOCABLE TRUST
0413181120000	$ 535.08	S LUNA
0413181210000	$ 1,002.92	J DIAZ
0413191300000	$ 1,943.15	M MENDOZA & J MENDOZA
0413192200000	$ 527.09	C FERNANDEZ & C VALLEJO
0413193040000	$ 501.93	J GALVEZ JR & J GALVEZ SR.
0413193100000	$ 906.34	J LAZANO & C LOZANO
0413201170000	$ 885.97	ADAMS FAMILY TRUST 4/14/99 C/O SALLY ADAMS
0413212160000	$ 465.60	S RIVERA
0413212280000	$ 1,404.95	FAUSTO-TAPIA REVOCABLE LIVING TR C/O MIGUEL FAUSTO CHAVEZ /MARIA FAUSTO
0413212330000	$ 698.42	C CHAVEZ
0413221210000	$ 187.67	H REYNOSO & M SOLIS
0414012070000	$ 465.38	J VILLALOBOS & R VILLALOBOS
0414012210000	$ 1,158.71	M MORENO & Y MORENO
0414023120000	$ 537.23	V GRIFFY
0414023160000	$ 630.59	M LUNA
0414032160000	$ 877.60	R RODRIGUEZ
0414033010000	$ 443.45	G MAAN
0414033080000	$ 536.19	C MENDEZ & M MENDEZ
0414042060000	$ 426.09	C ARCHER
0414043160000	$ 677.32	J FUENTES
0414051070000	$ 877.57	R HERNANDEZ & J HERNANDEZ
0414051210000	$ 226.82	J ROCHA
0414052110000	$ 457.50	J CARMARENA
0414052390000	$ 1,459.59	MPSN HOLDING NO 1
0414061280000	$ 463.95	R RIVERA & C GUZMAN
0414081120000	$ 419.92	V VENANCIO
0414112110000	$ 564.00	J PINA
0414122420000	$ 968.03	H JR
0414122570000	$ 702.83	F RIVAS & B RIVAS
0414131130000	$ 602.39	T CONWAY & M TING
0414133050000	$ 554.81	M HERNANEZ
0414141160000	$ 557.17	A DAVALOS & A DAVALOS
0414152210000	$ 1,587.64	B JUAREZ & A GILL
0414162170000	$ 1,168.92	J PANTOJA
0414162330000	$ 932.73	J VALADEZ JR & T VALADEZ
0414171340000	$ 868.57	J LOPEZ & E FUENTES

0414172060000	$ 518.43	A CARY
0414181150000	$ 555.91	J POPEJOY & S WILLIAMS & W GOMES
0414191120000	$ 343.96	F ROMERO
0414202090000	$ 403.11	J PEREZ
0414221130000	$ 1,162.48	J HERNANDEZ
0415022220000	$ 1,037.82	A ABRAHAM
0415022290000	$ 803.72	O BABIY & C BABIY
0415034060000	$ 411.84	P GOMEZ
0415035150000	$ 118.66	ALNA PROPERTIES LLC
0415041040000	$ 754.54	LADDO & MUTTU LLC C/O HARPREET KAUR GILL
0415052050000	$ 464.92	A GARCIA & R MEDINA
0415054030000	$ 752.07	K GARCIA & KMGARCIA
0415061120000	$ 553.75	E CARRENO & A RADA
0415062060000	$ 511.21	J MIRAMONTES & E MIRAMONTES
0415062120000	$ 428.09	S KOHATSU
0415071160000	$ 628.26	F VERONICA & V VERONICA
0415073010000	$ 868.81	C MARTIN
0415092130000	$ 408.28	P RYAN
0415093120000	$ 442.72	L ZHANG
0415101060000	$ 573.33	G OROZCO
0415101080000	$ 420.31	J MARTIN IV
0415101110000	$ 771.72	I VALERO
0415111200000	$ 670.53	V AVILA
0415121010000	$ 1,382.76	Y MONGE & R ANGUIANO
0415122060000	$ 1,009.97	A RAMIREZ
0415131030000	$ 495.64	J ZUNIGA
0415141060000	$ 320.11	J AGUINIGA JR
0415142170000	$ 489.41	D WALTER & M WALTER
0415152210000	$ 503.21	K GRANADOS & J GREANADOS
0415161080000	$ 955.11	R SALAZAR
0415181240000	$ 480.39	N SIERRA
0415263060000	$ 1,039.63	HIGH DESERT INVESTMENT GROUP INC
0415283030000	$ 625.45	J GASTELUM & B GASTELUM
3046021620000	$ 461.81	C STONE
3046041700000	$ 1,528.27	A RIVERA & S HERNANDEZ
3046071230000	$ 1,077.97	A OLGUIN
3046071250000	$ 582.92	P MADERO
3046071350000	$ 869.01	R LANDRAU
3046091220000	$ 519.28	J ROMERO
3046111040000	$ 1,235.26	E JIMENEZ

3046111090000	$ 1,090.21	W CARRILLO & L CARRILLO
3046121450000	$ 832.41	R LUO & E LEE
3046121560000	$ 1,035.04	C BLOUNT & W BLOUNT
3046121580000	$ 1,011.04	C DAVIS TRUST 02/09/15 C/O CRAIG DAVIS
3046141060000	$ 789.01	J PEREZ
3046141160000	$ 1,011.79	J HARRINGTON & V VELASQUEZ
3046141340000	$ 1,286.29	L MCBRIDE & R MCBRIDE
3046151100000	$ 1,245.11	S BERLAND & C HERNANDEZ
3046151210000	$ 1,093.52	L RODARTE
3046151240000	$ 826.56	M MACDONALD & S MACDONALD
3046161020000	$ 1,398.09	C RANGEL & C RANGEL
3046161040000	$ 781.49	L WATSON & D WATSON
3046161070000	$ 409.24	C WASHINGTON & R WASHINGTON
3046161080000	$ 634.86	M BUELL
3046161290000	$ 1,139.78	A ALVIZO & V BUELNA
3046162150000	$ 512.34	S ALLAN
3046162330000	$ 775.58	Y RODRIGUEZ
3046191270000	$ 565.35	M TAMAYO
3046191550000	$ 1,459.76	J CARRILLO
3046201060000	$ 825.06	A SEABROOKS & T WILLIAMS
3046201490000	$ 608.68	LAW & MOK FAMILY TRUST 9/27/201* C/O WAI TIM LAW
3046201530000	$ 1,206.13	P NGONEVONGSA
3046211090000	$ 948.31	V LEMUS & D TORRES
3046211500000	$ 926.73	M GOMEZ
3046221010000	$ 1,101.62	S HARMON SR & D HARMON
3046221400000	$ 743.93	B GARCIA & R GARCIA JR
3046221440000	$ 982.67	E GOLDIE
3046221500000	$ 1,212.78	M SANCHEZ
3046221760000	$ 989.73	M ZAMUDIO
3046231460000	$ 1,168.05	H NUNEZ & H NUNEZ
3046241110000	$ 1,482.56	M VARGAS
3046241150000	$ 1,056.56	A BAYARO & J BAYARDO JR
3046251240000	$ 1,103.66	D HARRINGTON
3046261760000	$ 1,332.00	J QUIROZ & M QUIROZ
3046262160000	$ 983.65	W OBANNON
3046271050000	$ 1,047.41	A MATAELE & S MATAELE
3046271060000	$ 302.91	H FLORIAN & T FLORIAN
3046271170000	$ 457.64	C ROJAS
3046271630000	$ 1,110.76	Z&Z PROPERTY INVESTMENT LLC

3046271650000	$ 442.98	R URBAR
3046281100000	$ 577.53	M TSAI & C LEE
3046281130000	$ 813.24	B LINARTE & M LINARTE
3046281140000	$ 1,008.29	J PEREZ
3046281690000	$ 667.87	J MORALES & Y MIRANDA
3046291100000	$ 956.97	C GOMEZ & C GOMEZ
3046291290000	$ 777.65	G ALVAREZ & G ALVAREZ
3046291300000	$ 454.06	M DAWSON SR & M DAWSON
3046291380000	$ 979.89	D CARESS & V CARESS
3046291470000	$ 301.27	J MARTINEZ
3046291620000	$ 529.25	F OTERO
3046301430000	$ 1,047.12	R WRIGHT
3046301480000	$ 600.00	S BURKS JR & M BURKS
3046301550000	$ 593.87	J SUGGS & E SUGGS
3046311140000	$ 968.88	C MARTINEZ
3046311430000	$ 1,130.77	Z HU
3046321130000	$ 659.44	Y DELGADO
3046321280000	$ 796.58	J CURIEL & S CURIEL
3057011100000	$ 2,624.71	MICHAEL J & CARMEN MAJOR TR
3057011310000	$ 1,721.93	J VIRK & L VIRK
3057021050000	$ 666.04	G ROMO & L ROMO
3057021430000	$ 1,022.50	J CANO & Y RUIZ
3057022120000	$ 1,182.19	J ALFARO & J ALFARO
3057031420000	$ 824.07	JAMES M BLUCKER FAMILY TRUST 4-9-09
3057031470000	$ 1,158.83	M ANTILLION & A ANTILLION
3057041160000	$ 732.76	J CAMPOS-LOYA & T CAMPOS
3057041380000	$ 261.99	J SPILLET
3057041610000	$ 907.93	M PANOPIO
3057081380000	$ 951.28	H SINGH
3057091010000	$ 613.87	Z RODRIGUEZ & M RODRIGUEZ
3057091100000	$ 1,157.20	R MIMS
3057091170000	$ 489.94	FUNING ZHAO LIVING TRUST
3057091250000	$ 480.00	B QUEZADA
3057091380000	$ 1,664.72	K SINGH
3057091390000	$ 587.43	ZHANG & LI FAMILY TRUST 8/31/11 & GENGXIN ZHANG/LIGIU LI
3057091510000	$ 1,900.52	T SHAKER & N SHAKER
3057091590000	$ 1,229.00	J ORTIZ & J FLORES
3057101080000	$ 666.92	BATACLAN REVOCABLE LIVING TR 9/24/24
3057101150000	$ 985.17	T HARDEN & B ORTIZ

3057101190000	$ 911.61	D CAO & J KONG
3057101380000	$ 827.97	ETA REVOCABLE LIVING TRUST
3057101390000	$ 1,069.09	J ROSALES & F ROSALES
3057101460000	$ 427.66	LYNNE SISTERS INVESTMENTS LLC
3057141400000	$ 30.94	VIEN TINH TRUONG FAMILY TRUST 7/23/11
3057151390000	$ 941.18	G BAIRD
3057151580000	$ 689.55	J MARTINEZ
3057151670000	$ 617.67	D CIFUENTES & V MARTINEZ
3057151700000	$ 1,699.05	F WANG & R CRUZ
3057151800000	$ 982.82	A ARAGUNDI
3057151850000	$ 407.80	P SMOOT
3057161210000	$ 692.65	A TUCKER
3057161600000	$ 891.15	C BOOKER & I BOOKER III
3057161820000	$ 114.10	G AGUILERA
3057171200000	$ 1,147.66	M ORABONA
3057171370000	$ 776.71	A CORONADO
3057171400000	$ 816.83	M ZHOU
3057181150000	$ 1,103.13	C FLORES & J MORENO
3057201070000	$ 787.46	L ZHANG
3057201200000	$ 756.71	S FITZSIMMONS & M HOWARD
3057201490000	$ 402.73	K DAMASCENO
3057211010000	$ 622.78	G BIEROTTE & KILMER FAMILY TRUST 06/03/17
3057211170000	$ 803.24	G DELGADILLO
3057211630000	$ 558.15	M TAN
3057221890000	$ 1,155.51	S DELGADO
3057231060000	$ 505.56	E AGUILERA
3057232130000	$ 1,664.92	K HEISER & D HEISER & E HEISER
3057232250000	$ 778.43	S HICKS
3057232540000	$ 444.11	ROBERT & JANET SMITH JOINT LV TR 03/20
3057241060000	$ 833.51	A SILVA
3057241080000	$ 1,365.35	I HARO
3057261360000	$ 551.85	J & S BLANCAS & J GONZALEZ
3057261440000	$ 1,198.95	W HAWLEY & L HAWLEY
3057271340000	$ 1,124.41	S CASTRO
3057281070000	$ 598.42	C REESE
3057281110000	$ 685.12	V ARREOLA
3057281160000	$ 404.83	P VILLA & V VILLA
3057281170000	$ 402.90	R ARRIAGA
3057281210000	$ 1,271.82	L GOMEZ

3057281320000	$ 1,404.28	J LEON
3057292180000	$ 652.48	C MURILLO & J MORENO
3057301060000	$ 2,697.51	X TANG
3057301070000	$ 1,007.58	C GARCIA & E CALZADA
3057301650000	$ 1,257.41	B LAIDLAW & H LAIDLAW
3057311350000	$ 865.71	L RAMOS & D RAMOS
3057312020000	$ 408.81	ROBERT & EDA ALLEY TRUST 11/09/17
3057312450000	$ 1,052.20	A BRODAHL
3057312500000	$ 570.52	THE JC CUNNINGHAM LIVING TRUST
3057321040000	$ 234.73	PHILIP PLUTA FAMILY TRUST 9/21/16
3057331270000	$ 1,140.17	ANTONIO DELGADO TRUST 10/28/20
3057331630000	$ 1,295.06	C AGUIAR & R GIL
3057331670000	$ 1,079.69	F SILVA
3057331740000	$ 865.87	O GARCIA
3057341110000	$ 3,159.60	T JORDAN
3057341340000	$ 440.70	B LIMBRICK JR
3057341430000	$ 1,278.84	A JIMENEZ JR
3057341480000	$ 989.25	J BROOM
3057342250000	$ 953.21	J MELERO & G DEPATIS
3057342400000	$ 859.75	M FAUST
3057342430000	$ 85.88	A ROBLES
3057342480000	$ 929.18	C AMEZCUA
3057342550000	$ 665.07	G AKPOM & M AKPOM
3057361250000	$ 1,256.43	J WOODARD & R WOODARD
3057361620000	$ 454.72	JENNIFER XUAN CHIEM FAMILY TR 09/21/22
3057371060000	$ 1,097.38	G MONTES & J GALVEZ
3057371260000	$ 943.27	R FLORES
3057421060000	$ 723.66	PAUL S BRENIA TRUST C/O LEXIS REAL ESTATE
3057441070000	$ 658.62	Y RODRIGUEZ & E RODRIGUEZ III
3072291210000	$ 783.33	A CRUZ
3072311260000	$ 1,062.66	P GARCIA JR & O GARCIA
3072321190000	$ 185.44	A AVILEZ
0072321190000	$ 475.08	A A AVILEZ
0305716160000	$ 628.59	I & CM BOOKER III
0397091160000	$ 612.55	E & N REYES
0397091180000	$ 286.88	J L A GALVEZ & J J ALVAREZ
0397096030000	$ 419.03	K J PENCE
0397096160000	$ 476.34	J J SHEER JR
0397102020000	$ 623.21	M J JOHNSON
0397104130000	$ 998.70	C L & D A DURAN

0397111240000	$ 586.49	CA LINGA
0397114240000	$ 534.43	S A SPRAGUE & D L DOLLY
0397132040000	$ 440.88	P & D VELASQUEZ & A VELASQUEZ
0397132220000	$ 344.10	F & A M OCHOA
0397141040000	$ 753.98	K MORA
0397142190000	$ 504.24	MG & E SOPHER JR
0397143150000	$ 747.59	F LAMM LTD PARTNERSHIP
0397145230000	$ 591.56	GRP III SGV PROP LTD
0397146140000	$ 471.61	B L & J J NIED
0397201190000	$ 2,447.13	J.E. & T.M. GREUNKE
0397251090000	$ 879.86	A MORENO & M P PANOPIO
0397291070000	$ 483.87	B. ANNEMA
0397311110000	$ 248.32	M MARTINEZ
0397321050000	$ 571.91	O G JR & M S MCKINNEY
0397421030000	$ 719.58	C GRIFFITH
0397441220000	$ 686.68	J WITT
0398042100000	$ 231.61	G F RENNER
0398044110000	$ 298.69	B & S WILLIAMS
0398046060000	$ 492.40	J M TORRES
0398052070000	$ 621.67	C & W M CRUZ
0398052150000	$ 485.19	R F & L E RUBIO
0398054060000	$ 554.92	B & N BENNETT
0398057020000	$ 636.87	W B Y-WILLIAMS LIV TR
0398058030000	$ 500.20	S R GONZALEZ
0398058180000	$ 624.98	J M & J SCOTT
0398062100000	$ 407.16	T E & J HAWKINS
0398063100000	$ 671.73	G & E. R. RODRIGUEZ
0398065090000	$ 1,000.58	J Z & F FELIX
0398073130000	$ 782.48	F & J Z FELIX
0398076090000	$ 765.50	A L SPRUILL
0398077020000	$ 1,251.20	J CAMPBASSO
0398081050000	$ 2,107.78	L E MALIZZO
0398095030000	$ 493.15	C E MCCAMEY TRUST 8/13/03
0398097020000	$ 407.46	S & T Y MEZA
0398102060000	$ 661.81	G KELLEE
0398107180000	$ 484.91	K. EMBREY
0398113130000	$ 627.60	R GOLDBERG
0398131160000	$ 485.19	Z LIN
0398132070000	$ 625.26	J E TINCOP JR
0398135110000	$ 638.00	E SANCHEZ & M RODRIGUEZ
0398135160000	$ 605.93	C WILLIAMS

0398138120000	$ 194.98	P & G ALEJANDRE
0398144080000	$ 485.19	D.K. & K.M. CAPPS
0398151150000	$ 224.23	A & M MERCADO
0398154090000	$ 1,031.83	D SANCHEZ
0398155150000	$ 571.20	P SAVCHENKO
0398157030000	$ 485.19	E.J. MALDONADO
0398174030000	$ 678.61	J R JR LAWING
0398174060000	$ 1,029.91	J PAP
0398175010000	$ 150.13	B M KEYSER
0398175020000	$ 517.12	Y GUZMAN
0398178050000	$ 492.98	J A & J A LEMUS
0398181020000	$ 486.77	A JR RAMIREZ & A F RAMIREZ
0398182120000	$ 1,022.97	A M BATESON & J J A-COKER
0398184170000	$ 210.88	J R ROMERO
0398184190000	$ 492.99	A OCHOA
0398186040000	$ 407.46	J L. & C W. HURST
0398195090000	$ 249.36	A SARG & M LOPEZ
0398196080000	$ 827.72	N C HESLOP
0398198270000	$ 385.23	K M NAFI
0398201030000	$ 386.99	A CEJA
0398204010000	$ 410.18	J A RAMIREZ
0398205180000	$ 452.62	C & D ARANGO
0398206020000	$ 403.54	A.A. SHARGHI
0398206290000	$ 491.47	M COMBS
0398211040000	$ 670.07	C A & L S REEVES
0398211190000	$ 634.37	K S & SK PETROSYAN
0398222010000	$ 474.46	G THOMAS III & AJ WATSON
0398222040000	$ 226.76	E K KLEIN FAM LIV TR EST OF C/O B KNIGHT
0398226080000	$ 689.07	T J FRETWELL
0398231050000	$ 636.85	E DE SANTIAGO & G A GUERRERO
0398231070000	$ 436.32	A H SALCEDO
0398233140000	$ 768.83	C R & S J RIVERA
0398233240000	$ 606.82	T R & M R HOLLEY
0398234050000	$ 680.49	L POREIDER
0398254020000	$ 484.81	M.L. & R. FLORES
0398263060000	$ 467.43	K MORINGLAINE
0398272290000	$ 727.81	D J MYERS INTER TRUST
0398273140000	$ 483.87	C.M. BENNETT
0398275110000	$ 611.03	O & P CASTILLO
0398291040000	$ 646.42	KF HALE

0398293330000	$	149.09	T M BRANTLEY & S A CARDWELL
0398301070000	$	507.33	V SALAZAR
0398302170000	$	573.41	J R SANDOVAL
0398303230000	$	474.81	D A FOLSOM & T R DEEDS
0398314090000	$	407.46	E. G.SANCHEZ & J.G. RANGEL
0398324050000	$	145.99	GP REAL ESTATE CONSULTING INC
0398326110000	$	638.21	J BARETTA
0398327100000	$	380.02	L A & J A LAWRENCE
0398333150000	$	644.26	V JR DIAZ
0398334030000	$	625.33	A DIVAS & M I DIVAS
0398342110000	$	683.63	A A GROSS TR
0398342160000	$	590.68	P J & K A BAKER
0398343050000	$	1,028.19	T A BIRCHER
0398371070000	$	581.29	N S C DELGADO
0398372060000	$	379.64	J A H MIRAMONTES & M L E D HARO
0398384200000	$	466.63	J A C GALINDO
0398384260000	$	192.48	M E GONZALES & S ENRIQUEZ
0398391240000	$	230.96	P M CHACON & T SOBAMPO
0398391270000	$	345.24	J A EDEZA
0398395140000	$	320.99	L L TOREES & L P THARP
0398395220000	$	485.20	G & HM ALVARADO
0398421050000	$	713.18	J ZSCHOMLER
0398421130000	$	924.43	A Y R HERNANDEZ
0398421170000	$	288.21	D AVILA
0398421190000	$	633.26	LM PATTY TR 11/3/00
0398431150000	$	610.93	T KOERBER
0398444120000	$	541.99	H V VASQUEZ JR
0398444250000	$	485.05	J.L. CUEVAS
0398444270000	$	561.07	T S & S E HODGES
0398445130000	$	435.87	Y M LUCERO
0398454040000	$	798.08	A E & R N STEINWAY TRUST
0398461040000	$	623.87	R WILKINS & G FRECH
0398471150000	$	871.83	D. FLORES
0398481200000	$	690.11	M G URIBE
0399011210000	$	483.95	R FRIAS
0399043020000	$	640.20	E B BUDANO
0399043130000	$	703.51	F LOPEZ
0399081020000	$	625.60	M C WICKARD
399083030000	$	841.18	G B BEAM & J J BEAM
0399101140000	$	786.43	R G MAGANA & ME J ZUNIGA
0399101180000	$	601.93	M T ELLIS

0399101200000	$	179.53	E JORDAN
0399101230000	$	753.14	G & A KALANTZIS
0399102080000	$	259.11	B & J FELILA & L FELILA
0399134100000	$	483.95	P W-REED & L HODGE JR
0399136050000	$	491.19	J.L. MORALES
0399141020000	$	479.30	A.A. SHARGHI
0399141070000	$	491.38	P R CLEVELAND & J M VILLALOBOS
0399152030000	$	1,010.82	J A HURTADO
0399155080000	$	769.89	D L YETT
0399156240000	$	592.88	M D J BALTAZAR
0399166170000	$	793.73	C R A PINEDA
0399171140000	$	623.57	A ALMARAZ
0399172200000	$	483.87	CHASE MANHATTAN MORTGAGE CORP
0399173080000	$	658.29	N HERRERA
0399173230000	$	407.46	M A GUTIERREZ
0399174050000	$	596.31	Y LIU
0399174180000	$	474.46	D & M MORALES
0399174250000	$	670.33	A E V MUNOZ
0399175050000	$	495.81	G.M. & J. DVA OSTROWSKI
0399182180000	$	643.64	S POCH
0399184200000	$	315.01	CR MEDINA
0399184230000	$	307.06	J SALAZAR & A GALLARDO
0399184270000	$	638.06	J R VEGA
0399193010000	$	1,037.59	A & N GRANADOS
0399194290000	$	506.40	A LOPEZ
0399201010000	$	781.60	C. PEREZ
0399202060000	$	422.74	G R LOPEZ & L CAMARENA
0399203010000	$	106.10	L M RAMIREZ & M I PRODO
0399204070000	$	387.05	M A R & K N QUINTOS
0399205020000	$	716.79	L N KENNEDY
0399205330000	$	298.86	L & C VALENZUELA TR 4/17/06
0399206100000	$	641.07	A RAYA & C R LIRIOS
0399212060000	$	640.42	J J & C L JANETAKOS
0399213080000	$	633.49	H GUITRON & E C GOMEZ
0399221030000	$	549.46	J M M JIMENEZ
0399221080000	$	911.95	KKTL LLC
0399222260000	$	498.25	B.R.N. ROBERTS
0399223170000	$	451.43	R GONZALEZ
0399233170000	$	451.43	R GONZALEZ
0399235170000	$	515.52	G BELTRAN
0405015040000	$	534.58	L M & L A ALVARADO

0405015120000	$	773.23	LOPEZ FAM REV TR 5/12/17
0405015240000	$	668.58	P & D PACHECO
0405015370000	$	483.95	S REESSE & A ARMOLD
0405015400000	$	646.31	F M GUZMAN
0405042120000	$	886.66	O RODRIGUEZ & A LEON & C LEON
0405085210000	$	599.48	C 28 NO 8 LP
0405085280000	$	568.24	L MARTIJA
0405085480000	$	495.88	RJ CARROLL
0405106030000	$	760.08	R L RUIZ
0405106270000	$	608.91	H NSN ENTER LLC
0405106320000	$	638.10	LAC FAM TR 6/15/19 C/O K V LAC & F LAC TR
0405201040000	$	461.40	W J WOODARD
0405241060000	$	663.92	J SALAIS
0405251240000	$	659.86	R L MOORE & A MOORE
0405283080000	$	771.82	M. & R. MARTINEZ
0405285040000	$	639.88	M K & S G WILKINSON
0405303060000	$	800.63	J E SANTIBANEZ & V G DE LA CRUZ & L M GANDARILLA
0405303430000	$	492.37	K P FOX
0405304070000	$	456.02	C B & J J JR ACEVEDO
0405304220000	$	485.20	NR ARIZA & B PINEDA
0405304490000	$	691.74	J A MENEDEZ & S EASLEY
0405342050000	$	492.42	A M HAMMOND & G EITILE
0405352030000	$	483.95	D D BALLARD
0405352420000	$	491.61	A A ARCIGA & C M VIGUERIA
0405352460000	$	769.52	P MITCHELL & T N VAGAS
0405365070000	$	174.91	F & B O LOPEZ
0405373090000	$	475.10	Y SONG REV TRST 4/26/22
0405482050000	$	485.20	G VIRREY
0405502270000	$	423.66	A & M REYES
0405711030000	$	619.30	I H & L V TREVENA JOINT LIV
0405711460000	$	852.97	T J LAWRENCE
0405721230000	$	408.25	F HILL JR
0405721450000	$	998.61	K L BLACKBURN-EST OF
0405721570000	$	595.76	RL WESSMAN
0405871160000	$	477.04	J JR CASTRO
0405891270000	$	596.81	J GONZALEZ
0405891300000	$	923.27	F S AYON
0405911050000	$	548.04	J D VERNON
0405921020000	$	719.30	M HUGHES

0405941330000	$ 1,064.03	A & C GILCHRIST TR
0406013020000	$ 1,087.84	DALZELL JOINT TRUST 3/18/10
0406013280000	$ 994.50	DALZELL JOINT LIVING TRUST 3/18/10
0406014200000	$ 485.19	R GRANADOS
0406033070000	$ 485.20	S.R. MEZA & G. A. RAMIREZ
0406042050000	$ 485.19	B R SUASTEGUI
0406042060000	$ 720.06	J C & W L FINCH
0406044060000	$ 145.53	A D O WILLIAMS
0406051110000	$ 2,243.91	PL & D INV INC
0406052050000	$ 485.20	D.E. ASHLEY
0406054020000	$ 453.94	M G FELIX
0406092230000	$ 749.74	E R PEREZ
0406141320000	$ 965.86	S NESBY TR
0406141360000	$ 1,036.11	M A CLARK LIV TR C/O G M DOWLING TTEE
0406152150000	$ 384.54	J ZAABRI
0406152280000	$ 600.15	JPA OLIVER
0406161230000	$ 649.30	A & M RIVERA
0407021150000	$ 457.02	B R & E R PEREA
0407073240000	$ 1,030.25	M. & L. FRAGOSO
0407082180000	$ 517.28	L DUNN
0407092040000	$ 399.71	JT GONZALEZ
0407092060000	$ 483.87	B G PONCE
0407093090000	$ 664.01	V.A. HUMBERT EST OF
0407103120000	$ 492.40	P RUIZ
0407103140000	$ 155.85	J RADETSKI
0407152190000	$ 544.52	E M GARCIA
0407153090000	$ 640.99	S SOLANO SEP PROP TR 8/15
0407161050000	$ 563.19	D R VILLA
0407172240000	$ 623.06	J E PACHECO
0407174020000	$ 492.31	J Z YBARRA
0407174140000	$ 222.04	W RAYMOND & S S JONES
0407201180000	$ 642.64	M D RODRIGUEZ
0407202170000	$ 612.45	M M D MARROQUIN
0407203060000	$ 276.95	M V ARREGUIN
0407213070000	$ 708.14	KP THAI
0407213140000	$ 485.19	C.L. MURILLO
0407222370000	$ 406.17	M ARREOLA
0407231030000	$ 685.64	E A FLORES & Z Y A FLORES
0407231150000	$ 626.58	J F LEIGHTON
0407272190000	$ 372.18	C & A GARABET

0407282020000	$ 653.17	B FUENTES
0407283070000	$ 1,223.81	C G WILLIAMS
0407284210000	$ 372.46	E CORDERO
0408012090000	$ 593.88	M & R RUVALCABA
0408012100000	$ 611.48	C.H. & G.F. GUERRERO
0408021160000	$ 485.20	J ENRIQUEZ
0408024030000	$ 459.35	A.F. AVILA
0408031130000	$ 536.26	J A ESPARZA
0408032110000	$ 485.19	R ROMERO
0408033170000	$ 647.02	A & T ZAMBRANO
0408043060000	$ 610.67	J & I ROMERO
0408044180000	$ 536.06	R SANDERS
0408044240000	$ 605.30	J E T D DE LEON
0408045030000	$ 479.28	A.A. & A. SHARGHI
0408045090000	$ 229.84	V VILLA
0408052010000	$ 458.88	W LAND
0408053060000	$ 483.87	S. ROBINSON
0408054080000	$ 886.61	R GUITIERREZ & A DE LA FUENTE
0408062100000	$ 613.66	OAK TREE APARTMENTS
0408062160000	$ 719.86	S R MILLER
0408062180000	$ 668.97	LILLIAN RUTH SMITH LIVING TRUST
0408062300000	$ 225.22	M ANGEL & J GONZALEZ
0408065130000	$ 495.50	D & R GARCIA
0408071140000	$ 492.15	C S DVA & M E DVA SMITH
0408073240000	$ 319.87	K & Y NELSON
0408074100000	$ 1,145.48	A & B JR JIMENEZ
0408075070000	$ 485.20	E.M. & J.J. MARIN
0408075210000	$ 812.59	L E PEREZ
0408081050000	$ 535.76	J & B JIMENEZ
0408081260000	$ 276.53	J & M G ESPARZA
0408082070000	$ 485.19	D & B RODRIGUEZ
0408082180000	$ 630.50	J IBARRA-RUIZ
408084010000	$ 464.76	GUTIERREZ FAMILY TRUST 8/13/23
0408085130000	$ 483.87	R.&P. MORGUTIA
0408086090000	$ 623.68	B D & J M BAXENDALE
0408101030000	$ 626.30	M LLC
0408101050000	$ 483.87	H.H. NGUYEN
0408101120000	$ 408.25	E ROSE
0408103010000	$ 626.19	R R IBANEZ
0408103110000	$ 492.34	A J CASTRO
0408103130000	$ 485.19	A. CORTEZ & F. SANCHEZ

0408104240000	$ 483.87	C. & D. PRADO
0408111200000	$ 386.66	V ALONSO
0408114220000	$ 492.40	A MOLINA
0408123130000	$ 611.88	S S GARCIA & L S MORENO
0408123240000	$ 631.99	I D & B R GARCIA
0408131210000	$ 569.80	R SANCHEZ
0408141050000	$ 591.20	C GARCIA & J U ESTRADA
0408141190000	$ 485.20	S. CAMPOS
0408146170000	$ 485.20	A.M., M. & T. RODRIGUEZ
0408152400000	$ 621.53	S N GARCIA
0408163110000	$ 581.37	J FRIAS
0408163270000	$ 230.83	D SAARINEN
0408172350000	$ 351.16	J M ASCENCIO
0408191110000	$ 1,093.06	G LECHUGA TR 9/26/23
0408212110000	$ 598.80	J L JR ALVARADO
0408213370000	$ 362.64	M MORENO
0408215130000	$ 223.23	S DE SANTIAGO & A A GUTIERREZ
0408216010000	$ 615.84	H C CRUZ & I R SANTIAGO
0408218150000	$ 624.92	D B & D B NICHOLS
0408227200000	$ 236.93	E MORENO
0408228050000	$ 341.49	P M CALDERON & J IBARRA
0409011310000	$ 485.19	M. & J. MONTOYA
0409022190000	$ 663.24	H SR & J V BROOKS
0409032050000	$ 707.45	N ORTIZ & B-N I REVILLA
0409041340000	$ 867.87	M D TROMBATTA
0409052190000	$ 230.96	G NOSAL
0409062060000	$ 589.26	M I GONZALEZ
0409062120000	$ 462.52	M. BOISO
0409071180000	$ 653.46	B & S SER & J W SER
0409084190000	$ 646.97	E & S RAMIREZ
0409093080000	$ 504.18	C & J PRESLEY
0409094120000	$ 642.21	J RAMOS
0409101280000	$ 493.00	J & I NORMAN
0409102230000	$ 1,006.21	H M TR
0409131200000	$ 485.19	IC, A, AV AYALA
0409132060000	$ 408.65	W R MC COY
0409141030000	$ 483.87	L.E. GARCIA
0409173090000	$ 616.07	D H BROWNLEE
0409181120000	$ 290.74	J GONZALEZ & N RAMOS
0409181430000	$ 448.52	A VEGA & M MOSSO
0409192050000	$ 614.81	R M PEREZ

0409192460000	$ 656.50	R A FLORES & O P M DE SOSA
0409201050000	$ 623.01	G GREEN
0409201090000	$ 952.62	M E GANDARA
0409201240000	$ 694.34	C HERRERA EST OF
0409204040000	$ 572.93	FLORRIE M COX TRUST - EST OF
0409206080000	$ 769.62	A LOPEZ
0409206130000	$ 493.02	RAYMOND GARCIA
0409206220000	$ 323.07	B.V. MARTINEZ JR
0409213050000	$ 582.50	H RICHARDSON
0409221450000	$ 485.18	B.S. ALLEN
0410172030000	$ 221.31	M TORRES & J A R LUCERO
0410182180000	$ 383.14	B OF AMERICA NA
0410242460000	$ 633.23	P M LAROCQUE JR
0411061010000	$ 591.11	R GARCIA
0411071020000	$ 796.34	Y AGHAJANYAN
0411081030000	$ 567.23	J & M ESCOBAR
0411081100000	$ 496.94	R.L. & M.E. MORENO JOINT LIV TR
0411081240000	$ 625.75	W M HOLT
0411082130000	$ 620.96	T H MAYBERRY & M M LLEWELLYN
0411082290000	$ 1,100.20	B B CLEMONS & C CHILDERS
0411092110000	$ 663.40	L A HILL
0411093010000	$ 492.39	B H DELGADO
0411102110000	$ 1,270.83	G M ALVAREZ
0411131120000	$ 512.24	D L CHRISINGER
0411131140000	$ 152.66	B JOHNSON & R J L SANDOVAL
0411141130000	$ 451.13	F A & R T FORGEY
0411141220000	$ 629.13	D & J MANN
0411141250000	$ 340.20	K.L. & ROBERTO V JR GONZALEZ
0411151060000	$ 732.65	A LOPEZ & L F R PENA
0411151140000	$ 340.20	L JR & G D ARMSTRONG
0411161340000	$ 674.51	A D ALCARAZ & F RIVERA
0411172040000	$ 643.38	F L MARTINEZ
0411201130000	$ 623.31	G ORTIZ
0411204020000	$ 633.44	C AGUAYO
0411211060000	$ 492.37	M MOORE & I JONES
0411222060000	$ 604.71	D FELIX
0411222180000	$ 593.69	P G MCGEE
0411231040000	$ 492.96	D. J. BROCK
0411232120000	$ 827.88	B.E. & E. SANCHEZ
0411242110000	$ 747.59	C D CONWAY
0411244030000	$ 337.52	J M MENDOZA

0411244070000	$ 523.68	E FLORES
0411245260000	$ 739.12	C D MARTINEZ
0411247150000	$ 1,075.82	B A MARTINEZ
0411253070000	$ 492.13	A GONZALEZ & G DEIANN & C A GONZALEZ
0411254160000	$ 483.87	J.G. O. MANCILLA
0411254250000	$ 407.46	MARCOS RIOS & CLAUDIA ARREOLA
0411256110000	$ 604.12	J H WEST
0411263110000	$ 766.75	F L S ALVARADO
0411263170000	$ 632.05	D J & B A SALCIDO
0411264030000	$ 535.42	A O & J L CUEVAS
0411272160000	$ 773.52	E GONZALEZ
0411287030000	$ 407.46	A. ROSALES
0411292230000	$ 484.02	N NAVARRO & P M RODRIGUEZ
0411301030000	$ 704.93	G ELLIS
0411302160000	$ 485.20	M. G. URIAS & B.U. SOTO
0411302200000	$ 485.20	V HERNANDEZ
0411302470000	$ 763.32	D A & M DEL VALLE
0411311220000	$ 812.35	B E ROBLES &F PEREZ
0411321110000	$ 246.42	E. F. & M. A. EDEZA & T. MORALES
0411323020000	$ 622.09	R ALFORD
0411323100000	$ 734.50	J A NADERSON & K A ANDERSON
0411325010000	$ 492.42	J M & M O FLETES
0411327060000	$ 485.18	M E DE OCEGUEDA & H D OCEGUEDA
0411328260000	$ 2,344.63	M KIDWELL
0411341030000	$ 484.03	W. & D.T. THOMAS
0411345050000	$ 633.34	S V C MARIN
0411345060000	$ 483.87	E.G. SOLOMAN
0411347090000	$ 483.87	N.C. & I.A. CABUNOC
0411352200000	$ 380.97	SONO L OAK LLC C/O J SUDARSONO
0411353260000	$ 484.03	V. COCHRAN
0411354230000	$ 543.62	D & E MARTINEZ
0411363130000	$ 919.63	ROC CONC INC
0411364020000	$ 419.36	P & F WILLIAMS
0411364050000	$ 652.71	C R JIMENEZ
0411365140000	$ 429.91	A & A A SHARGHI
0411367020000	$ 433.10	M D CAMPBELL
0411367100000	$ 382.09	R THARP JR
0411371040000	$ 366.11	G D ROMO
0411372150000	$ 479.91	WANG PROFESSIONAL CORP PENSION PLAN TR
0411373210000	$ 642.88	J L RAMIREZ

0411381110000	$	464.71	I.M., J.W. & J.L. FUNES
0411387110000	$	485.20	P. WILLIAMSON
0411392220000	$	483.95	T M & R L REGALADO
0411393180000	$	459.69	H V VASQUEZ JR
0411402060000	$	440.54	A. E. SAKAL & W. C. IRICK
0411411130000	$	386.76	R.S. VAZQUEZ & J. SANCHEZ
0411411140000	$	753.35	B T LLC
0411418140000	$	485.10	JA ANDRADE
0411419030000	$	483.87	T.M.W. GOSSMAN
0411422050000	$	805.22	D HOLLAWAY
0411423120000	$	483.87	J.M. ACOSTA
0412011040000	$	341.11	M T SERRANO & J P CORTEZ
0412043130000	$	521.84	B & P SANCHEZ
0412061090000	$	484.32	F GALICIA
0412063100000	$	652.58	R L L SILVA
0412091350000	$	610.59	D MUNOZ
0412101090000	$	827.32	B MORALES
0412111080000	$	141.67	L G FLORES
0412111090000	$	492.16	J I MASZANO & M F E GUITERRE
0412111130000	$	472.80	C. B. PIZZO
0412112260000	$	868.19	R Q VAZQUEZ
0412131120000	$	473.30	J L FLORES LEYVA
0412151180000	$	481.64	E ROMERO
0412161050000	$	483.87	H. COMBS
0412182220000	$	943.47	E & F RUIZ & L PONCE
0412182340000	$	395.42	Y ZHAO
0412201230000	$	485.20	E ORTIZ
0412211040000	$	594.68	N AWAD REV LIV TR 5/5/21
0412212070000	$	483.87	V.H. DE LA CRUZ
0412214220000	$	492.14	P R F VII LLC
0412215010000	$	483.87	E.A. MUNIVE
0412216160000	$	483.87	J. G. KIPER
0412216170000	$	1,080.28	A GARCIA & F X GARCIA
0412225190000	$	206.61	A ROCHA
0412227120000	$	754.01	M DICKMAN
0412231100000	$	415.59	R MOBLEY
0412231130000	$	357.97	S TINOCO
0412233120000	$	486.99	V NAJARYAN
0412234400000	$	663.40	R L & S L GRAFFIA
0412241120000	$	407.46	M. ARGOT
0412252180000	$	648.38	K M LAIZURE

0412254180000	$	399.34	B. CARMONA
0412255030000	$	601.85	J SPOONER & A J CALDOW
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0412262180000	$	852.68	R O SEGURUA & M ALVAREZ & F MENDOZA
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0412274110000	$	539.20	A & Y M MERCADO & M MERCADO
0412277050000	$	483.95	S ESPARZA
0412285040000	$	848.12	L A BOWDRY
0412286160000	$	658.64	C S SAIS
0412292070000	$	485.18	M WILSON
0412294050000	$	483.88	S.D. & W.R. HANSEN
0412295160000	$	492.05	Q B JOYNER
0412301010000	$	626.14	D G VERGARA
0412303170000	$	787.41	C FIERROS & F X JR GARCIA
0412311170000	$	814.31	J C VELASQUEZ
0412313140000	$	634.82	M R O'BRYANT & J J ZUBER
0412314090000	$	407.46	A & A J & SOPHIA M ZALDIVAR
0412325020000	$	534.61	RK HIBBS
0412325060000	$	492.34	FJ CAMACHO
0413141140000	$	717.26	A & J NGUYEN FAM TR 3/20/24
0413141310000	$	542.21	G TORRES
0413171030000	$	600.67	S LE
0413172170000	$	485.20	T RODRIGUEZ
0413181120000	$	474.47	S LUNA
0413182220000	$	507.88	C J MOORE & S D STEENO
0413191170000	$	485.20	T.Q. DINH
0413201170000	$	617.28	A FAM TR 4/14/99
0413201320000	$	428.47	J COFFIN
0414023160000	$	483.82	MN LUNA
0414032160000	$	485.20	R RODRIGUEZ
0414034080000	$	655.32	ELITE PREMIER INVESTMENTS INC
0414042060000	$	555.52	CD ARCHER
0414043160000	$	638.91	J M FUENTES
0414051070000	$	407.46	R. & J.L. HERNANDEZ
0414052370000	$	637.31	M S & G-LEDFORD / M FAM TR LEDFORD
0414052380000	$	237.18	S. & A. JURAREZ
0414111130000	$	604.28	M G J ROMERO
0414111320000	$	202.40	M TORRES, J ALMODOVAR & R LUCERO
0414111470000	$	599.26	C GUTIERREZ
0414112200000	$	485.57	SW-PR NANETTE

0414112240000	$	567.72	M BRISENO & B EUDAVE
0414121210000	$	679.45	L HOWARD
0414131170000	$	776.35	W SHI
0414134150000	$	513.98	R C MORENO FAM TR
0414134190000	$	293.00	F & M ESTRADA
0414151160000	$	485.28	L. CSONKA
0414152210000	$	652.55	A G & B T JUAREZ
0414162230000	$	485.19	LH REYES
0414171030000	$	320.00	J JAUREGUI & G JIMENEZ
0414171110000	$	485.18	S STINGER
0414181150000	$	485.08	JM POPEJOY, SZ WILLIAMS & WL GOMES
0414201230000	$	248.08	LAURIE G WOOTEN LIVING TRUST 06/27/05
0414202090000	$	495.37	J.C.A. PEREZ
0414202210000	$	493.00	T.T. PHAM
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0415022220000	$	485.20	A W ABRAHAM
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0415051160000	$	582.94	S LE
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0415054030000	$	270.03	M R & K O GARCIA & M & K GARCIA
0415061030000	$	230.96	S FAM TR 3/3/11
0415062060000	$	485.20	J.A. & E. MIRAMONTES
0415062120000	$	689.16	S KOHATSU
0415063080000	$	492.73	R.E.L. & J.S. RAMIREZ
0415071160000	$	655.91	V S VERONICA & F VERONICA
0415073010000	$	484.49	M R CLINTON
0415091020000	$	1,029.15	I C NARANJO
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0415121010000	$	605.95	Y & RL ANGUIANO
0415121040000	$	520.73	O CAMPOS
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0415122060000	$	599.97	A T RAMIREZ
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0415142050000	$	774.12	E VEGA
0415142170000	$	408.25	M. & D. WALTER
0415152210000	$	690.63	K & J G GRANADOS
0415153030000	$	686.29	D J CHAVEZ & H E LANPHEAR
0415251230000	$	700.25	RJG PROPERTIES LLC

3046071230000	$ 644.18	A H OLGUIN C/O A OLGUIN
3046081160000	$ 400.87	J WASEF
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3046151100000	$ 479.53	S BERLAND & C HERNANDEZ
3046151240000	$ 483.87	S. I. & M.J. MAC DONALD
3046151270000	$ 483.87	J.M. RAMIREZ
3046161020000	$ 700.09	C & C RANGEL
3046162150000	$ 665.08	S ALLAN
3046162330000	$ 685.32	Y RODRIGUEZ
3046181110000	$ 492.99	L & E WILLIAMS
3046211090000	$ 596.11	D S TORRES & V A LEMUS
3046211500000	$ 315.00	M T GOMEZ
3046221060000	$ 224.00	S HILL
3046221400000	$ 485.20	R JR & B GARCIA
3046221440000	$ 483.95	E T GOLDIE
3046221500000	$ 485.20	M.S. SANCHEZ
3046231460000	$ 997.19	H A NUNEZ & H A NUNEZ
3046241110000	$ 492.99	M G VARGAS
3046251320000	$ 479.42	G G NAVARRO
3046261060000	$ 590.56	S S ROSAS
3046281100000	$ 775.17	M H TSAI & C R LEE
3046291090000	$ 198.91	L TORRES
3046311140000	$ 748.30	C MARTINEZ
3046311430000	$ 424.30	Z HU
3057021310000	$ 324.26	R T ESTRELLA & L GOMEZ
3057022120000	$ 1,032.48	J ALEX & J E ALFARO
3057091170000	$ 695.03	F ZHAO LIV TR
3057091250000	$ 438.66	B QUEZADA
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3057151530000	$ 910.13	D Q NGUYEN & N T DO
3057151580000	$ 447.81	J A MARTINEZ
3057151770000	$ 597.64	C MING & H Y LAI
3057151800000	$ 748.62	A E ARAGUNDI
3057161780000	$ 687.21	L TAYLOR & A J LEEHALL
3057171400000	$ 686.12	M ZHOU
3057201250000	$ 323.18	J QUIHUIS
3057202100000	$ 682.60	J A THOMAS

3057211520000	$ 910.13	H GARCIA REV LIV TR
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3057281110000	$ 545.15	V ARREOLA
3057292540000	$ 1,029.36	F N MULLER
3057341340000	$ 796.26	B D JR LIMBRICK
3057342180000	$ 589.24	R WASHINGTON
3057342250000	$ 753.02	G DEPATIS & J S MELERO
3072301140000	$ 913.33	F R FLORES GODINEZ
3072311270000	$ 913.33	H PHAN

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City of Hesperia
STAFF REPORT

DATE: June 17, 2025

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

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

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

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

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RECOMMENDED ACTION

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

BACKGROUND

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

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

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

ISSUES/ANALYSIS

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

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

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

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

There are no fiscal impacts identified with this action.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

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

ORDINANCE NO. 2025-02

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

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

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

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

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

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

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

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

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

Section 4. The City Clerk shall certify to the adoption of the Ordinance and shall cause the same to be posted in three (3) public places within the City of Hesperia pursuant to the provisions of Resolution No. 2007-101.

ADOPTED AND APPROVED this 15 day of July, 2025.

_____
Allison Lee, Mayor

ATTEST:

_____
Jessica Giber, Assistant City Clerk

Attachment 2

14.04.090 Cross connections and backflow devices.

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

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

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

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

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

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

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

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

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

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

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

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

(1) if a user premises changes account holder, excluding single and multi-family residences;

(2) if a user premises is newly connected, or re-connected, to the public water system, excluding existing single and multi-family residences;

(3) if evidence exists of changes in the activities or materials on a user's premises, excluding single and multi-family residences;

(4) if backflow from a user's premises occurs;

(5) if found in violation of any of the following sections of Title 8, Chapter 32.03 of the Hesperia Municipal Code.

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

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

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

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

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

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DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Ryan Leonard, Principal Planner
Edgar Gonzalez, Senior Planner

SUBJECT: Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005; Applicant: City of Hesperia; Area affected: City-wide.

RECOMMENDED ACTION

It is recommended that the City Council introduce and place on first reading Ordinance No. 2025-03 approving Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities.

BACKGROUND

On August 20, 2024, the City Council recognized the need for regulations on pallet yard facilities due to their potential negative impacts. Consequently, the Council adopted Urgency Ordinance No. 2024-10, implementing a 45-day moratorium on the establishment or expansion of pallet yard facilities within the City (Attachment 1).

On September 17, 2024, the City Council extended the moratorium for ten months and fifteen days, bringing the total duration to one year (Attachment 2).

The purpose of the moratorium was to allow staff time to analyze the potential issues associated with pallet yard facilities and propose regulations to mitigate their impact on the community. The primary concerns related to pallet yards include:

- Fire Risk: Outdoor pallet storage yards pose a significant fire hazard due to the accumulation of large quantities of highly combustible wood. In recent years, multiple fires at outdoor pallet yards in nearby cities have resulted in millions of dollars in damage.

- Stacking Hazards: Pallet yards often stack wooden pallets at considerable heights. Without adequate regulation of stacking height, spacing, and volume, improperly stored pallets can pose a falling hazard, endangering employees, visitors, and nearby properties. Improper stacking may also increase fire risk.

Planning Commission Review: On June 12, 2025, the Planning Commission deliberated and discussed the proposed Development Code Amendment. After extensive discussion, the Commission recommended modifications to the proposed Development Code Amendment to allow indoor and outdoor pallet yard facilities only within the General Manufacturing (I2) zone, subject to the following regulations:

- A minimum 1,000-foot separation from all residential zones and sensitive uses.

- Outdoor pallet stacks be limited to a maximum height of 12 feet.
- Requirements to install an outdoor fire suppression system.
- A Citywide cap limiting the maximum number of pallet yard facilities, whether indoor or outdoor, to two.

During the public comment period, three voicemails were received, and eight residents spoke, all in favor of the proposed Development Code Amendment to prohibit pallet yard facilities Citywide. An applicant for one of the proposed pallet yards along Mesa Street, "Diaz Pallets," spoke in opposition to the prohibition. Additionally, four written comments were submitted prior to the hearing and distributed to the Planning Commission. All four letters expressed opposition to the proposed prohibition (Attachment 3).

At the end of public hearing, the Planning Commission voted 4-0 (Commissioner Sophie Steeno was absent) to forward this item to the City Council with a recommendation not to adopt the proposed Ordinance as written. Instead, the Commission recommended that the Ordinance be modified to allow pallet yard facilities only within the General Manufacturing (I2) zone, subject to the regulations listed above.

ISSUES/ANALYSIS

Existing Regulations: Under the Hesperia Municipal Code (Section 16.16.320), outdoor pallet yards and indoor pallet manufacturing facilities are currently permitted in the Limited Manufacturing (I1) and General Manufacturing (I2) zones. These facilities are classified as general manufacturing uses and are subject to development standards regulating outdoor storage (for outdoor pallet yards only). However, there are no specific regulations tailored to outdoor or indoor pallet facilities.

Similarly, the Main Street and Freeway Corridor Specific Plan permits these uses in the Commercial Industrial Business Park (CIBP) and General Industrial (GI) zones. While they are classified as general manufacturing uses, the Specific Plan also lacks explicit regulations for pallet facilities.

Proposed Regulations: As noted, there are no specific development standards directly regulating outdoor pallet yards or indoor pallet manufacturing facilities. The proposed Development Code Amendment seeks to prohibit the establishment, expansion, and operation of these facilities in all industrial zoning designations within the City.

These uses present significant fire hazards due to the high combustibility of stacked wooden pallets. The excessive vertical stacking of pallets also creates safety risks and can hinder emergency access. In addition to fire and safety concerns, pallet facilities often generate excessive noise, attract rodents, create visual blight, and contribute to environmental issues, including improper material storage and potential stormwater runoff contamination.

Pallet facilities have a well-documented history of contributing to severe fires, many of which have resulted in extensive property damage, environmental degradation, and public safety risks. Numerous incidents, both locally and nationally, have involved fires burning for hours or days, demonstrating how quickly stacked pallets can ignite and how intensely they burn. Their high combustibility, coupled with inadequate emergency access, often results in uncontrollable fires that threaten surrounding businesses, residential neighborhoods, and critical infrastructure.

Facilities lacking proper oversight or maintenance often contribute to urban decline by facilitating illegal dumping and exposing surrounding communities to airborne health hazards. These

negative impacts frequently lead to increased costs for cities, which must allocate resources to code enforcement, fire response, and environmental cleanup. Additionally, pallet facilities typically provide minimal economic return, representing an inefficient use of industrial space, especially in communities focused on sustainable growth, workforce development, and long-term economic resilience.

The proposed prohibition aims to preserve the quality of life in residential, commercial, and industrial zones, reduce fire risk to adjacent properties, and promote more compatible and sustainable land uses.

Environmental: Approval of the Development Code Amendment and Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment and Specific Plan Amendment are also exempt under Section 16.12.415(B)(10) of the City's CEQA Guidelines, as they do not propose to increase the density or intensity allowed by the General Plan.

Conclusion: The proposed Ordinance prohibits new and expanded outdoor pallet yards and indoor pallet manufacturing facilities. This action is intended to enhance public safety and promote responsible development that balances economic activity with community well-being.

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. Ordinance 2024-10 (45-day Moratorium)
2. Ordinance 2024-11 (10 months & 15-day Extension to Moratorium)
3. Letters in opposition to the amendment
4. Exhibit A – Amended language for DCA & SPLA
5. Ordinance 2025-03
6. June 12, 2025, Planning Commission Staff Report

Attachment 1

ORDINANCE NO. 2024-10

AN INTERIM URGENCY ORDINANCE OF THE CITY OF HESPERIA, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A 45-DAY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF WOODEN PALLET STORAGE YARDS WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES

WHEREAS, the City of Hesperia has the authority and responsibility to protect the public health, safety, and welfare of the City, and is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, the Hesperia Municipal Code lacks specific regulatory and zoning standards to assure that wooden pallet storage yards do not adversely affect the health, safety, and welfare of the public; and

WHEREAS, the issuance of permits for wooden pallet storage yards without having zoning and regulatory standards in place, threatens the public health, safety, and welfare for the following reasons:

Fire Risk: Wooden pallet storage yards present an obvious fire hazard due to the storage of large quantities of wood, a combustible material, at a single site. Within the past few years there have been multiple fires associated with pallet yards in nearby cities that have caused millions of dollars in losses.

Stacking Hazards: Wooden pallet storage yards often store wooden pallets in high stacks. Without adequate regulation of the location, height and volume of these stacks, or the separation between these stacks, the health, safety, and welfare of the public may be endangered. The improper or unsafe stacking of wooden pallets may be a falling risk, endangering employees, and visitors to these sites, or may become a fire hazard, endangering the public and neighboring properties.

WHEREAS, the City desires to adopt an interim urgency moratorium ordinance prohibiting the establishment or expansion of wooden pallet storage yards, pending study and adoption of zoning and regulatory standards to protect the public health, safety, and welfare; and

WHEREAS, the City intends to study the issues associated with wooden pallet yards including new development standards that may be imposed on their operation to mitigate any potential impacts. This could include evaluating all land use districts in which wooden pallet yards are permitted for suitability and evaluating development standards and best practices from other jurisdictions to determine if they would be appropriate City wide; and

WHEREAS, Government Code Sections 36934, 36937, and 65858 expressly authorize the City Council to adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety and to prohibit a use that is in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission, or the planning department is considering or studying or intends to study within a reasonable time; and

WHEREAS, after undertaking this study, the City intends to enact regulations specific to wooden pallet storage yards. The City intends to undertake the required study within a reasonable time. In the interim, the City Council finds it necessary to establish a moratorium on the development of new wooden pallet storage yards or the expansion of existing wooden pallet yards in order to prevent a conflict with the contemplated new policies or regulations; and

WHEREAS, continued approval of entitlements, building permits, or other approvals for new or expanded wooden pallet storage yards poses a current and immediate threat to public health, safety, or general welfare. There is therefore an urgent necessity for the City to establish a moratorium on the establishment or expansion of wooden pallet storage yards to take effect immediately;

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

SECTION 1. FINDINGS

The City Council finds the facts set forth in the recitals in this Urgency Ordinance are true and correct, and are hereby incorporated by reference. Additionally, based on the foregoing, both verbal and written testimony at the public hearing, including the staff report, exhibits, and any materials provided by members of the public, the City Council finds as follows:

A. This Ordinance is being adopted in order to allow the City time to thoroughly study and develop the City's laws, rules, procedures, and fees related to the operation and establishment of wooden pallet storage yards, to adequately and appropriately balance the rights of existing operators and future applicants who wish to establish or expand wooden pallet storage yards in the City, and to adequately and appropriately preserve the health, safety, and welfare of the community in the City of Hesperia.

B. The City finds that in the absence of a regulatory framework to govern pallet storage yards, the adverse impacts frequently associated with pallet storage yards likely will occur, resulting in unregulated and significant negative impacts upon the public health, safety, and welfare of the community.

C. The City finds that the adverse impacts from pallet storage yards include the following:

(1) Fire Risk: Wooden pallet storage yards present an obvious fire hazard due to the storage of large quantities of wood, a combustible material, at a single site. Within the past few years there have been multiple fires associated with pallet yards in nearby cities that have caused millions of dollars in losses.

(2) Stacking Hazards: Wooden pallet storage yards often store wooden pallets in high stacks. Without adequate regulation of the location, height and volume of these stacks, or the separation between these stacks, the health, safety, and welfare of the public may be endangered. The improper or unsafe stacking of wooden pallets may be a falling risk, endangering employees and visitors to these sites, or may become a fire hazard, endangering the general public and neighboring properties.

D. The City needs time to draft a proposed text amendment to the Zoning Code to preserve the health, safety, and welfare of the community in the City of Hesperia with respect to the operation of wooden pallet storage yards.

SECTION 2. AUTHORITY AND EFFECT

The State Planning and Zoning Law (Cal. Gov't Code Sections 65000, *et seq.*) broadly empowers the City to plan for and regulate the use of land in order to provide for orderly development, the public health, safety, and welfare, and a balancing of property rights and the desires of the community and how its citizens envision their city.

SECTION 3. MORATORIUM

A. During the Effective Period of this Ordinance as specified below, no permit shall be issued for any development of any wooden pallet storage yard, nor may a permit be issued for the expansion of wooden pallet storage yard within the City. The foregoing shall explicitly prohibit the issuance of any zoning, land use, discretionary permit, building permit, environmental approval, business license, or any other entitlement involving businesses defined as a wooden pallet storage yard, during the Effective Period.

B. Notwithstanding the foregoing, any existing wooden pallet storage yard shall be allowed to obtain their annual City of Hesperia business license. Additionally, permits may be issued for minor construction, rehabilitation and landscaping or other purposes not involving an expansion of building area. Any wooden pallet storage yard under construction with a valid building permit or any wooden pallet storage yard approved by the Development Review Committee or Planning Commission on the effective date of this Urgency Ordinance shall be exempt from this Urgency Ordinance.

SECTION 4. STUDY AND DEVELOPMENT

During the period of this Ordinance, the City shall study and develop as necessary City laws, rules, procedures, and fees related to wooden pallet storage yards, to enable the City to preserve the health, safety, and welfare of the community adequately and appropriately in the City of Hesperia. Pursuant to Government Code Section 65858 the Development Services Director will issue a report for the legislative body on what has been accomplished during the moratorium before it expires or is extended.

SECTION 5. URGENCY MEASURE

It is hereby declared that this Ordinance is necessary as an urgency measure for the preservation of the public health, safety, and welfare. The City Council finds that current zoning regulations and land use plans do not adequately regulate the establishment and operation of wooden pallet storage yards and therefore do not adequately protect the peace, health, safety, and general welfare of the residents of the City or in communities around the City. The City Council finds the urgency measure is necessary, to ensure adequate regulation of the operation of wooden pallet storage yards. The facts constituting the urgency are:

- The City's Municipal Code currently lacks regulatory and zoning standards to assure that wooden pallet yards do not adversely affect the health, safety, and welfare of the public.

- The negative impacts frequently associated with operation of wooden pallet storage yards will likely increase as wooden pallet yards continue to proliferate throughout the City, resulting in an unregulated and significant negative impact upon public health, safety, and welfare of the community.

- Wooden pallet storage yards are likely to seek locations in the City based on the lack of explicit regulations, which will further exacerbate the impacts of such businesses.

- As a result of the negative and harmful effects associated with improperly regulated or unregulated operation of wooden pallet storage yards, the current and immediate threat such effects pose to the public health, safety, and welfare, it is necessary to adopt a temporary, forty-five (45) day moratorium on the establishment of new, or the expansion of existing wooden pallet storage yards in the City.

- A moratorium is immediately required to preserve the public health, safety, and welfare and should be adopted immediately as an urgency ordinance, to make certain that the establishment and expansion of wooden pallet storage yards are prohibited for the period of this Ordinance. Imposition of a moratorium will allow the City sufficient time to conclude the preparation of a comprehensive ordinance for the regulation of such activities.

SECTION 6. SEVERABILITY

The City Council hereby declares, if any provision, section, subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this Ordinance and as such they shall remain in full force and effect.

SECTION 7. CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act Guidelines ("CEQA," California Code of Regulations Title 14, §§ 15000 *et seq.*), this Interim Urgency Ordinance is exempt from CEQA based on the following: (i) this Ordinance is not a project within the meaning of CEQA Section 15378 because it has no potential for resulting in physical change to the environment, either directly or indirectly and (ii) this Ordinance is also exempt pursuant to CEQA Section 15061(b)(3) since the proposed ordinance involves an Interim Urgency Ordinance establishing a 45-day temporary moratorium on the establishment of wooden pallet storage yards and thus there is no possibility that the proposed ordinance may have a significant effect on the environment.

SECTION 8. EFFECTIVENESS OF ORDINANCE.

This Ordinance shall take effect immediately upon its adoption by a 4/5 vote, pursuant to the authority conferred upon the City Council by Government Code Sections 36934, 36937, and 65858. This Ordinance shall be effective during the Effective Period which shall be from its adoption and shall be of no further force and effect forty-five (45) days following the date of its adoption unless extended in accordance with the provisions set forth in Government Code Section 65858(b).

SECTION 9. PUBLICATION

The City Clerk shall certify as to the passage and adoption of this Interim Urgency Ordinance and shall cause the same to be published in a manner prescribed by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Hesperia, California, at a regular meeting held on this 20th day of August 2024.

Larry Bird, Mayor

ATTEST:

Erin Baum, Assistant City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF HESPERIA)

I, Erin Baum, Assistant City Clerk of the City of Hesperia, California, do hereby certify that Urgency Ordinance No. 2024-10 was introduced and approved at a Regular Meeting of the City of Hesperia City Council held on the 20th day of August, 2024 by the following vote to wit:

AYES:	Bird, Swanson, Bennington, Lee
NOES:	None
ABSTAIN:	None
ABSENT:	Gregg

Erin Baum, Assistant City Clerk

City of Hesperia Seal Incorporated July 1 1988 CALIFORNIA

I, _____, City Clerk of the City of Hesperia, California, do hereby certify that the foregoing Urgency Ordinance No. 2024-10 is a full, true and correct copy of that now in file in this office.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE City of Hesperia, California, this _____ day of _____.

Erin Baum, Assistant City Clerk

Seal

Attachment 2

ORDINANCE NO. 2024-11

AN INTERIM URGENCY ORDINANCE OF THE CITY OF HESPERIA, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF WOODEN PALLET STORAGE YARDS WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES

WHEREAS, the City of Hesperia has the authority and responsibility to protect the public health, safety, and welfare of the City, and is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, the Hesperia Municipal Code lacks specific regulatory and zoning standards to assure that wooden pallet storage yards do not adversely affect the health, welfare, and safety of the public; and

WHEREAS, the issuance of permits for wooden pallet storage yards without having zoning and regulatory standards in place, threatens the public, health, safety, and welfare of the public for the following reasons:

> Fire Risk: Wooden pallet storage yards present an obvious fire hazard due to the storage of large quantities of wood, a combustible material, at a single site. Within the past few years there have been multiple fires associated with pallet yards in nearby cities that have caused millions of dollars in losses.
>
> Stacking Hazards: Pallet storage yards often store wooden pallets in high stacks. Without adequate regulation of the location, height and volume of these stacks, or the separation between these stacks, the health, safety, and welfare of the public may be endangered. The improper or unsafe stacking of wood pallets may be a falling risk, endangering employees and visitors to these sites, or may become a fire hazard, endangering the general public and neighboring properties.

WHEREAS, Government Code Sections 36934, 36937 and 65858 expressly authorize the City Council to adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety and to prohibit a use that is in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission, or the planning department is considering or studying or intends to study within a reasonable time; and

WHEREAS, on August 20, 2024, the City Council adopted Interim Urgency Ordinance No. 2024-10 establishing a 45-day moratorium on the establishment or expansion of wooden pallet yards within the City pending study and adoption of zoning and regulatory standards to protect the public health, safety, and welfare; and

WHEREAS, the City intends to study the issues associated with pallet yards including new development standards that may be imposed on their operation to mitigate any potential impacts. This could include evaluating all land use districts in which pallet yards are permitted for suitability

and evaluating development standards and best practices from other jurisdictions to determine if they would be appropriate City wide; and

WHEREAS, after undertaking this study, the City intends to enact regulations specific to pallet storage yards. The City intends to undertake the required study within a reasonable time. In the interim, the City Council finds it necessary to establish a moratorium on the development of new wooden pallet storage yards or the expansion of existing pallet yards in order to prevent a conflict with the contemplated new policies or regulations; and

WHEREAS, because the Interim Urgency Ordinance No. 2024-10 expires on October 4, 2024, the City desires to extend the moratorium for ten months (10) and fifteen (15) days from the date of expiration to prohibit the development of new wooden pallet yards or the expansion of existing wooden pallet yards within the City limits in order to complete a proposed development code amendment that will create new development regulations and development standards for pallet yards; and

WHEREAS, continued approval of entitlements, building permits, or other approvals for new or expanded wooden pallet storage yards poses a current and immediate threat to the public health, safety, or general welfare. There is therefore an urgent necessity for the City to establish a moratorium on the establishment or expansion of wooden pallet storage yards to take effect immediately;

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

SECTION 1. FINDINGS

The City Council finds the facts set forth in the recitals in this Urgency Ordinance are true and correct and are hereby incorporated by reference. Additionally, based on the foregoing, both verbal and written testimony at the public hearing, including the staff report, exhibits, and any materials provided by members of the public, the City Council finds as follows:

A. This Ordinance is being adopted in order to allow the City time to thoroughly study and develop the City's laws, rules, procedures, and fees related to the operation and establishment of pallet storage yards, to adequately and appropriately balance the rights of existing operators and future applicants who wish to establish or expand pallet storage yards in the City, and to adequately and appropriately preserve the health, safety, and welfare of the community in the City of Hesperia.

B. The City finds that in the absence of a regulatory framework to govern pallet storage yards, the adverse impacts frequently associated with pallet storage yards likely will occur, resulting in unregulated and significant negative impacts upon the public health, safety, and welfare of the community.

C. The City finds that the adverse impacts from pallet storage yards include the following:

(1) Fire Risk: Wooden pallet storage yards present an obvious fire hazard due to the storage of large quantities of wood, a combustible material, at a single site. Within the past few years there have been multiple fires associated with pallet yards in nearby cities that have caused millions of dollars in losses.

(2) Stacking Hazards: Pallet storage yards often store wooden pallets in high stacks. Without adequate regulation of the location, height and volume of these stacks, or the separation between these stacks, the health, safety, and welfare of the public may be endangered. The improper or unsafe stacking of wood pallets may be a falling risk, endangering employees and visitors to these sites, or may become a fire hazard, endangering the general public and neighboring properties.

D. The City needs time to draft a proposed development amendment to the Zoning Code to preserve the health, safety, and welfare of the community in the City of Hesperia with respect to the operation of pallet storage yards.

SECTION 2. AUTHORITY AND EFFECT

The State Planning and Zoning Law (Cal. Gov't Code Sections 65000, *et seq.*) broadly empowers the City to plan for and regulate the use of land in order to provide for orderly development, the public health, safety, and welfare, and a balancing of property rights and the desires of the community and how its citizens envision their city.

SECTION 3. MORATORIUM

A. During the Effective Period of this Ordinance, as specified below, no permit shall be issued for any development of any wooden pallet storage yard, nor may a permit be issued for the expansion of wooden pallet storage yard within the City. The foregoing shall explicitly prohibit the issuance of any zoning, land use, discretionary permit, building permit, environmental approval, business license, or any other entitlement involving businesses defined as a wooden pallet storage yard, during the Effective Period.

B. Notwithstanding the foregoing, any existing pallet storage yard shall be allowed to obtain their annual City of Hesperia business license. Additionally, permits may be issued for minor construction, rehabilitation and landscaping or other purposes not involving an expansion of building area. Any pallet storage yard under construction with a valid building permit or any pallet storage yard approved by the Development Review Committee or Planning Commission on the effective date of this Urgency Ordinance shall be exempt from this Urgency Ordinance.

SECTION 4. STUDY AND DEVELOPMENT

During the period of this Ordinance, the City shall study and develop as necessary City laws, rules, procedures, and fees related to pallet storage yards, to enable the City to preserve the health, safety, and welfare of the community adequately and appropriately in the City of Hesperia. Pursuant to Government Code Section 65858 the Planning Manager will issue a report for the legislative body on what has been accomplished during the moratorium before it expires or is extended.

SECTION 5. URGENCY MEASURE

It is hereby declared that this Ordinance is necessary as an urgency measure for the preservation of the public health, safety, and welfare. The City Council finds that current zoning regulations and land use plans do not adequately regulate the establishment and operation of pallet storage yards and therefore do not adequately protect the peace, health, safety, and general welfare of the residents of the City or in communities around the City. The City Council

finds the urgency measure is necessary, in order, to ensure adequate regulation of the operation of pallet storage yards. The facts constituting the urgency are:

- The City's Municipal Code currently lacks regulatory and zoning standards to assure that wooden pallet yards do not adversely affect the health, safety, and welfare of the public.

- The negative impacts frequently associated with operation of pallet storage yards will likely increase as pallet yards continue to proliferate throughout the City, resulting in an unregulated and significant negative impact upon public health, safety, and welfare of the community.

- Pallet storage yards are likely to seek to be located in the City based on the lack of explicit regulations, which will further exacerbate the impacts of such businesses.

- As a result of the negative and harmful effects associated with improperly regulated or unregulated operation of pallet storage yards, the current and immediate threat such effects pose to the public health, safety, and welfare, it is necessary extend the moratorium on the establishment of new, or the expansion of existing pallet storage yards in the City for an additional ten (10) months and fifteen (15) days from the expiration of the Interim Urgency Ordinance No. 2024-10 on October 4, 2024 to August 19, 2025.

- A moratorium is immediately required to preserve the public health, safety, and welfare and should be adopted immediately as an urgency ordinance, to make certain that the establishment and expansion of pallet storage yards are prohibited for the period of this Ordinance. Imposition of a moratorium will allow the City sufficient time to conclude the preparation of a comprehensive ordinance for the regulation of such activities.

SECTION 6. SEVERABILITY

The City Council hereby declares, if any provision, section, subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this Ordinance and as such they shall remain in full force and effect.

SECTION 7. CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act Guidelines ("CEQA," California Code of Regulations Title 14, §§ 15000 *et seq.*), this Interim Urgency Ordinance is exempt from CEQA based on the following: (i) this Ordinance is not a project within the meaning of CEQA Section 15378 because it has no potential for resulting in physical change to the environment, either directly or indirectly and (ii) this Ordinance is also exempt pursuant to CEQA Section 15061(b)(3) since the proposed ordinance involves an Interim Urgency Ordinance establishing a ten (10) month and fifteen (15) day temporary moratorium on the establishment of pallet storage yards and thus there is no possibility that the proposed ordinance may have a significant effect on the environment.

SECTION 8. **EFFECTIVENESS OF ORDINANCE.**

This Ordinance shall take effect immediately upon its adoption by a 4/5 vote, pursuant to the authority conferred upon the City Council by Government Code Sections 36934, 36937, and 65858. This Ordinance shall be effective during the Effective Period which shall be upon the expiration date of Interim Urgency Ordinance No. 2024-10 on October 4, 2024, and shall be of no further force and effect ten (10) months and fifteen (15) days therefrom, on August 19, 2025, unless extended in accordance with the provisions set forth in Government Code Section 65858(b).

SECTION 9. **PUBLICATION**

The City Clerk shall certify as to the passage and adoption of this Interim Urgency Ordinance and shall cause the same to be published in a manner prescribed by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Hesperia, California, at a regular meeting held on this 17th day of September 2024.

Larry Bird, Mayor

ATTEST:

Erin Baum, Assistant City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF HESPERIA)

I, Erin Baum, Assistant City Clerk of the City of Hesperia, California, do hereby certify that Urgency Ordinance No. 2024-11 was introduced and approved at a Regular Meeting of the City of Hesperia City Council held on the 17th day of September, 2024 by the following vote to wit:

AYES:	Bird, Swanson, Gregg, Bennington, Lee
NOES:	None
ABSTAIN:	None
ABSENT:	None

Erin Baum, Assistant City Clerk

Seal

I, _____, City Clerk of the City of Hesperia, California, do hereby certify that the foregoing Urgency Ordinance No. 2024-11 is a full, true and correct copy of that now in file in this office.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE City of Hesperia, California, this _____ day of _____.

Erin Baum, Assistant City Clerk

Seal

Attachment 3

June 11, 2025

The City of Hesperia, CA
9700 Seventh Avenue
Hesperia, CA 92345

RE: DEVELOPMENT CODE AMENDMENTS DCA24-00003
SPECIFIC PLAN AMENDMENT SPLA24-00005
PRELIMINARY COMMENTS IN OPPOSITION

Dear Honorable Members of the Hesperia City Council,

My father, Frank Shean, bought Valley Pallet from its original owners 22 years ago after working his way up in their Salinas facility. My mom joined on working in the office with him, and a few years later they were able to open more locations in Terra Bella and Sacramento. When I graduated from college in 2010 I had other job offers, but Valley Pallet and its employees were my family - I never wanted to work anywhere else.

When my dad decided to join PLA 7 years later, he did it to give me, along with all our other employees, access to the stability and growth opportunities PLA had to offer. My father recently retired, but not before achieving his goal: I am now the General Manager of the Salinas and Terra Bella facilities, overseeing 125 employees, many of whom have worked with us for decades.

The pallet business put me through college. It supports my family and the families of the 125 Californians who work alongside me every day. Some day soon we hope to open the Hesperia location to serve more California businesses, employ more Californians, and to continue to build PLA – and my family's legacy.

Respectfully,

Lindsey Shean Snowden
General Manager, Salinas and Terra Bella
Valley Pallet, a member of the PLA Family of Companies

June 11, 2025

The City of Hesperia, CA
9700 Seventh Avenue
Hesperia, CA 92345

RE: DEVELOPMENT CODE AMENDMENTS DCA24-00003
SPECIFIC PLAN AMENDMENT SPLA24-00005
PRELIMINARY COMMENTS IN OPPOSITION

Dear Honorable Members of the Hesperia City Council,

This year marks my 27th year of employment at Valley Pallet/PLA. I originally started as a forklift driver at the Salinas facility but have performed a variety of jobs there and in our Terra Bella operations over the years as I grew along with the business. The knowledge and experience I've gained during my time at the company have led to my current role as a Supervisor in our Terra Bella facility and will serve me well for the remainder of my career.

My job at PLA made it possible for me to purchase my home and to save for my future. I am also preparing for my retirement by participating in PLA's 401k program. Over the years I have built great friendships and business relationships with my fellow employees and our customers. My experience at PLA continues to be very positive and financially rewarding, and when I eventually retire, will leave me with decades of good memories that I will always cherish.

Respectfully,

Jack Scott
Supervisor, Terra Bella
Valley Pallet, a member of the PLA Family of Companies

June 12, 2025

The City of Hesperia, CA
9700 Seventh Avenue
Hesperia, CA 92345

RE: DEVELOPMENT CODE AMENDMENTS DCA24-00003
SPECIFIC PLAN AMENDMENT SPLA24-00005
PRELIMINARY COMMENTS IN OPPOSITION

Dear Honorable Members of the Hesperia City Council,

On behalf of PLA Solutions, I am writing to urge the Council to vote No on the proposed ordinance encompassing Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005. As one of the region's established operators, PLA believes this decision would have unintended negative consequences for local employment, environmental sustainability, workplace safety, and community vitality. We respectfully present the following reasons to support our position:

PLA is a Strong Local Employer

PLA is proud to provide high-quality employment to over 1,200 individuals nationwide, including 422 in California. We offer stable, long-term career opportunities with competitive compensation and benefits. This year, 25 California employees will celebrate 20 years or more with our company; five will celebrate more than 30 years.

In Hesperia, our facility would provide accessible jobs across various skill levels, contributing to the City's economic resilience. Rather than limiting this potential, the City should support employers like PLA who invest in workforce development and mobility.

PLA is Environmentally Focused

PLA has implemented an aggressive and transparent ESG framework to reduce our environmental impact and that of our customers.

- Last year we diverted over 3 million tons of wood waste from landfills, repurposing it into reusable pallets and energy-efficient biomass.
- Our closed-loop pallet lifecycle model reduced virgin lumber usage and contributed to circular economy principles.
- We are committed to achieving Net Zero Scope 1 and 2 emissions by 2035, and we have already reduced greenhouse gas emissions by 17% per pallet since 2021.

Prohibiting responsible pallet operations could inadvertently increase the region's waste burden and undermine the City's compliance with state environmental mandates.

PLA is Safety Focused

Safety is a core value at PLA. In 2024, we reported a 5% reduction in total recordable incident rates (TRIR), outperforming industry averages through ongoing investment in equipment modernization, worker training, and procedural audits.

Our operations utilize indoor automated systems that reduce employee exposure to hazardous environments. We also employ dust and emissions controls, fire mitigation protocols, and noise abatement technologies to minimize risks to both workers and neighbors.

PLA is Community Focused

PLA invests in the well-being of the communities in which we operate. We support a variety of community organizations in the local markets we serve through volunteer work and philanthropy.

We understand and respect the City's goals in managing industrial land use, but we firmly believe that approval of the ordinance approving Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 would undermine the objectives of environmental sustainability and economic development. We encourage the Council to reject these amendments and instead engage with local stakeholders—including PLA—to implement standards-based permitting that incentivizes best-in-class operations.

Thank you for your consideration.

Respectfully,

Hillary McCutcheon
Chief Enterprise Strategy Officer
PLA

CIRE EQUITY
530 B. Street. Suite 2050 | San Diego, CA 92101

June 12, 2025

VIA EMAIL (mmontes@hesperiaca.gov and rflores@hesperiaca.gov)

RE: Resolution No. PC-2025-07 (Prohibition of Outdoor Pallet Yards and Indoor Pallet Manufacturing Facilities)

Dear Planning Commissioners:

CIRE Equity is the property manager for 6730 Santa Fe, LLC ("CIRE") which is the owner of the property located at 6730 Sante Fe, Hesperia. CIRE leased the site to PLA Solutions, and PLA Solutions intends to conduct palette storage and recycling at the facility which is currently permitted under the City's Municipal Code. Through the California Environmental Quality Act (CEQA) review process, we learned of concerns from members of the public, and we would like the opportunity to assuage the concerns. However, on August 20, 2024, at the Planning Commission's request, the City Council adopted an urgency ordinance implementing a 45-moratorium on the establishment or expansion of pallet yard facilities, and the City Council extended this moratorium for 10½ months on September 17, 2024.

We respectfully object to the urgency ordinance as it was adopted based on the Planning Commission's bald assertions of the following:

> (1) Fire Risk: Wooden pallet storage yards present an obvious fire hazard due to the storage of large quantities of wood, a combustible material, at a single site. Within the past few years there have been multiple fires associated with pallet yards in nearby cities that have caused millions of dollars in losses.
>
> (2) Stacking Hazards: Wooden pallet storage yards often store wooden pallets in high stacks. Without adequate regulation of the location, height and volume of these stacks, or the separation between these stacks, the health, safety, and welfare of the public may be endangered. The improper or unsafe stacking of wooden pallets may be a falling risk, endangering employees and visitors to these sites, or may become a fire hazard, endangering the general public and neighboring properties. (Ordinance No. 2024-10, Section 1C).

The Planning Commission has never offered any citations to any authority for its assertions.

The Planning Commission has also repeatedly stated that there is an "absence of a regulatory framework to govern pallet storage yards." ***However, pallet storage yards are, in fact, regulated by the California Fire Code***. (See Cal. Fire Code Sections 2810 *et al.* and 315.7 *et al.*

attached hereto as Attachment 1). These regulations require a site plan including the presence of fire protection systems, a fire prevention plan requiring inspections, testing, and maintenance of the fire protection systems, and security management plan. (See Fire Code §§ 2810.3, 2810.4, and 2810.5). In addition, the Fire Code limits pallet stack heights, distance to the lot line, pallet pile stability and size, pallet types, and pile separation distances. (See Fire Code §§ 315.7 et al.).

Compliance with these regulations would certainly mitigate fire risk. The facility will be equipped with fire protection systems including sprinklers and a robust security system with cameras around the building. The property will also be fenced off to prevent trespassers.

We engaged Koffel Associates to assess the City's concerns. We would note that with its extensive expertise, Koffel Associates helped develop the above-referenced sections of the California Fire Code as well as the requirements in the National Fire Protection Association (NFPA) 1, Fire Code, regarding the storage of wood pallets at manufacturing and recycling facilities. Koffel points out that compliance with the Fire Code, would adequately protect pallet facilities and that it has no knowledge of any instance of "a single severe fire incident at a facility that complies with the above-referenced codes." (See Attachment 2).

The urgency ordinance was

> "adopted in order to allow the City time to thoroughly study and develop the City's laws, rules, procedures, and fees related to the operation and establishment of wooden pallet storage yards, to adequately and appropriately balance the rights of existing operators and future applicants who wish to establish or expand wooden pallet storage yards in the City, and to adequately and appropriately preserve the health, safety, and welfare of the community in the City of Hesperia." (Ordinance No. 2024-10, Section 1A).

Furthermore, the extension of the urgency ordinance provides:

> "During the period of this Ordinance, the City shall study and develop as necessary City laws, rules, procedures, and fees related to pallet storage yards, to enable the City to preserve the health, safety, and welfare of the community adequately and appropriately in the City of Hesperia. Pursuant to Government Code Section 65858 ***the Planning Manager will issue a report for the legislative body on what has been accomplished during the moratorium before it expires or is extended***." (Ordinance No. 2024-11, Section 4) (emphasis added).

It is unclear what studies have been performed and whether the Planning Manager issued a report pursuant to Government Code Section 65858(d).

We welcome the opportunity to discuss these issues with the City to discuss any additional measures beyond the Fire Code that would help preserve the health, safety, and welfare of the community. We would also like to engage with concerned citizens. PLA views fire safety as critical to its operations, and on behalf of the owner of the property, CIRE has also required strict compliance with all applicable laws and regulations.

Until the Planning Commission has conducted a meaningful study of the situation, including examining the existing Fire Code requirements and engaging with stakeholders including CIRE and PLA, we urge the Planning Commission to refrain from adopting Resolution No. PC-2025-07.

Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,



Yaara Siler
Portfolio General Counsel
CIRE EQUITY

ATTACHMENT 1

SECTION 2810
OUTDOOR STORAGE OF PALLETS AT PALLET MANUFACTURING AND RECYCLING FACILITIES

2810.1 General.

The outside storage of wood pallets and wood composite pallets on the same site as a pallet manufacturing or pallet recycling facility shall comply with Sections 2810.2 through 2810.11.

2810.2 Site plan.

Each site shall maintain a current site plan. The site plan shall be submitted to the *fire code official* for approval and contain all of the following:

1. *Lot lines*.
2. Utilities.
3. Size, location and type of construction of the buildings on the property.
4. Presence of the *fire protection systems*.
5. Water supply sources for fire-fighting purposes.
6. Location of hazardous material storage areas.
7. Location of pallet storage.
8. Equipment protected with a dust collection system.

9. 9.*Fire apparatus access roads*.
10. 10.Designated smoking areas.
11. 11.Location of fire alarm control panels.

2810.3 Fire prevention plan.

The *owner* or *owner's* authorized representative shall submit a fire prevention plan for review and approval by the *fire code official* that includes all of the following:

1. Frequency of walk-through inspections to verify compliance with the plan.
2. Hot work permit program in accordance with Chapter 35.
3. Preventative maintenance program for equipment associated with pallet activities.
4. Inspection, testing and maintenance of *fire protection systems* in accordance with Chapter 9.

2810.4 Fire safety and evacuation plan.

The *owner* or *owner's* authorized representative shall prepare and train employees in an *approved* fire safety and evacuation plan in accordance with Chapter 4.

2810.5 Security management plan.

The *owner* or *owner's* authorized representative shall prepare a security management plan based on a security risk assessment and shall make the plan and assessment available to the *fire code official* upon request.

2810.6 Clearance to property line.

Stacks of pallets shall not be stored within 0.75 times the stack height or 8 feet (2438 mm) of the property line, whichever is greater, or shall comply with Section 2810.11.

2810.7 Clearance to important buildings.

Stacks of pallets shall not be stored within 0.75 times the stack height of any important building on site, or shall comply with Section 2810.11.

2810.8 Height.

Pallet stacks shall not exceed 20 feet (6096 mm) in height.

2810.9 Fire flow.

Fire-flow requirements for the site shall be determined by the *fire code official*.

2810.10 Portable fire extinguishers.

Portable fire extinguishers shall be selected, installed and maintained in accordance with Section 906.

2810.11 Alternative approach.

Where *approved* by the *fire code official*, pallet stacks are permitted to be located closer to a property line or structure than as required by Sections 2810.6 and 2810.7 where additional fire protection is provided, including, but not limited to, the following:

1.The storage yard areas and materials-handling equipment selection, design, and arrangement are based on an *approved* risk assessment.

2.Automatic fire detection that transmits an alarm to a supervising station in accordance with NFPA 72.

3.*Fire apparatus access roads* around all storage areas.

315.7 Outdoor pallet storage.

Pallets stored outdoors shall comply with Sections 315.7 through 315.7.7. Pallets stored within a building shall be protected in accordance with Chapter 32.

315.7.1 Storage beneath overhead projections from buildings.

Where buildings are equipped throughout with an *automatic sprinkler system*, the outdoor storage of pallets under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

315.7.2 Distance to lot line.

Pallet storage shall not be located within 10 feet (3048 mm) of a *lot line*.

315.7.3 Storage height.

Pallet storage shall not exceed 20 feet (6096 mm) in height.

315.7.4 Pallet pile stability and size.

Pallet stacks shall be arranged to form stable piles. Individual pallet piles shall cover an area not greater than 400 square feet (37 m^2).

315.7.5 Pallet types.

Pallets shall be all wood, with slatted or solid top or bottom, with metal fasteners, or shall be plastic or composite pallets, *listed* and *labeled* in accordance with UL 2335 or FM 4996. Plastic pallets shall be both solid and gridded deck, independent of the pallet manufacturing process, type of resin used in fabrication or geometry of the pallet.

315.7.6 Pile separation distances.

In addition to the other requirements of this section, pallet stacks and piles shall be separated in accordance with Sections 315.7.6.1 and 315.7.6.2.

TABLE 315.7.6(1)

SEPARATION DISTANCE BETWEEN WOOD PALLET STACKS AND BUILDINGS

WALL CONSTRUCTION	OPENING TYPE	WOOD PALLET SEPARATION DISTANCE (feet)

		≤ 50 Pallets	51 to 200 Pallets	> 200 Pallets
Masonry	None	2	2	2
Masonry	Fire-rated glazing with open sprinklers	2	5	20
Masonry	Fire-rated glazing	5	10	20
Masonry	Plain glass with open sprinklers	5	10	20
Noncombustible	None	5	10	20
Wood with open sprinklers	—	5	10	20
Wood	None	15	30	90
Any	Plain glass	15	30	90

For SI: 1 foot = 304.8 mm.

TABLE 315.7.6(2)

SEPARATION DISTANCE BETWEEN PLASTIC PALLET STACKS AND BUILDINGS

WALL CONSTRUCTION	OPENING TYPE	PLASTIC PALLET SEPARATION DISTANCE (feet)		
		≤ 50 Pallets	51 to 200 Pallets	> 200 Pallets
Masonry	None	2	2	2
Masonry	Fire-rated glazing with open sprinklers	10	20	50
Masonry	Fire-rated glazing	15	40	100
Masonry	Plain glass with open sprinklers	15	40	100
Noncombustible	None	15	40	100
Wood with open sprinklers	—	15	40	100
Wood	None	30	80	150
Any	Plain glass	30	80	150

For SI: 1 foot = 304.8 mm.

TABLE 315.7.6(3)

SEPARATION FROM OTHER PALLET PILES AND ON-SITE STORAGE (WOOD PALLETS)

	WOOD PALLET SEPARATION DISTANCE (feet)		
	≤ 50 Pallets	**51 to 200 Pallets**	**> 200 Pallets**
Between pallet piles	7.5	15	45
Other on-site storage	7.5	15	45

1. For SI: 1 foot = 304.8 mm.

TABLE 315.7.6(4)

SEPARATION FROM OTHER PALLET PILES AND ON-SITE STORAGE (PLASTIC PALLETS)

	PLASTIC PALLET SEPARATION DISTANCE (feet)		
	≤ 50 Pallets	**51 to 200 Pallets**	**> 200 Pallets**
Between pallet piles	15	40	75
Other on-site storage	15	40	75

2. For SI: 1 foot = 304.8 mm.

315.7.6.1 Building separation.

3. Pallet stacks and piles shall be separated from buildings in accordance with Table 315.7.6(1) for wood pallets and Table 315.7.6(2) for plastic pallets.

315.7.6.2 Separation from other pallets and on-site storage.

4. Pallets shall be separated from other pallet piles and other storage in accordance with Table 315.7.6(3) for wood pallets and Table 315.7.6(4) for plastic pallets.

315.7.7 Prohibited locations.

5. Pallets shall not be stored underneath high-voltage transmission lines, elevated roadways or elevated railways.

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June 9, 2025

The City of Hesperia, CA
9700 Seventh Avenue
Hesperia, CA 92345

RE: DEVELOPMENT CODE AMENDMENTS DCA24-00003
SPECIFIC PLAN AMENDMENT SPLA24-00005
PRELIMINARY COMMENTS IN OPPOSITION
PROJECT NO. C114-01

Dear Planning Commission:

Koffel Associates, Inc. has provided fire protection engineering and code compliance services to the National Wooden Pallet and Container Association (NWPCA) for approximately nine years. The relationship started when it was determined that the *International Fire Code* (IFC) lacked requirements for the storage of wood pallets at manufacturing and recycling facilities. We helped develop those requirements along with revising the requirements in NFPA 1 regarding the storage of wood pallets at manufacturing and recycling facilities. In addition, to facilitate compliance with the requirements we authored the NWPCA Fire Code Compliance Manual designed to help facility operators and code officials apply the requirements that were new to the 2018 Editions of the IFC and NFPA 1 (https://www.palletcentral.com/page/compliancemanual). In this instance, we have also been contacted by CIRE Equity to provide code consulting services regarding the proposed resolution.

We have reviewed the Staff Report dated June 12, 2025 but released to the public on Friday, June 6, 2025. While we plan to offer more detailed comments, at this time we will offer the following general comments:

1. In the Background Section a statement is made that "Pallet yards often stack wooden pallets at considerable heights. Without adequate regulation of stacking height, spacing and volume, improperly stored pallets can pose a falling hazard, endangering employees, visitors, and nearby properties." It should be noted that the California Fire Code contains two sections that address the outside storage of wood pallets, both of which address storage heights and clearances from important buildings and lot lines:
    a. Section 2810 Outdoor Storage of Pallets at Pallet Manufacturing and Recycling Facilities
    b. Section 315.7 Outdoor Pallet Storage

2. In the Issue/Analysis section the issue is expanded to include indoor pallet manufacturing facilities indicating that there are "no specific regulations tailored to outdoor or indoor pallet facilities." As noted above, the California Fire Code addresses the outdoor storage of wood pallets based upon whether the pallets are stored at manufacturing or recycling facilities or at other locations. The California Building Code classifies indoor manufacturing facilities as either

a Group F-1 occupancy or a Group H-2 occupancy, depending on the quantity of combustible dust that is generated. In most cases, such facilities would be required to be protected with an automatic sprinkler system and if pallets are stored inside, the sprinkler system density would be one of the higher densities required by NFPA 13 and NFPA 13 severely restricts the height of storage of pallets in such buildings.

3. In a subsequent analysis we will address the allegation that pallet facilities have a "well-documented history of contributing to severe fires…" It should be noted that we are not aware of a single severe fire incident at a facility that complies with the above-referenced codes.

4. The Proposed Resolution has numerous general flaws including:
    a. The failure to recognize the difference between pallet storage at manufacturing and recycling facilities, idle pallet storage, and the unauthorized storage of pallets. As noted above, the California Fire Code recognizes those differences.
    b. The focus on wood pallets when in fact, plastic pallets can, depending on their construction, represent a more severe challenge.
    c. The failure to consider the relative risk of compliant pallet storage facilities as compared to other uses permitted in the Limited Manufacturing (I1) and General Manufacturing (I2) zones.

SUMMARY

Given that the Proposed Resolution is based upon incorrect background information, fails to recognize the different types of pallet storage facilities, fails to address plastic pallets, and fails to consider the relative risk of such facilities as compared to other allowable uses we recommend that City Council vote "no" to adopt the Proposed Resolution presented by the Planning Commission.

Respectfully submitted,

William E. Koffel, P.E., FSFPE, SASHE
Director, Special Projects
Licensed in AZ, DC, HI, MD, NY, OH, PA, VA, WA

EXHIBIT "A"
DCA24-00003 and SPLA24-00005

The following are modifications to Chapter 16.16.320 of the City of Hesperia Municipal Code and Chapter 9 of the Main Street and Freeway Corridor Specific Plan (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

1) The following are modifications to **Chapter 16.16.320- Commercial and industrial uses of the City's Municipal Code.**

	Land Use Designations				
Land Uses	C1	C2	C3	I1	I2
KK. Pallet manufacturing facilities completely within an enclosed building	**NP**	**NP**	**NP**	**NP**	**NP**
LL. Pallet yard facilities with outdoor storage	**NP**	**NP**	**NP**	**NP**	**NP**
MM ~~KK~~. Parking/storage of recreational vehicles			R	R	R
NN ~~LL~~. Personal services (e.g., spas, salons, tattoo shops and massage facilities) [8]	R	R	R		
OO ~~MM~~. Planetarium, aquarium, botanical garden and zoo		R			
PP ~~NN~~. Publishing and printing		R	R	R	
QQ ~~OO~~. Processing (recycling) facility [4]	NP	NP	NP	CUP	CUP
RR ~~PP~~. Recreational facility — Commercial		R	R	R	
SS ~~QQ~~. Recycling center — Large collection facility [4]	NP	NP	NP	CUP	CUP
TT ~~RR~~. Repair shop — Small items	R	R	R	R	R
UU ~~SS~~. Restaurant (sit down and takeout), including outdoor dining [2]	R	R	R		
VV ~~TT~~. Retail sales (not including off-sale alcohol[7] or single price overstock/discount stores (SPODS).	R	R	R	R[6]	R[6]
WW ~~UU~~. School — Trade, community college, university		R	R	R	R
XX ~~VV~~. School — Specialty non-degree (e.g., dance and martial arts)	R	R	R	R	R
YY ~~WW~~. Semi-truck repair and storage				CUP	CUP
ZZ ~~XX~~. Shopping center (not including off-sale alcohol [7])	R	R	R		

AAA ~~YY~~. Single price overstock/discount stores (SPODS).	CUP	CUP	CUP		
BBB ~~ZZ~~. Outdoor storage of shipping containers and semi-truck trailers as a primary use [2]	NP	NP	NP	CUP	CUP
CCC ~~AAA~~. Trucking facilities including truck terminals, bus terminals, and truck storage yards [2]				CUP	CUP
DDD ~~BBB~~. Theater	NP	NP	NP	NP	NP
EEE ~~CCC~~. Upholstery and furniture repair/refinishing		R	R	R	R
FFF ~~DDD~~. Vehicle fuel station [2]	CUP	CUP	CUP		
GGG ~~EEE~~. Vehicle parts and accessories sales		R	R		
HHH ~~FFF~~. Vehicle repair facility — Major (not including semi-truck repair)		CUP	CUP	R	R
III ~~GGG~~. Vehicle repair facility — Minor		CUP	CUP	R	R
JJJ ~~HHH~~. Vehicle sales/rentals and leasing — new and used [2]		R			
KKK ~~III~~. Vehicle wash facility [2]		CUP	CUP	CUP	
LLL ~~JJJ~~. Veterinary services — Clinics and small animals hospitals (short term boarding)	R	R	R		
MMM ~~KKK~~. Warehousing and wholesale distribution center				R	R
NNN ~~LLL~~. Wrecking yard [2]	NP	NP	NP	NP	CUP

2) The following are modifications to Chapter 9- Non-Residential Zones of the Main Street and Freeway Corridor Specific Plan.

Chapter 9, Subsection (G) – Commercial Industrial Business Park Zone shall be amended to read:

3. Prohibited Uses

The following uses are prohibited in the Commercial/Industrial Business Park zone:

a) Pallet manufacturing facilities completely within an enclosed building.
b) Pallet yard facilities with outdoor storage.

~~a~~ c) Residential uses.

~~b~~ d) Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to the public welfare by reason of emission of odor, dust, smoke, gas, noise, vibration or other causes.

Chapter 9, Subsection (H) - General Industrial Zone shall be amended to read:

3. Prohibited Uses

The following uses are prohibited in the General Industrial zone:

a) Any residential use.

b) Pallet manufacturing facilities completely within an enclosed building.
c) Pallet yard facilities with outdoor storage.

~~b~~ d) Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to the public welfare by reason of emission of odor, dust, smoke, gas, noise, vibration or other causes.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A DEVELOPMENT CODE AMENDMENT AND SPECIFIC PLAN AMENDMENT TO PROHIBIT THE ESTABLISHMENT OF NEW, OR THE EXPANSION OF EXISTING, OUTDOOR PALLET YARDS AND INDOOR PALLET MANUFACTURING FACILITIES (DCA24-00003 AND SPLA24-00005)

WHEREAS, on January 5, 1998, the City Council of the City of Hesperia adopted Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, On September 2, 2008, the City Council of the City of Hesperia adopted Ordinance No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, on August 20, 2024, the City Council adopted Urgency Ordinance No. 2024-10, implementing a 45-day moratorium on establishing or expanding pallet yard facilities within the City; and

WHEREAS, on September 17, 2024, the City Council extended the moratorium for ten months and fifteen days, bringing the total duration to one year, to allow staff to analyze the potential issues associated with pallet yard facilities; and

WHEREAS, there are no specific development standards directly regulating outdoor pallet yards or indoor pallet manufacturing facilities.

WHEREAS, staff analyzed potential issues and determined that to protect the public's health, safety, and welfare, the establishment, expansion and operation of outdoor pallet yards and indoor pallet manufacturing facilities shall be prohibited in all industrial zoning designations within the City. Pallet facilities pose significant fire hazards due to the high combustibility of stacked wooden pallets. The excessive vertical stacking of pallets presents a clear risk of fire, safety hazards, and obstruction of emergency access. Additionally, these uses generate excessive noise, attract rodents, create visual blight, and contribute to environmental impacts through improper storage and stormwater runoff contamination; and

WHEREAS, the City finds that it is necessary to amend the Hesperia Municipal Code and the Main Street and Freeway Corridor Specific Plan to prohibit pallet yard facilities; and

WHEREAS, the City proposes to amend Chapter 16.16.320 – Commercial and Industrial Uses of the Municipal Code to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities; and

WHEREAS, the City proposes to amend Chapter 9 – Non-Residential Zones of the Main Street and Freeway Corridor Specific Plan to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities; and

WHEREAS, the proposed Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 (DCA24-00003 & SPLA24-00005) are exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), as it can be seen with certainty that there is no significant effect on the environment. The proposed Amendments are also exempt from the requirements of the California Environmental Quality Act by Section 16.12.415(B)(10)

of the City's CEQA Guidelines, as the Amendments are exempt if they do not propose to increase the density or intensity allowed in the General Plan; and

WHEREAS, on June 12, 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 July 15, 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 of the facts set forth in this Ordinance are true and correct.

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 as it will enhance the quality of life by preserving a calm environment and eliminating the risk of future adverse impacts to neighborhoods within the City.

Section 3. The proposed development code amendment is necessary because the existing regulations do not contain any development standards as to the operational characteristics of pallet yard facilities. These facilities pose serious fire and safety risks due to the high flammability of stacked pallets and the obstruction of emergency access due to improper separation of pallets. They also contribute to noise, attract pests, create visual blight, and raise environmental concerns, including stormwater contamination and airborne health hazards. Fires at these sites are well-documented, often burning for extended periods and endangering nearby homes, businesses, and infrastructure. Poorly maintained facilities may also invite illegal dumping and increasing public costs for enforcement and cleanup. The prohibition on pallet yard facilities city wide, is intended to enhance public safety and promote responsible development that balances economic activity with community well-being.

Section 4. Based on the findings and conclusions set forth in this Ordinance, the City Council hereby adopts Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities as shown on Exhibit "A."

Section 5. This Ordinance shall take effect thirty (30) days from the date of adoption.

Section 6. 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 5th day of August 2025.

_____
Allison Lee, Mayor

ATTEST:

_____
Jessica Giber, Assistant City Clerk

DATE: June 12, 2025

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner
Edgar Gonzalez, Senior Planner

SUBJECT: Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005; Applicant: City of Hesperia; Area Affected: City-wide

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-07, recommending that the City Council introduce and place on first reading an ordinance approving Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 to prohibit the establishment of new, or the expansion of existing, outdoor pallet yards and indoor pallet manufacturing facilities.

BACKGROUND

On August 20, 2024, the City Council recognized the need for regulations on pallet yard facilities due to their potential negative impacts. Consequently, the Council adopted Urgency Ordinance No. 2024-10, implementing a 45-day moratorium on the establishment or expansion of pallet yard facilities within the City (Attachment 1).

On September 17, 2024, the City Council extended the moratorium for ten months and fifteen days, bringing the total duration to one year (Attachment 2).

The purpose of the moratorium was to allow staff time to analyze the potential issues associated with pallet yard facilities and propose regulations to mitigate their impact on the community. The primary concerns related to pallet yards include:

- Fire Risk: Outdoor pallet storage yards pose a significant fire hazard due to the accumulation of large quantities of highly combustible wood. In recent years, multiple fires at outdoor pallet yards in nearby cities have resulted in millions of dollars in damages.

- Stacking Hazards: Pallet yards often stack wooden pallets at considerable heights. Without adequate regulation of stacking height, spacing, and volume, improperly stored pallets can pose a falling hazard, endangering employees, visitors, and nearby properties. Improper stacking may also increase fire risk.

ISSUES/ANALYSIS

Existing Regulations: Under the Hesperia Municipal Code (Section 16.16.320), outdoor pallet yards and indoor pallet manufacturing facilities are currently permitted in the Limited Manufacturing (I1) and General Manufacturing (I2) zones. These facilities are classified as general manufacturing uses and are subject to development standards regulating outdoor storage

(for outdoor pallet yards only). However, there are no specific regulations tailored to outdoor or indoor pallet facilities.

Similarly, the Main Street and Freeway Corridor Specific Plan permits these uses in the Commercial Industrial Business Park (CIBP) and General Industrial (GI) zones. While they are classified as general manufacturing uses, the Specific Plan also lacks explicit regulations for pallet facilities.

Proposed Regulations: As noted, there are no specific development standards directly regulating outdoor pallet yards or indoor pallet manufacturing facilities. The proposed Development Code Amendment seeks to prohibit the establishment, expansion, and operation of these facilities in all industrial zoning designations within the City.

These uses present significant fire hazards due to the high combustibility of stacked wooden pallets. The excessive vertical stacking of pallets also creates safety risks and can hinder emergency access. In addition to fire and safety concerns, pallet facilities often generate excessive noise, attract rodents, create visual blight, and contribute to environmental issues, including improper material storage and potential stormwater runoff contamination.

Pallet facilities have a well-documented history of contributing to severe fires, many of which have resulted in extensive property damage, environmental degradation, and public safety risks. Numerous incidents, both locally and nationally, have involved fires burning for hours or days, demonstrating how quickly stacked pallets can ignite and how intensely they burn. Their high combustibility, coupled with inadequate emergency access, often results in uncontrollable fires that threaten surrounding businesses, residential neighborhoods, and critical infrastructure.

Facilities lacking proper oversight or maintenance often contribute to urban decline by facilitating illegal dumping and exposing surrounding communities to airborne health hazards. These negative impacts frequently lead to increased costs for cities, which must allocate resources to code enforcement, fire response, and environmental cleanup. Additionally, pallet facilities typically provide minimal economic return, representing an inefficient use of industrial space, especially in communities focused on sustainable growth, workforce development, and long-term economic resilience.

The proposed prohibition aims to preserve the quality of life in residential, commercial, and industrial zones, reduce fire risk to adjacent properties, and promote more compatible and sustainable land uses.

Environmental: Approval of the Development Code Amendment and Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment and Specific Plan Amendment are also exempt under Section 16.12.415(B)(10) of the City's CEQA Guidelines, as they do not propose to increase the density or intensity allowed by the General Plan.

Conclusion: The proposed ordinance prohibits new and expanded outdoor pallet yards and indoor pallet manufacturing facilities. This action is intended to enhance public safety and promote responsible development that balances economic activity with community well-being.

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 identified fiscal impacts associated with this action.

ALTERNATIVE(S)

1. The Planning Commission may provide alternative direction to staff.

ATTACHMENT(S)

1. Ordinance 2024-10 (45-day Moratorium)
2. Ordinance 2024-11 (10 months & 15-day Extension to Moratorium)
3. Exhibit A – Amended language for DCA & SPLA
4. Resolution No. PC-2025-07

City of Hesperia
STAFF REPORT

DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Nathan R. Freeman, Director of Development Services
Ryan Leonard, Principal Planner

SUBJECT: 2025 General Plan Update

RECOMMENDED ACTION

The Planning Commission recommends that the City Council adopt Resolutions Nos. 2025-28 and 2025-29 to: 1) Certify the Addendum as being complete and in compliance with the California Environmental Quality Act (CEQA); and 2) Adopt the updated Land Use Element and Health and Safety Element.

BACKGROUND

The City Council adopted Hesperia's last General Plan update on September 7, 2010. Since then, state legislation has evolved, requiring specific revisions to maintain legal compliance. In 2024, the City engaged PlaceWorks, Inc. (Placeworks) to update the Land Use, Circulation, and Safety Elements and prepare an Addendum to the 2010 General Plan Environmental Impact Report (EIR). PlaceWorks was also contracted to draft Objective Design Standards in support of the City's recently adopted Housing Element. These standards will be advanced separately at a future date.

To prepare for the update, the City and Placeworks hosted several public meetings and workshops. In 2024, four public meetings and two study sessions were held with the Planning Commission (Commission) and City Council (Council). The Commission and Council reviewed and discussed critical components of each element, as well as the Objective Design Standards. The project team also consulted stakeholder groups and distributed a public survey to gather input, particularly for the Health and Safety Element.

On June 12, 2025, the Planning Commission voted 4-0 (with Commissioner Steeno absent) to forward the item to the City Council with a recommendation for approval. During the hearing, one resident, Bill Jensen, provided public comment. He recommended that the City preserve commercially zoned properties along the Main Street freeway interchange and avoid converting prime commercial properties near the Main Street on and off ramps to industrial uses. However, he expressed support for changing the zoning of properties along Amargosa Road, north of the "Heilig Meyer" building, from commercial to industrial.

ISSUES/ANALYSIS

The General Plan is the City's "Constitution" and guide for development, outlining the City's vision for itself, how it will develop over time, and how it will maintain quality of life. All decisions made

by the City, from the adoption of the annual budget and implementation of capital improvements to the issuance of building permits, must be consistent with the General Plan.

Since the last General Plan update in 2010, the City's population has increased from approximately 90,000 to over 100,000, and employment has grown from 11,000 to 17,000. Ongoing development interest has helped sustain this economic growth, which is expected to continue. The updated General Plan must also respond to new laws, regulations, and conditions that have emerged since 2010. For instance, recent state legislation on climate adaptation and resiliency requires cities to take steps to better withstand extreme weather events. Additionally, new mandates have been enacted by the State Legislature to address community health, education, and economic equity.

General Plan Goals

As a focused update, the primary objective of the project team was to integrate new policies and programs that comply with State law while preserving the overall vision and direction established by the 2010 General Plan. Throughout the process, input from community members, stakeholders, and City staff consistently reaffirmed that the goals set forth in the original plan remain relevant today. The focused General Plan Update supports the following goals:

- Preserve existing neighborhoods;
- Enhance the quality of residential areas across a variety of densities, with landscaping and architectural standards;
- Reinforce efforts to build a local job base and establish sales-tax-producing businesses along Bear Valley Road, Main Street and the Freeway Corridor;
- Preserve lot sizes and prevent premature subdivision of land;
- Enhance the quality of life in higher residential density developments with paseos, parks, and other amenities;
- Establish a circulation system of arterial and connector streets to carry traffic efficiently within and across the City;
- Support the urban design framework, which includes two new greenways to link the freeway corridor with the downtown area;
- Dedicate housing units for senior citizens as well as for all income levels; and
- Permit mixed-use developments in the downtown area and along the freeway corridor.

General Plan Elements

The General Plan Update consists of three chapters, or elements. A summary of each element and the associated issues are as follows:

Land Use: The motivating force behind updates to the Land Use Element stems from programs contained within the City's adopted Housing Element. Crucially, the update process focused on revising development standards for the R-3, C-2, and R-C designations that more clearly and concisely communicate the City's intent for these areas. The changes are summarized as follows:

- *R-3 Multiple Family Residence*: The R-3 land use designation is amended to increase the maximum density of residential development from 15 dwelling units per acre to 30 dwelling units per acre and to conditionally permit group homes for seven or more persons.

- *C-2 General Commercial*: The C2 land use designation is amended to allow 100 percent residential development up to 30 dwelling units per acre and to permit group homes for six or fewer persons.

- *R-C Regional Commercial*: The RC zone (part of Main Street and Freeway Corridor Specific Plan) is amended to increase the maximum density of residential development from 25 dwelling units per acre to 30 dwelling units per acre. The zone is also amended to allow 100 percent residential development and to permit group homes for six or fewer persons. The development of residential uses is limited primarily to the east side of Interstate 15.

The most frequently referenced part of the General Plan is the Land Use Map. This map shows the location of residential, commercial, industrial uses, as well as schools and parks. The map also shows other features such as railroads, the airport, and the California Aqueduct. Residential uses are classified by density in dwelling units per acre. The proposed Land Use Map does not propose new changes beyond reflecting all General Plan Amendments processed since the 2010 General Plan was adopted.

The text of the Land Use Element includes a description of the City's existing development pattern, infrastructure, and public services. In addition, the intent for each land use designation is described alongside general density and intensity standards. The goals intended to guide future growth and development include:

- Ensuring compatibility between adjacent uses;
- Preserving and enhancing residential areas;
- Promoting balanced, efficient commercial development to generate sales taxes;
- Providing for industrial development to increase opportunities for local employment;
- Investing in high-quality public facilities;
- Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification;
- Improving the quality of life for all community members; and
- Ensuring that future growth is fiscally sustainable.

Circulation: The Circulation Element was presented to the Planning Commission at its June 12, 2025 meeting. However, it will be presented to the City Council at a later date. Staff is currently analyzing potential changes to the roadway network to ensure it supports the City's long-term growth and mobility needs.

Health and Safety: The Health and Safety Element includes both safety and environmental equity components pursuant to the California Government Code sections 65302(g) and 65302(h). The safety components focus on naturally occurring and human-induced hazards, as well as emergency preparedness and response to protect the community from the effects of natural disasters and environmental hazards. The healthy community components focus on strategies to improve health and environmental equity.

Safety Topics
In Hesperia, the key safety issues include seismic and geological hazards, flood risk and water inundation hazards, wildfires, hazardous waste and materials, emergency preparedness and response, and climate change resilience. The Safety Element works in tandem with the City's Local Hazard Mitigation Plan and Emergency Operations Plan to provide a cohesive safety approach for Hesperia.

Since the previous update to the Safety Element in 2010, several new laws have taken effect, requiring updates to the Safety Element:

- AB 2140 (2006): Allows for the incorporation of the Local Hazard Mitigation Plan into the Safety Element;
- SB 1241 (2012): Requires the review and update of the flood and wildfire sections to minimize risk to new buildings and essential facilities and identify responsible agencies and ensure coordination among agencies;
- SB 379 (2015): Requires the preparation of a climate change vulnerability assessment that identifies risks to hazards, and develops goals, policies, and implementation actions to build resilience in the community;
- SB 99 (2019): Requires the identification of residential areas in hazard zones with less than two ingress/egress routes; and
- AB 747 (2019)/1409 (2021): Requires the identification of evacuation route capacity, safety and viability, and evacuation locations under a range of hazard scenarios.

Following extensive technical analysis, staff updated the Safety Element hazard descriptions, goals, and policies to meet current Government Code requirements. The key changes are summarized as follows:

- Incorporate the Hesperia Local Hazard Mitigation Plan by reference, as supported by AB 2140;
- Update hazard background information and mapping with the most current data from federal, state, and local sources;
- Update policies in the seismic and geologic hazards, flooding hazards, fire hazards, hazardous materials, and emergency preparation and response sections, based on the technical Background Report and California Government Code requirements;
- Address climate change vulnerability and adaptation as directed by SB 379 through a new Climate Change Resilience section, including a goal and policies based on the findings of the Climate Vulnerability Assessment; and
- Provide a matrix of actions for implementing the goals and policies of the Safety Element.

Pursuant to California Government Code Section 65302.5(b), the California Department of Forestry and Fire Protection reviewed the draft Safety Element and consulted with the City from December 2024 to January 2025. The State Board of Forestry and Fire Protection's Resource Protection Committee reviewed the Safety Element on March 4, 2025, during its regular meeting and granted approval for the City to proceed with the public hearings and adoption of the Safety Element without revisions.

Healthy Community Topics
With the passage of SB 1000, the Planning for Healthy Communities Act, a City's general plan must incorporate goals, policies, and actions to improve health and environmental equity. In addition to SB 1000, the 2021-2029 City's Housing Element contained commitments to address issues within the built environment as a condition for its certification by the State of California. As a result, the City's General Plan Safety Element contains a Healthy Communities section that addresses both requirements and builds upon the City's Resolution 2010-030, which affirms the commitment to promoting and developing a safe and healthy Hesperia for all residents.

To shape goals, policies and programs in the Health and Safety Element, a Healthy Community Technical Report was prepared, supported by information gathered from community workshops, stakeholder interviews, and a public survey. Based on the findings and as required by Section 653902(h) of the Government Code, the Element provides goals, policies, and programs that address the following topics:

- Reduction of pollution exposure;
- Improvement in air quality;
- Opportunities for physical activity;
- Access to healthy food;
- Affordable, safe, and sanitary homes;
- Access to public facilities and services; and
- Increasing opportunities for civic involvement.

Addendum to the 2010 Environmental Impact Report: PlaceWorks prepared the Addendum to the 2010 Certified Environmental Impact Report (Certified EIR) for Hesperia's General Plan. The Addendum evaluates whether the General Plan Update (proposed project) would modify the existing General Plan in such a way that it would create new environmental impacts or substantially increase the severity of previously identified significant effects, potentially requiring further environmental review. The Addendum, in conjunction with the Certified EIR, serves as the environmental review for the proposed modifications to the existing General Plan, ensuring compliance with CEQA. The Addendum evaluates the potential environmental impacts associated with the existing General Plan as modified by the General Plan Update.

The proposed project will update the Land Use and Health and Safety elements, as well as the environmental equity policies to address state laws and support projected growth over the next 25 years. The proposed project is a focused update of the current General Plan to conform with new State laws related to community health, climate adaptation, resiliency, and mobility, and to bring long-term growth projections into alignment with current economic conditions and state mandates. Differences in population, jobs, housing units, and non-residential square feet between the existing General Plan and General Plan Update at buildout are shown in the following table.

Comparison of Buildout Conditions for Existing General Plan and General Plan Update

	Existing General Plan[1] (2050)	General Plan Update (2050)	Difference
Population	144,538	162,835	+18,297
Jobs	48,527	48,502	-25
Housing Units	54,430	61,570	+7,140
Non-Residential Square Feet	67,613,266	66,733,917	-879,349

[1] The 2010 Certified EIR did not include a planning horizon, and therefore, the buildout under the existing General Plan was adjusted to account for a 2050 horizon year. The buildout under the proposed project is within the overall buildout as envisioned in the 2010 Certified EIR.

Addendum Process: Pursuant to the CEQA Guidelines Section 15164, an Addendum to a previously certified EIR may be prepared under specific circumstances. The Addendum process

allows for the documentation of minor project changes or technical updates that do not result in new or substantially more severe environmental impacts.

The proposed project qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed changes are consistent with the scope of the previously Certified EIR and do not meet any of the conditions outlined in Section 15162(a) and Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the Certified EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.

Tribal Consultation: In compliance with Senate Bill 18 (Government Code Section 65352.3), the City of Hesperia initiated tribal consultation by contacting California Native American tribes identified by the Native American Heritage Commission. Notification letters were sent on May 21, 2024, to the Desert Cahuilla Indians, the Cabazon Band of Mission Indians, and the Yuhaaviatam of San Manuel. The Yuhaaviatam of the San Manuel tribe responded on May 24, 2024, and requested formal consultation with the City. The City indicated that the proposed project would not allow for any ground-disturbing activities that would preclude a project from going through the standard CEQA requirements, and the Tribe concluded consultation on October 30, 2024. In addition, since the proposed project is being evaluated through a CEQA Addendum and not a new EIR, consultation pursuant to Assembly Bill 52 (Public Resources Code Sections 21073 to 21084.3) does not apply in this instance.

Significant Impacts: CEQA requires that the EIR identify the impacts of a project and propose mitigation measures to reduce those impacts. CEQA also requires disclosure of any impacts that cannot be mitigated to a non-significant level, even if all feasible mitigations are required. The Certified EIR determined that implementation of the existing General Plan would result in significant and unavoidable impacts related to air quality, noise, and transportation. The Addendum determined that these impacts would continue to be significant and unavoidable as part of the proposed project, as summarized:

- Air Quality
    - Results in construction emissions that would contribute substantially to an existing or projected air quality violation;
    - Results in operational emissions that would contribute substantially to an existing or projected air quality violation; and
    - Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).

- Noise
    - Results in a substantial permanent increase in ambient noise levels in the project vicinity.

- Transportation[1]

    - Causes an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system; and
    - Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

No new significant environmental impacts have been identified beyond those already assessed in the Certified EIR. While the proposed project may result in physical impacts due to future improvements, the analysis and mitigation measures from the Certified EIR will still apply. While the project involves physical impacts, it does not result in new significant environmental effects or substantially increase the severity of previously identified impacts. The analysis and mitigation measures from the previously Certified EIR remain applicable to the proposed project.

CITY GOAL SUPPORTED BY THIS ITEM

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

CONCLUSION

Adoption of the General Plan Update will bring the City's primary policy document into compliance with new state laws and mandates and ensure continued compliance with CEQA. The update will also address the changes the City has experienced in the previous 15 years since the General Plan was last updated. The update will provide guidance to the City's decision makers and staff to carry out the overall vision for the City of Hesperia. The Addendum substantiates that the proposed changes do not introduce any new significant environmental impacts beyond those already addressed by the 2010 General Plan EIR.

ALTERNATIVE

1. Provide alternative direction to staff.

ATTACHMENT(S)

1) Resolution No. 2025-28 (Certifying the Addendum in compliance with CEQA)
2) Resolution No. 2025-29 (Adoption of the 2025 General Plan Update)
3) Addendum to the 2010 General Plan EIR
4) Land Use Element
5) Health and Safety Element
6) June 12, 2025, Planning Commission Packet

[1] The 2010 Certified EIR found impacts to Level of Service (LOS) to be significant and unavoidable. However, since CEQA no longer uses LOS as a threshold standard, and has replaced it with Vehicle Miles Traveled (VMT), the LOS significance is no longer applicable to CEQA.

RESOLUTION NO. 2025-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE CITY'S 2010 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (EIR) PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN SUPPORT OF THE 2025 GENERAL PLAN UPDATE.

WHEREAS, on September 7, 2010, the City Council of the City of Hesperia adopted Resolution No. 2010-057 certifying the Final EIR for the City's 2010 General Plan, which also remains applicable to development within the City; and

WHEREAS, 15 years have passed since the City of Hesperia adopted the 2010 General Plan and changes to the City's size and population, as well as new laws, regulations, and circumstances that did not exist when the original General Plan was adopted, requires an update to the General Plan described herein (hereinafter referred to as "2025 General Plan Update" or "Project"); and

WHEREAS, the 2025 General Plan Update is a focused update to the two mandatory elements required by the State of California, including the Land Use and Health and Safety Elements; and

WHEREAS, the Addendum has been prepared pursuant to CEQA Guidelines Section 15164 to evaluate whether the proposed 2025 General Plan Update would result in any new significant impacts, substantially more severe impacts, or trigger the need for a subsequent or supplemental EIR under Sections 15162 or 15163; and

WHEREAS, the 2010 General Plan EIR identified significant and unavoidable impacts to air quality, noise, and traffic, the significant and unavoidable impacts pertaining to traffic would no longer apply as Level of Service (LOS) was replaced with Vehicle Miles Traveled (VMT) per Senate Bill 743 (SB 743) and CEQA Guidelines Section 15064.3, and VMT has been determined to be the applicable metric for analyzing transportation impacts under CEQA, thereby rendering LOS-based impacts no longer applicable; and

WHEREAS, the Addendum to the 2010 General Plan EIR reflects this change in CEQA law and confirms that this transition from LOS to VMT does not result in new or more severe environmental effects; and

WHEREAS, the Addendum concludes that all impacts remain within the scope of analysis in the certified 2010 General Plan EIR, and that none of the criteria in CEQA Guidelines Section 15162 or Section 15163 are met; and

WHEREAS, on June 12, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the Addendum to the 2010 General Plan EIR in connection with the 2025 General Plan Update and concluded said hearing on that date; and

WHEREAS, on July 15, 2025, the City Council of the City of Hesperia conducted a public hearing pertaining to the 2025 General Plan Update, 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 of 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 July 15, 2025, hearing, including public testimony and written and oral staff reports, this City Council specifically finds as follows:

(a) An Addendum to the 2010 General Plan EIR has been prepared for the 2025 General Plan Update. The 2025 General Plan Update qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed project is consistent with the scope of the 2010 General Plan EIR and does not meet any of the conditions outlined in Section 15162(a) and Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the 2010 General Plan EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.

(b) The City Council has independently reviewed and analyzed the Addendum and finds that it reflects the independent judgement of the City Council, and that there is no substantial evidence, in light of the whole record, that the project may result in new significant impacts or substantial increases in the severity of impacts that were previously identified.

Section 3. Based on the findings and conclusions set forth in this Resolution, the City Council hereby certifies the Addendum to the 2010 General Plan EIR as being complete pursuant to Resolution No. 2025-28.

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 15th day of July 2025

_____

Allison Lee, Mayor

ATTEST:

_____

Jessica Giber, Assistant City Clerk

RESOLUTION NO. 2025-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING THE 2025 GENERAL PLAN UPDATE.

WHEREAS, on September 7, 2010, the City Council of the City of Hesperia adopted the City's General Plan, currently applicable with regard to development within the City; and

WHEREAS, On September 2, 2008, the City Council of the City of Hesperia adopted Resolution No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, almost 15 years have passed since the City of Hesperia adopted its 2010 General Plan and changes to the City's size and population as well as new laws, regulations, and circumstances that did not exist when the original plan was adopted, requires an update to the General Plan described herein (hereinafter referred to as "General Plan Update" or "Project"); and

WHEREAS, on May 2, 2023 the City Council adopted the 2021-2029 Housing Element (6th Cycle Housing Element Update) which includes several program actions that require the City to amend the Development Code and update the General Plan to allow for up to 30 dwelling units per acre (du/ac) in the Multi-Family (R3) zone; to allow for 100 percent residential development ranging from 20 to 30 du/ac in the General Commercial (C-2) zone; and to allow for up to 30 du/ac in the Regional Commercial (RC) zone within the Main Street and Freeway Corridor Specific Plan**.**

WHEREAS, the General Plan Update establishes the City's overall policy to guide development framework for the City to help realize the community's vision to the year 2050 planning horizon; and

WHEREAS, the General Plan Update is a focused update to the Land Use and Health and Safety Elements of the General Plan; and

WHEREAS, the City of Hesperia, as the lead agency, prepared an Addendum to the 2010 General Plan Environmental Impact Report ("EIR") pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, and determined that no new significant environmental impacts would occur beyond those previously analyzed in the 2010 General Plan EIR, and that the existing analysis and mitigation measures remain applicable to the proposed project; and

WHEREAS, the Planning Commission held five workshops on April 11, 2024, May 23, 2024, July 11, 2024, August 8, 2024, and September 26, 2024 to review and discuss critical components of each element; and

WHEREAS, on November 18, 2024, the City Council held a workshop to review and discuss the 2025 General Plan Update; and

WHEREAS, pursuant to California Government Code Section 65302.5(b), the California Department of Forestry and Fire Protection reviewed the draft Safety Element and consulted with the City from December 2024 to January 2025. The State Board of Forestry and Fire Protection's Resource Protection Committee reviewed the Safety Element on March 4, 2025, during its regular meeting and approved the City to move forward with the public hearings and adoption of the Safety Element without revisions; and

WHEREAS, the City of Hesperia Health and Safety Element of the General Plan integrates and incorporates by reference the current Hesperia Local Hazard Mitigation Plan, approved by the Federal Emergency Management Agency, in accordance with California Government Code Sections 8685.9, 65302, and 65302.6; and

WHEREAS, on June 12, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed 2025 General Plan Update and concluded said hearing on that date; and

WHEREAS, on July 15, 2025, the City Council of the City of Hesperia conducted a public hearing pertaining to the 2025 General Plan Update, 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 July 15, 2025, hearing, including public testimony and written and oral staff reports, this City Council specifically finds as follows:

(a) An Addendum to the 2010 General Plan EIR has been prepared for the 2025 General Plan Update. The 2025 General Plan Update qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed project is consistent with the scope of the 2010 General Plan EIR and does not meet any of the conditions outlined in Section 15162(a) and Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the 2010 General Plan EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.

(b) The City Council has independently reviewed and analyzed the Addendum and finds that it reflects the independent judgment of the City Council, and that there is no substantial evidence, in light of the whole record, that the project may result in new significant impacts or substantial increases in the severity of impacts that were previously identified.

(c) Adoption of the 2025 General Plan Update will achieve the following goals:

- Ensuring compatibility between adjacent uses;
- Preserving and enhancing residential areas;

- Promoting balanced, efficient commercial development to generate sales taxes;
- Providing for industrial development to increase opportunities for local employment;
- Investing in high-quality public facilities;
- Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification;
- Improving the quality of life for all community members;
- Ensuring that future growth is fiscally sustainable;
- Ensuring a safe and efficient roadway network;
- Facilitating goods movement without negatively impacting sensitive areas;
- Providing opportunities for non-motorized alternatives to vehicular travel;
- Supporting safe and convenient regional transit;
- Reducing pollution exposure;
- Improving air quality;
- Opportunities for physical activity;
- Access to healthy food;
- Affordable, safe, and sanitary homes;
- Access to public facilities and services; and
- Increasing opportunities for civic involvement

Section 3. Based on the findings and conclusions set forth in this Resolution, this City Council hereby adopts the 2025 General Plan Update and certifies the Addendum to the 2010 General Plan EIR.

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 15th day of July 2025.

_____
Allison Lee, Mayor

ATTEST:

_____
Jessica Giber, Assistant City Clerk

Attachment 3

July 2025 | Focused General Plan Update Addendum
State Clearinghouse No. 2010011011

City of Hesperia Focused General Plan Update Addendum

City of Hesperia

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1. Introduction

1.1 PURPOSE OF AN ADDENDUM

This document is an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2010011011) for the Hesperia General Plan, which was certified on September 8, 2010 (referred to as the "existing General Plan"). The purpose of this Addendum is to evaluate whether the proposed update to the General Plan ("General Plan Update" or "Proposed Project") would modify the existing General Plan in such a way as to result in new environmental impacts or a substantial increase in the severity of previously identified significant effects or would otherwise trigger a need for subsequent environmental review.

The primary purpose of a general plan is to integrate components of city governance documents into a single guidance system that shapes the community 20 years or more into the future. All future development and redevelopment in a city must be consistent with the general plan.

The City of Hesperia released a Draft EIR in May 2010 for the General Plan. The 2010 Certified EIR and the 2010 Final EIR are collectively referred to as the 2010 Certified EIR.

The 2010 Certified EIR, in conjunction with this Addendum, serve as the environmental review for the proposed modifications to the existing General Plan, as required by the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines (14 California Code of Regulations Sections 15000–15387). This Addendum evaluates the potential environmental impacts associated with the existing General Plan as modified by the General Plan Update.

1.1.1 Environmental Procedures

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the Proposed Project would require major revisions to the 2010 Certified EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

> (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

1. Introduction

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but "[o]nly minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163(a)). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously certified EIR may be prepared. Section 15164 states:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (CEQA Guidelines Section 15164)

This Addendum to the 2010 Certified EIR for the existing General Plan has been prepared because the evaluation of the General Plan Update, also known as the Proposed Project, has not indicated any of the circumstances requiring a subsequent or supplemental EIR. As demonstrated in Section 5, *Environmental Analysis,* of this Addendum, the Proposed Project would not result in impacts that would substantially differ from the existing General Plan, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in Sections 15162(a) and 15163(a). This Addendum demonstrates that no substantial changes are proposed to the existing General Plan or have occurred in the City that would require major revisions to the 2010 Certified EIR or substantially increase the severity of previously identified significant effects. Therefore, the impacts of the Proposed Project are within the levels and types of environmental impacts disclosed in the 2010 Certified EIR.

1.1.2 Scope and Analysis for this Addendum

This Addendum analyzes the changes and potential impacts of the Proposed Project and any changes to the existing conditions that have occurred since the City certified the EIR in 2010. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the City approved the 2010 Certified EIR. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the CEQA Guidelines and their applicability to the Proposed Project. This Addendum relies on the environmental analysis (see Section 5, *Environmental Analysis*), which addresses environmental checklist issues section by section.

As the Proposed Project is a focused update to the existing General Plan, the Proposed Project would propose changes to growth compared to the buildout evaluated as part of the 2010 Certified EIR. However, as demonstrated in Section 5, *Environmental Analysis,* of this Addendum, these buildout differences would not result in substantial changes in circumstances under Section 15162(a)(2) in comparison to the 2010 Certified EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified. The background environmental conditions have not significantly changed since the certification of the 2010 EIR. The City of Hesperia has received no information indicating a substantial change in any circumstances that would result in a new or substantially greater significant impact.

Given the nature of the Proposed Project (i.e., an update to the 2010 General Plan), no information that was not known and could not have been known at the time of the 2010 Certified EIR preparation has been revealed that shows new or substantially greater significant impacts would result (see CEQA Guidelines Section 15162[a][3]). There are no new or different mitigation measures that would substantially reduce one or more significant impacts of the existing General Plan but that are not adopted. The Proposed Project does not identify or require the adoption of any further mitigation measures beyond those provided in the 2010 Certified EIR.

Since this Addendum does not identify new or substantially greater significant impacts, circulation for public review and comment is not necessary (CEQA Guidelines Section 15164[c]). However, the Hesperia City Council will consider this Addendum at a public meeting prior to the adoption of the Proposed Project (CEQA Guidelines Section 15164[d]). If the Hesperia City Council approves this Addendum, it shall be required to make findings by way of a resolution, including a finding that this Addendum provides the basis and substantial evidence for the decision not to prepare a subsequent or supplemental EIR (CEQA Guidelines Section 15164[e]).

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

This Addendum relies on environmental analysis in the 2010 Certified EIR and 2010 Final EIR, collectively referred to in this Addendum as the 2010 Certified EIR. In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2010 Certified EIR (and its constituent parts) by reference. A summary of the 2010 Certified EIR and how it relates to this Addendum is provided below. All documents incorporated by reference are available for review at the City of Hesperia Planning Department at 9700 Seventh Ave, Hesperia, CA 92345.

1.2.1 2010 Certified EIR for Hesperia General Plan Update

The City of Hesperia circulated the 2010 Certified EIR for public review on May 26, 2010, and 17 topics were evaluated in detail.

The following 12 environmental topical areas were considered less than significant without incorporating mitigation in the 2010 Certified EIR:

- Aesthetics
- Agriculture
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities
- Climate Change

Two environmental categories were identified as having potentially significant impacts that could be mitigated, avoided, or substantially lessened.

- Cultural Resources
- Biological Resources

Three environmental categories were considered to have significant and unavoidable impacts that could not be alleviated by incorporating mitigation.

- Air Quality
- Noise
- Transportation

2. Environmental Setting

2.1 PROJECT LOCATION

The City of Hesperia (City) is in the southwestern portion of San Bernardino County, situated northeast of the Cajon Pass, and transected by the Interstate 15 (I-15) Freeway in the western portion of the City. The City and its unincorporated Sphere of Influence (SOI) is surrounded by the Cities of Adelanto and Victorville to the north, the City of Apple Valley and unincorporated San Bernardino County to the east, unincorporated San Bernardino County to the west, and the San Bernardino National Forest to the south. The City and SOI (Planning Area) are approximately 118 square miles in size. Regional access to the Planning Area is provided by I-15 and U.S. Highway 395. Access from the south through the San Bernardino Mountains is provided by State Route (SR) 138. The Mojave River traverses the southeastern portion of the Planning Area. Figure 1, *Regional Location*, shows the Planning Area's location within the region.

2.2 ENVIRONMENTAL SETTING

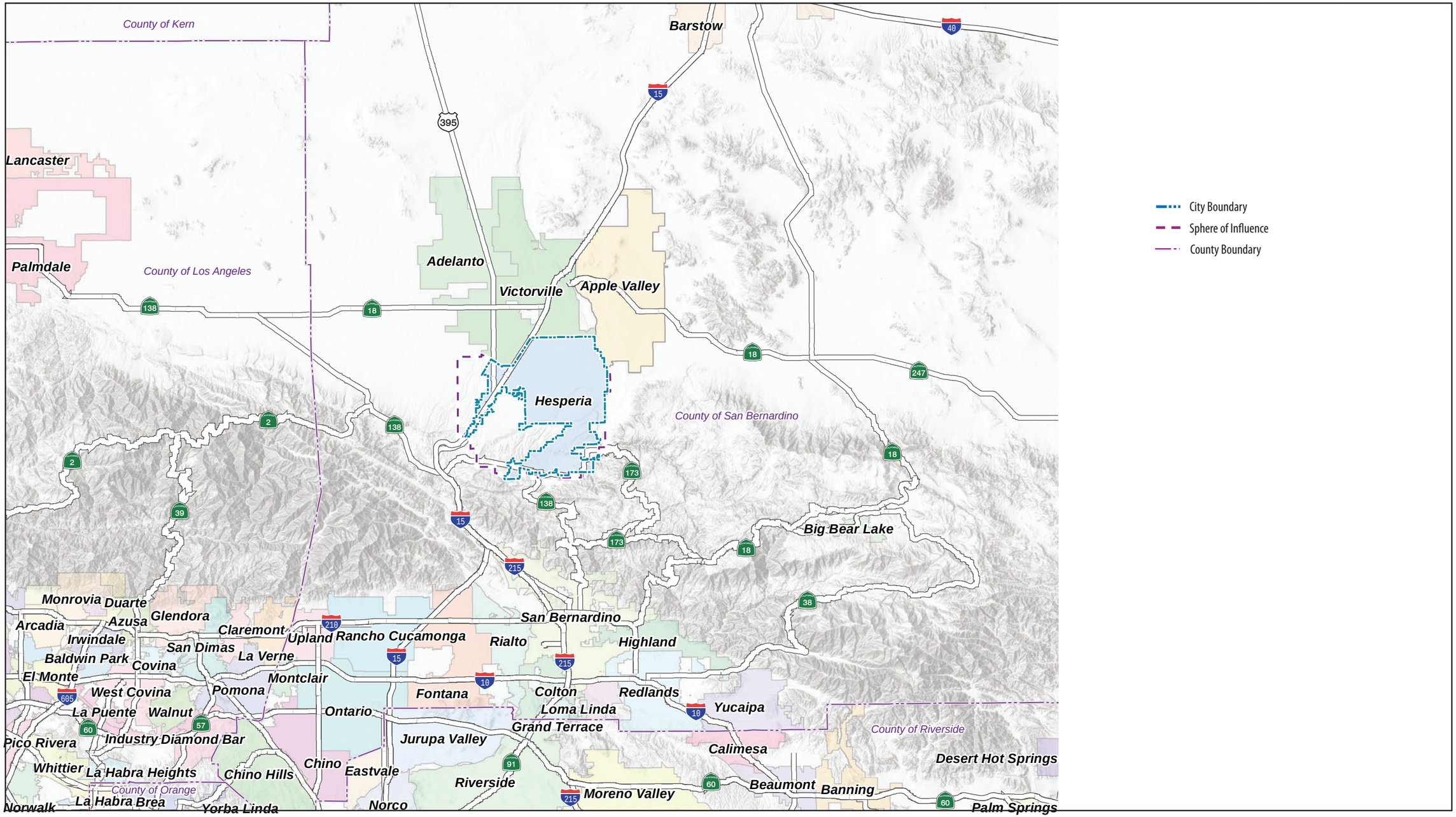
2.2.1 Existing Land Use

The City of Hesperia encompasses approximately 46,498 acres, and its SOI consists of an additional 28,806 acres, for a total of 75,304 acres across the entire Planning Area. The primary housing type in the City is detached housing on lots of one-half acre or larger. Commercial, industrial, and office uses primarily exist along Main Street, I-15, Bear Valley Road, and Santa Fe Avenue. Figure 2, *Planning Area,* shows the City of Hesperia and SOI (Planning Area) boundaries.

2.2.2 Surrounding Land Use

As shown in Figure 3, *Aerial Map*, Hesperia is surrounded by the Cities of Adelanto, Victorville, Apple Valley, unincorporated San Bernardino County, and San Bernardino National Forest.

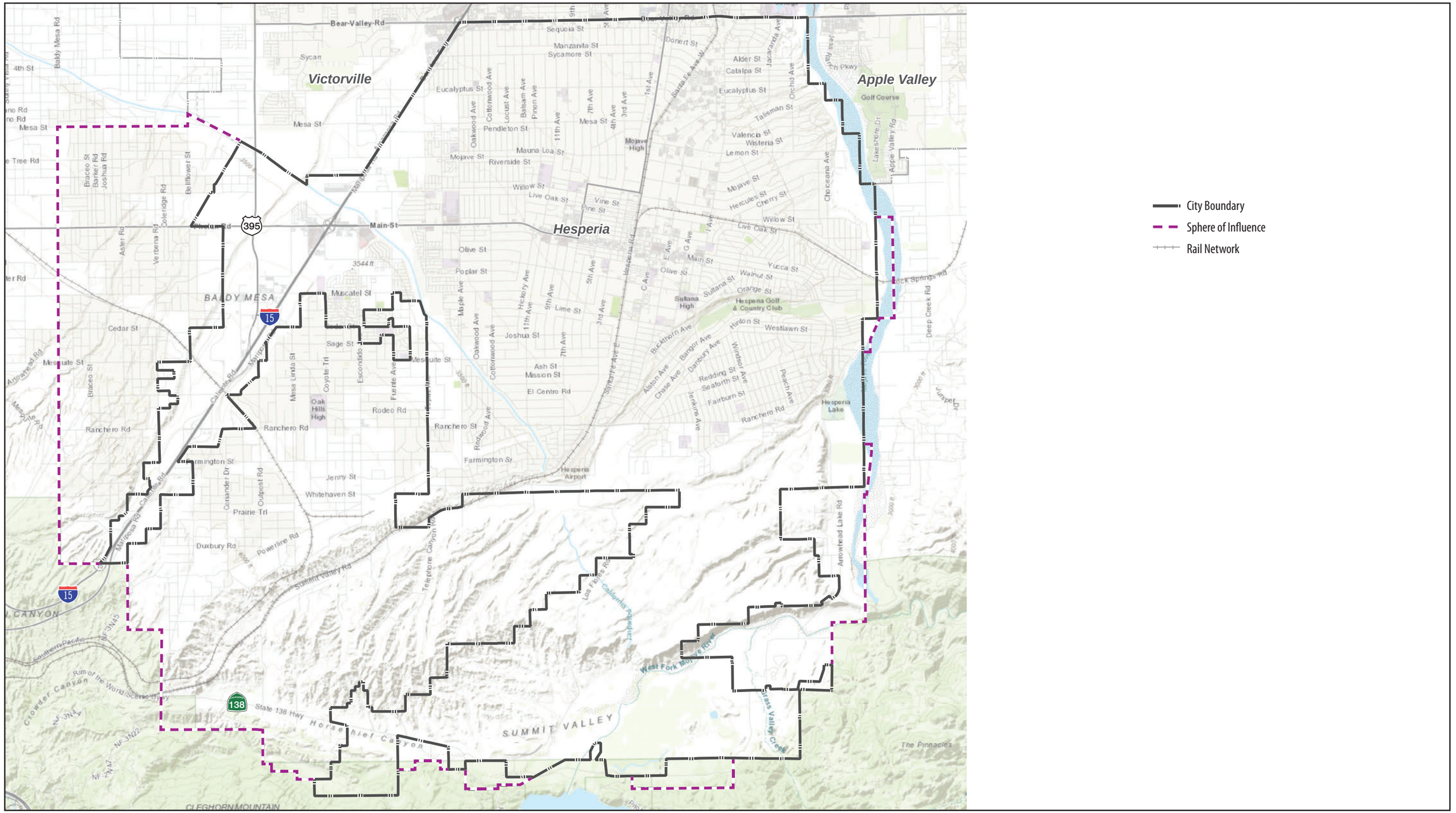
Figure 1 - Regional Location



Source: Generated using ArcMap 2024.

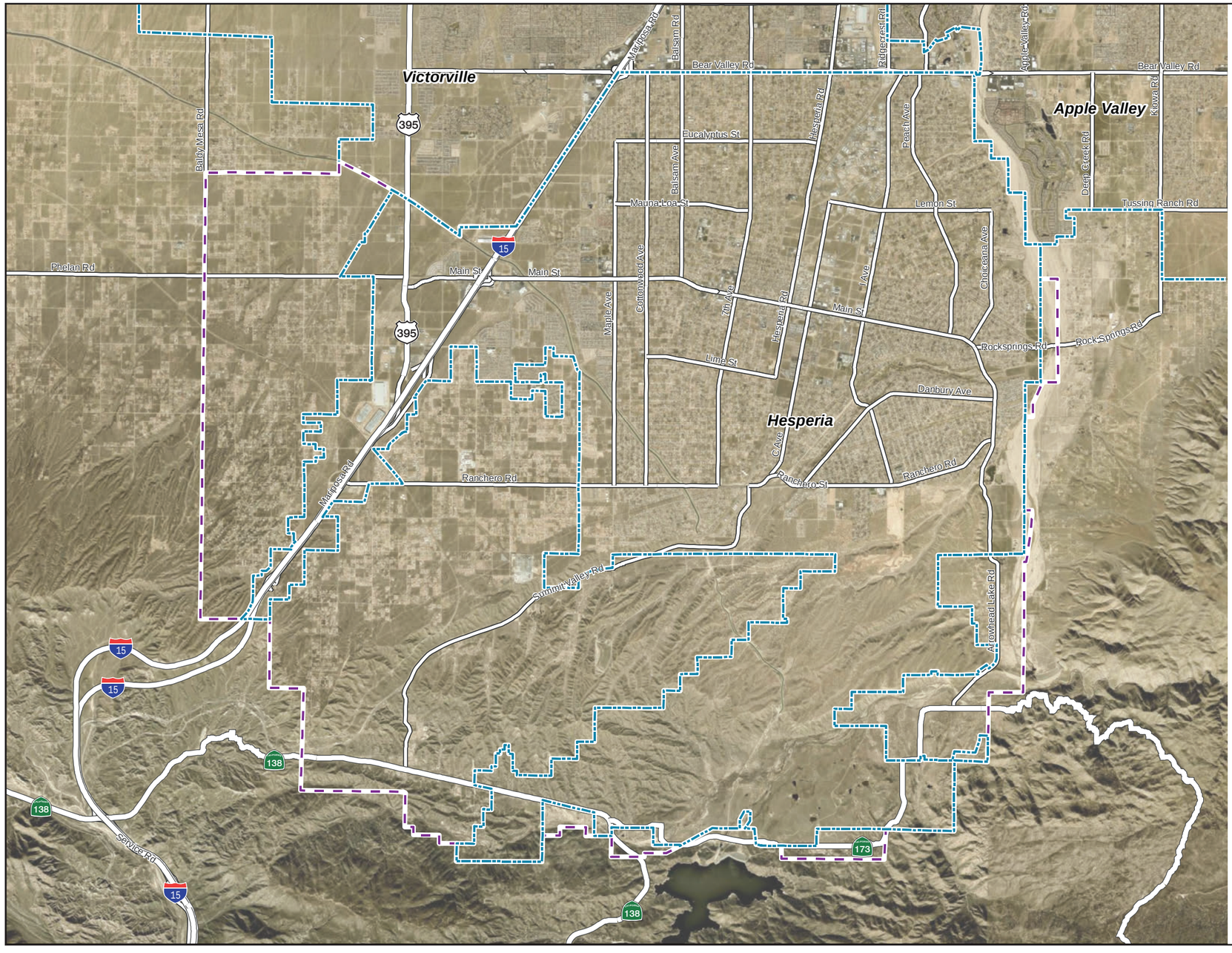
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Figure 2 - Planning Area


Victorville
Hesperia
Apple Valley
BALDY MESA
SUMMIT VALLEY
CLEGHORN MOUNTAIN
Bear-Valley-Rd
Main-St
Mesa St
Sequoia St
Manzanita St
Sycamore St
Eucalyptus St
Pendleton St
Mauna Loa St
Riverside St
Willow St
Live Oak St
Vine St
Pine St
Olive St
Poplar St
Muscatel St
Sage St
Lime St
Joshua St
Ash St
El Centro Rd
Rodeo Rd
Ranchero Rd
Farmington St
Jenny St
Whitehaven St
Prairie Trl
Duxbury Rd
Powerline Rd
Summit Valley Rd
Alder St
Catalpa St
Talisman St
Valencia St
Wisteria St
Lemon St
Cherry St
Hercules St
Yucca St
Walnut St
Orange St
Hinton St
Westlawn St
Redding St
Seaforth St
Fairburn St
Ranchero Rd
Hesperia Lake
Golf Course
Hesperia Golf & Country Club
Sultana High
Mojave High
Oak Hills High
Hesperia Airport
Arrowhead Lake Rd
Deep Creek Rd
Lakestone Dr
Apple Valley Rd
Choiceana Ave
Orchid Ave
Jacaranda Ave
Santa Fe Ave W
Hesperia Rd
Maple Ave
Oakwood Ave
Cottonwood Ave
Locust Ave
Balsam Ave
Pinon Ave
Hickory Ave
Buckthorn Ave
Bamboo Ave
Danbury Ave
Windsor Ave
Beech Ave
Jonkire Ave
Alston Ave
Chase Ave
Sultana St
Redwood Ave
Telephone Canyon Rd
Los Flores Rd
California Aqueduct
West Fork Mojave River
Stoddard Valley Creek
The Pinnacles
Crowder Canyon
Rim of the World Scenic Byway
State 138 Hwy
Horsethief Canyon
Southern Pacific
Mesquite Rd
Arrowhead Rd
Braceo St
Baldy Mesa Rd
Bellflower St
Coleridge Rd
Verbena Rd
Asher Rd
Cedar St
Mesquite St
Mesa Linda St
Coyote Trl
Escondido Ave
Fuente Ave
Cahuilla Rd
Cottonwood Ave
Redwood Ave
Cotlander Dr
Outpost Rd
Mojave River
Mojave St
Alder St
Catalpa St
Eucalyptus St
Talisman St
Valencia St
Wisteria St
Lemon St
Cherry St
Hercules St
Willow St
Live Oak St
Olive St
Main St
Yucca St
Walnut St
Orange St
Hinton St
Westlawn St
Redding St
Seaforth St
Fairburn St
Ranchero Rd
Hesperia Lake
Arrowhead Lake Rd
Deep Creek Rd
Lakestone Dr
Apple Valley Rd
Choiceana Ave
Orchid Ave
Jacaranda Ave
Santa Fe Ave W
Hesperia Rd
Maple Ave
Oakwood Ave
Cottonwood Ave
Locust Ave
Balsam Ave
Pinon Ave
Hickory Ave
Buckthorn Ave
Bamboo Ave
Danbury Ave
Windsor Ave
Beech Ave
Jonkire Ave
Alston Ave
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Outpost Rd
Mojave River
Mojave St
Mesa St
Bear-Valley-Rd
Main-St
Ranchero Rd
Farmington St
Jenny St
Whitehaven St
Prairie Trl
Duxbury Rd
Powerline Rd
Summit Valley Rd
Rodeo Rd
Oak Hills High
Hesperia Airport
Sultana High
Mojave High
Golf Course
Hesperia Golf & Country Club

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Figure 3 - Aerial Map



City Boundary
Sphere of Influence

0 1
Scale (Miles)

Source: Generated using ArcMap 2024.

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3. Project Description

3.1 PROPOSED PROJECT

The City of Hesperia has initiated the process to update the Land Use and Health and Safety Elements, as well as the Environmental Justice policies of its General Plan. The Focused General Plan Update (Proposed Project) will provide the long-term planning framework needed to accommodate the City's growing population over the 25-year planning horizon. The Proposed Project is a focused update of the current General Plan to conform with new State laws related to community health, environmental justice, climate adaptation, and resiliency, and to bring long-term growth projections into alignment with current economic conditions and state mandates.

3.1.1 Planning Area Buildout

During the 25-year planning horizon (referred to as "buildout" throughout this addendum) of the Proposed Project, the City could potentially grow by 7,140 housing units and 18,297 residents, and could result in a decrease of 25 jobs and 879,349 square feet of non-residential uses, compared to the existing General Plan, as shown in Table 1, *Focused General Plan Buildout.*

Table 1 Focused General Plan Buildout

	Population	Housing Units	Jobs	Non-Residential Square Feet
existing General Plan (2050)[1]	144,538	54,430	48,527	67,613,266
Proposed Project (2050)	162,835	61,570	48,502	66,733,917
Net Change	***18,297***	***7,140***	***-25***	***-879,349***

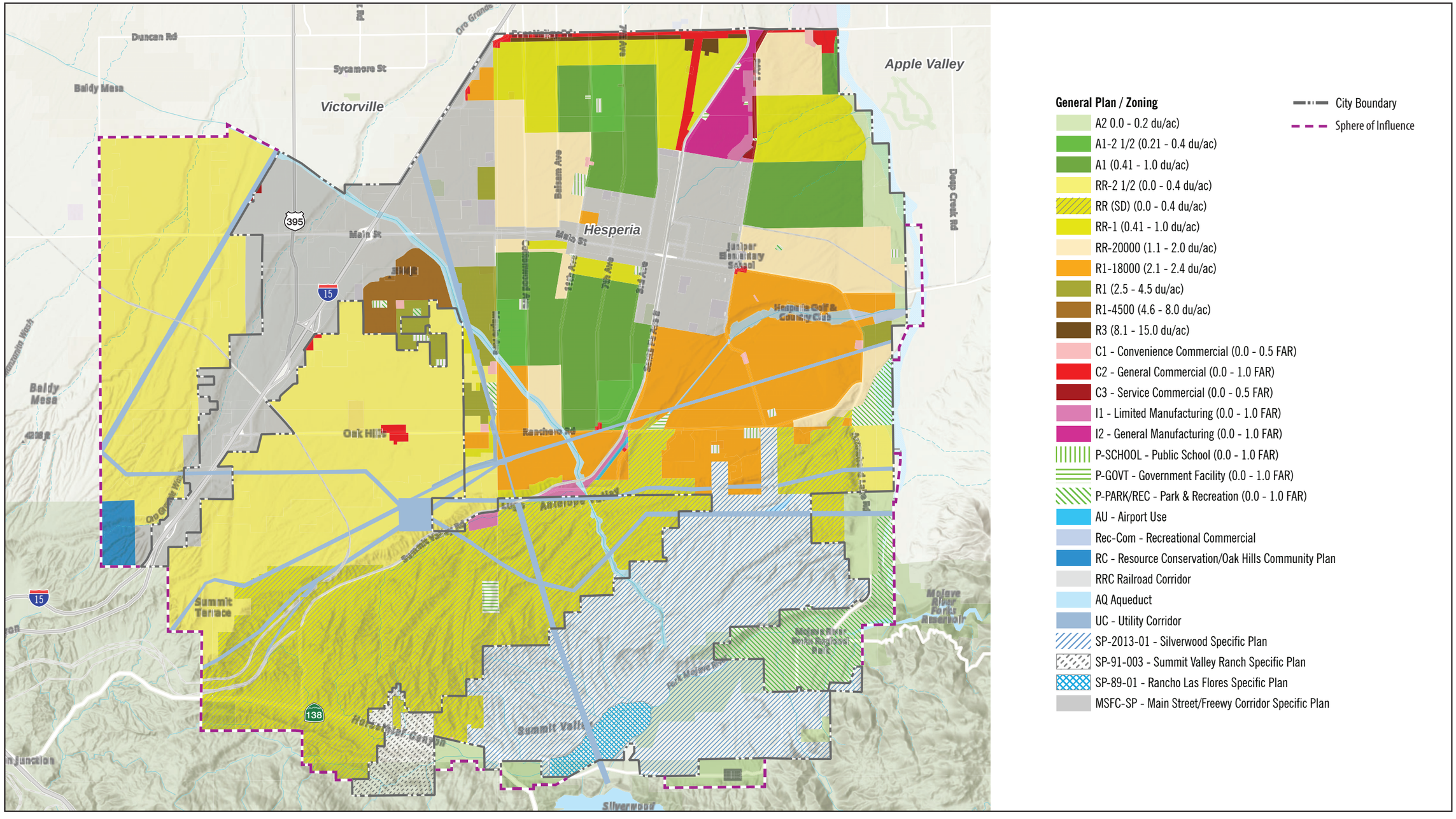
[1] The 2010 Certified EIR did not include a planning horizon, and therefore, the buildout under the existing General Plan was adjusted to account for a 2050 horizon year. The buildout under the Proposed Project is within the overall buildout as envisioned in the 2010 Certified EIR.

Given that the 2010 Certified EIR's analysis did not provide a planning horizon year, the Proposed Project's horizon year of 2050 represents a point-in-time on the City's longer-term growth trajectory (as analyzed in the 2010 Certified EIR). As such, Table 1 shows that the Proposed Project is generally consistent with the analysis in the 2010 Certified EIR.

3.1.2 Proposed General Plan Land Use Designation and Zoning Changes

The following provides a summary of the General Plan Land Use Designation and Zoning changes proposed as part of the Proposed Project. Figure 4, *Proposed General Plan Land Use/Zoning Designations,* shows the proposed land use/zoning designations.

Figure 4 - Proposed General Plan Land Use/Zoning Designations



Source: City of Hesperia 2024.

- **R3 Multiple Family Residence.** The R3 land use designation and zone would be amended to increase the maximum density of residential development from 15 dwelling units per acre to 30 dwelling units per acre and to conditionally permit group homes for seven or more persons.
- **C2 General Commercial.** The C2 land use designation and zone would be amended to allow 100-percent residential development ranging from 20 to 30 dwelling units per acre and to permit group homes for six or fewer persons.
- **RC Regional Commercial.** The RC zone (part of Main Street and Freeway Corridor Specific Plan) would be amended to increase the maximum density of residential development from 25 dwelling units per acre to 30 dwelling units per acre. The zone would also be amended to allow 100-percent residential development and to permit group homes for six or fewer persons. The development of residential uses would be limited to the east side of Interstate 15 and north of El Centro Street.

3.2 MODIFICATIONS TO THE 2010 CERTIFIED EIR

The following text is modified to indicate changes to the 2010 Certified EIR using underline for revised or new language or ~~strikeout~~ for deletions.

- Global edits throughout 2010 Certified EIR – the buildout in the 2010 Certified EIR does not include a planning horizon. In order to compare the existing General Plan and Proposed Project, the buildout from the 2010 Certified EIR was adjusted to reflect a 2050 planning horizon.
    - Population: ~~243,465~~ 144,538
    - Employment: ~~76,149~~ 48,527
    - Dwelling Units: ~~79,855~~ 54,430
    - ~~Industrial/Office: 2,702 acres~~
    - ~~Commercial: 3,762 acres~~
    - Non-residential square footage: 67,613,266

4. Environmental Checklist

4.1 BACKGROUND

1. **Project Title:**
   City of Hesperia Focused General Plan Update Addendum

2. **Lead Agency Name and Address:**
   City of Hesperia
   9700 Seventh Avenue
   Hesperia, California 92345

3. **Contact Person and Phone Number:**
   Contact: Ryan Leonard, Principal Planner
   Tel: 760.947.1224

4. **Project Location:**
   The City of Hesperia is in the southwestern portion of San Bernardino County, situated northeast of the Cajon Pass, and transected by the Interstate 15 (I-15) Freeway in the western portion of the City. The City and its unincorporated Sphere of Influence (SOI) is surrounded by the Cities of Adelanto and Victorville to the north, the City of Apple Valley and unincorporated San Bernardino County to the east, unincorporated San Bernardino County to the west, and the San Bernardino National Forest to the south.

5. **Project Sponsor's Name and Address:**
   City of Hesperia
   9700 Seventh Avenue
   Hesperia, CA 92345

6. **General Plan Designation:** Not Applicable, project applies citywide.

7. **Zoning:** Not Applicable, project applies citywide.

8. **Description of Project**:
   The Proposed Project is a focused update to the City's General Plan. The Proposed Project would provide the long-term planning framework for the improvements needed to accommodate the City's growing population over the 25-year planning horizon, and would conform with new state laws. The Proposed Project would result in an increase in 18,297 residents and 7,140 housing units, and a decrease in 25 jobs and 879,349 square feet of non-residential uses.

9. **Surrounding Land Uses and Setting**:

Hesperia is surrounded by the Cities of Adelanto, Victorville, Apple Valley, unincorporated San Bernardino County, and San Bernardino National Forest.

4. Environmental Checklist

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement):

N/A

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Pursuant to Senate Bill 18, the City of Hesperia contacted the California Native American tribes provided by the Native American Heritage Commission on May 21, 2024. The City sent notification letters to the Desert Cahuilla Indians, Cabazon Band of Mission Indians, and Yuhaaviatam of San Manuel. The Yuhaaviatam of San Manuel tribe responded on May 24, 2024, and requested consultation.

Since an addendum is being prepared for the Proposed Project, tribal consultation under Assembly Bill 52 is not required.

On the basis of this initial evaluation:

4. Environmental Checklist

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5. Environmental Analysis

This Section provides evidence to substantiate the conclusions in the environmental checklist. Each section briefly summarizes the conclusions of the Certified EIR and discusses the following three conditions pursuant to CEQA Guidelines Section 15162:

> **Condition 1.** Whether or not the Proposed Project represents a substantial change that will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> **Condition 2.** Whether or not substantial changes in the circumstances under which the Proposed Project is being undertaken will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
>
> **Condition 3.** If new information shows that the Proposed Project would have one or more new significant effects; that significant effects would be substantially more severe than previously described; that mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce impacts, but project proponents decline to adopt them; or that new or previously rejected mitigation measures or alternatives would be feasible and would substantially reduce one or more project impacts, but project proponents decline to adopt them.
>
> **Condition 4:** If changes to a project or new information arise after the adoption of a negative declaration, the lead agency must prepare a subsequent EIR if required by specific conditions. Otherwise, the lead agency will determine whether a subsequent negative declaration, an addendum, or no further documentation is necessary. Once a project has been approved, the lead agency's role in project approval is complete unless further discretionary approvals are needed. If new conditions occur after the approval, only the agency granting the next discretionary approval is responsible for preparing a subsequent EIR or negative declaration. In this case, no other agency can approve the project until the subsequent EIR is certified or a subsequent negative declaration is adopted. Additionally, any subsequent EIR or negative declaration must go through the same public notice and review process required for the original document, and it must specify where the previous document is available for review.

Whether the Proposed Project results in a No Impact or Less Than Significant Impact, meaning that there are no significant environmental effects or the effects do not warrant the preparation of an EIR or MND. In this case, there are no new circumstances or information that would trigger the need for a major revision of the Certified EIR or MND. Therefore, if none of the above conditions is met, the analysis identifies where impacts of the Proposed Project would result in a Less Than Significant or No Impact, confirming that the project does not create new significant effects or require major revisions to the Certified EIR or MND.

5. Environmental Analysis

5.1 AESTHETICS

5.1.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that compliance with the General Plan policies and City's Municipal Code would reduce impacts to trees, rock outcroppings, historic buildings, and state scenic highways to less than significant. Nothing contained in the proposed project changes the location of the development evaluated in the 2010 Certified EIR, or change the policies and development standards associated with future development.

5.1.2 Impacts Associated with the Proposed Project

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect on a scenic vista?					X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?					X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X

a) Have a substantial adverse effect on a scenic vista?

No Impact. The 2010 Certified EIR determined that development in accordance with the existing General Plan would not substantially alter nor damage scenic vistas and a less than significant impact would occur.

Although changes to the land use densities as described in the project description, the Proposed Project would result in an increase in 7,140 housing units and a decrease in 879,349 square feet of non-residential square uses compared to the existing General Plan which would change the development of the Planning Area. The

proposed project does not change the location of land uses from those evaluated in the 2010 Certified EIR. The proposed project also does not alter any policy or ordinance that addresses aesthetic impacts.

As with the existing General Plan, future development under the Proposed Project would not substantially alter scenic vistas in the Planning Area because future development would be required to show consistency with applicable policies related to the preservation of scenic vistas and resources such as existing General Plan Policy OS-2.3 which calls for utilizing natural open space to preserve natural resources such as historical, biological and scenic resources. Furthermore, the City of Hesperia's Municipal Code Chapter 16.20, General Regulations, provides regulations that guide development, such as height and placement of buildings and structures, setback requirements, and landscaping. By enforcing these standards, the City ensures that the Proposed Project would maintain the visual character and scenic quality of the Planning Area, preserving its scenic vistas despite the increased housing and reduced non-residential space. Therefore, with adherence to the City of Hesperia Municipal Code and implementation of the existing General Plan policies. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on scenic vistas.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. No changes proposed by the Proposed Project compared to the existing General Plan analyzed in the 2010 Certified EIR would result in any new or substantially more severe significant impacts concerning adverse effects on scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The 2010 Certified EIR stated there are no scenic highways in the Planning Area and the nearest eligible scenic highways are State Route 173 (SR-173) and SR-138 within the southern portion of the City. The 2010 Certified EIR stated that impacts would be less than significant.

The Proposed Project would include development that would occur within proximity to SR-173 and SR-138 which are both designated as eligible scenic highways. The areas proximate to SR-173 and SR-138 are zoned the Tapestry Specific Plan, Rural Residential, and Agricultural. Because no changes to these zones are being proposed as part of the Proposed Project, impacts of the Proposed Project would be like the existing General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions substantially damaging scenic resources near a state scenic highway.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. No changes proposed by the Proposed Project compared to the existing General Plan analyzed in the 2010 Certified EIR would result in any new or substantially more severe significant impacts concerning adverse effects on scenic resources within a scenic highway. Would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The 2010 Certified EIR indicated that although new development would alter the visual appearance of the City, it would not degrade Hesperia's visual character or quality given the incremental increases in buildout.

Future development under the Proposed Project could be visible from public rights-of-way, but all new development would require a permit from the City and undergo further design review, if applicable, on a project-by-project basis to ensure the visual quality of the surrounding environment is not compromised. Specifically, Chapter 16.20, General Regulations, of the City's Municipal Code includes general development standards that help regulate development in the City, such as maximum height limits, density limits, lot and yard setbacks, and several performance standards related to reducing environmental impacts, including but not limited to light and glare. In addition, Chapter 16.40, Hillside Development Regulations, of the City's Municipal Code establishes standards and guidelines for reviewing and approving development on hillsides and other slopes to ensure they are developed in a way that maintains their natural charter and aesthetic values. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on scenic quality. The Proposed Project would not change the conclusions of the 2010 Certified EIR

c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The 2010 Certified EIR identified that the buildout of the existing General Plan would generate new sources of light and glare that could potentially degrade and diminish daytime and nighttime views of visual resources such as ridgelines, vegetation, watercourses, and coastlines. However, the 2010 Certified EIR determined that adherence to the General Plan policies would reduce new light and glare to less than significant.

Future development under the Proposed Project would need to adhere to the City's Municipal Code Section 16.20.135, Glare, which requires that light and glare from industrial districts do not exceed 0.5-foot candles when measured in residential districts/lots. Section 16.36.050, Prohibited Signs, of the City of Hesperia Municipal Code, states that signs shall be designed to avoid undue glare or reflection of light. Additionally, City of Hesperia Municipal Code Section 16.16.405, Site Design Standards and Guidelines, states that residential uses should be buffered from incompatible commercial development to reduce impacts related to light, glare, and aesthetics. Adherence to the development standards of the City's Municipal Code would ensure light and glare impacts are minimized. Therefore, the proposed project has no impact on the 2010 Certified EIR conclusions on light and glare from new development.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. No changes proposed by the Proposed Project compared to the existing General Plan would result in any new or substantially more severe significant impacts with respect to adverse effects on light and glare..

5.1.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant aesthetic impacts and therefore no mitigation measures were identified.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the existing General Plan resulted in land use changes to Prime Farmland and Farmland of Statewide Importance to correspond to the existing zoning (Rural Residential, General Agricultural, and Flood Way), which are appropriately zoned to protect agricultural uses. Therefore, the existing General Plan was not considered to contribute to the loss of farmlands and the General Plan policies would further reduce impacts as a result of the conversion of farmland to non-farmland. The 2010 Certified EIR stated that the Williamson Act Contract lands in the SOI were designated Rural Residential Special District which is consistent with the zoning of the City. Therefore, the existing General Plan did not change the zoning of areas under a Williamson Act Contract. Additionally, the existing General Plan did not reduce the total designated agricultural land uses, according to the 2010 Certified EIR. The 2010 Certified EIR indicates that although a decline in agricultural practices in the City is anticipated, the existing General Plan designated 7,094 acres for agricultural uses, and that the General Plan policies would preserve farmland.

5.2.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X

5. Environmental Analysis

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The 2010 Certified EIR identified that the existing General Plan would convert agricultural land to nonagricultural land upon buildout. However, the 2010 Certified EIR determined that the designated zoning within these agricultural lands was appropriately zoned to protect agricultural uses.

There are lands designated Prime Farmland in Hesperia, within the eastern portion of the City limits, as well as in the southern portion in the SOI (DOC 2024). These lands are designated Floodplain and Agriculture (A2). The Proposed Project does not include land use designation or zoning changes that could affect these properties, and any new potential development because the Proposed Project would not convert any new agricultural land to nonagricultural uses. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Proposed Project does not change the land use designation or zoning beyond what was evaluated in the 2010 Certified EIR. Therefore the proposed project would not result in any new impacts or increase the severity of impacts with respect to agricultural zoning or Williamson Act contracts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on existing zoning for agricultural use or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. Because there is no timberland or forestland in the Planning Area, the 2010 Certified EIR did not analyze impacts to forestland or timberland. The proposed project would not expand the land use pattern to include any timber or forestland. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on forestland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The 2010 Certified EIR did not analyze the loss of forestland or conversion of forestland to non-forest use. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the loss of forestland.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As noted in Impact 5.2.2 a) and Impact 5.2.2 d) of the 2010 Certified EIR, there is limited agricultural land and no forestland in the Planning Area. In addition, the Proposed Project would not result in land use changes that would convert farmland. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on Farmland conversions.

5.2.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant agricultural resources impacts, and therefore no mitigation measures were identified.

5.3 AIR QUALITY

5.3.1 Summary of Impacts Identified in the Program EIR

The following provides a summary of the air quality impacts identified in the 2010 Certified EIR:

- **Consistency with the Air Quality Management Plan.** The 2010 Certified EIR concluded that the existing General Plan would not conflict with the 2004 Ozone Attainment Plan (OAP), because the 2010 update included minor incremental increase in population and employment growth compared to the previous general plan, and implementation of the goals and policies established within the existing General Plan would ensure that impacts generated by substantial population growth would be avoided or minimized.

- **Regional Air Quality Emissions.** The 2010 Certified EIR identified that construction and operation of individual projects under the existing General Plan may exceed the Mojave Desert Air Quality Management District (MDAQMD) thresholds and would cumulatively contribute to the Mojave Desert Air Basin's (MDAB) nonattainment designations, including ozone (O3). Implementation of Mitigation Measures AQ-1 through AQ-3 and the general plan policies would reduce impacts; however, impacts were identified as significant and unavoidable.

- **Localized Air Quality Emissions.** The 2010 Certified EIR identified that buildout of the existing General Plan did not produce the volume of traffic required to generate carbon monoxide (CO) hotspots, even at the most congested and highest volume traffic intersections. However, toxic air

contaminants (TACs) were identified as a potential significant impact in the 2010 Certified EIR. Impacts were reduced to less than significant levels with Implementation of Mitigation Measures AQ-4 and AQ-5.[1]

- **Odors.** The 2010 Certified EIR found that the development under the existing General Plan could generate odors associated with the operation of construction vehicles, application of architectural coatings, cooking from restaurant uses, and trash receptacles from residences, in addition to other typical odor-generating land uses. The 2010 Certified EIR identified that impacts would be reduced to less than significant levels with implementation of Mitigation Measure AQ-6.

5.3.2 Impacts Associated with the Proposed Project

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X	

Impacts of the Environmental on a Project

In 2016, the California Legislature passed Senate Bill 1000 (SB 1000), Planning for Healthy Communities Act, to incorporate Environmental Justice into the local land use planning process. SB 1000 requires local governments to address pollution and other hazards that disproportionately impact low-income communities and communities of color in their jurisdictions. SB 1000 mandates that general plans address environmental

[1] The 2010 Certified EIR also identified air quality impacts from siting sensitive uses proximate to major sources of air pollution that generate toxic air contaminants (TACs) and indoor air pollution. However, CEQA does not require analysis this type of analysis (California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal.4th 369 (Case No. S213478)).

justice but does not require CEQA analyses to address Environmental Justice issues. The Proposed Project addresses air quality and health risk impacts of implementing general plan to sensitive land uses.

Buildout of the proposed land use plan under the Proposed Project could result in siting sensitive uses (e.g., residential) near sources of emissions (e.g., freeways, industrial uses, etc.). Developing new sensitive land uses near sources of emissions could expose persons that inhabit these sensitive land uses to potential air quality-related impacts. However, the purpose of this environmental evaluation is to identify the significant effects of the proposed project on the environment, not the significant effects of the environment on the proposed project. *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (Case No. S213478). Thus, CEQA does not require analysis of the potential environmental effects from siting sensitive receptors near existing sources, and this type of analysis is not provided in this Section.

However, the Proposed Project includes policies that would minimize expose of sensitive receptors to air quality impacts as well as reduce potential long-term air quality emissions impacts:

Health and Safety Element

- **Policy HC-1.1:** Create and maintain land use patterns that protect residences and other sensitive receptors from exposure to pollution, dust, noise, odor, vibration, and other detrimental conditions to public health.
- **Policy HC-1.2** Require new commercial and industrial projects west of the I-15 Freeway Corridor area to prepare a cumulative health risk assessment and appropriate mitigation plan prior to approval.
- **Policy HC-2.1** Create an integrated system of bike, trail, and pedestrian routes that connect neighborhoods, corridors, recreation and other major facilities.
- **Policy HC-5.3** Work with the Victor Valley Transit Authority to establish, maintain, and increase the frequency of transit routes to all areas of the community.
- **Policy SF-6.13:** Work with local contractors and community-based organizations to help low-income households and community service providers obtain or upgrade indoor air filtration systems

Land Use Element

- **Policy LU-2.5** Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.
- **Policy LU-2.6:** Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.
- **Policy LU-4.3:** Encourage the development of logistics warehousing in areas designated Commercial Industrial Business Park west of Interstate 15 to leverage direct and convenient access to the freeways.

- **Policy LU-6.1:** Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
- **Policy LU-6.5:** Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

Impact Analysis

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The 2010 Certified EIR concluded that the existing General Plan would not conflict with the 2004 Ozone Attainment Plan (OAP). Since the certification of the 2010 EIR, the MDAQMD has adopted a number of attainment plans for nonattainment pollutants that are applicable within the project area. A wide variety of control measures are included in these air quality management plans (AQMPs), such as reducing or offsetting emissions from construction and operations associated with land use developments. Future development projects accommodated under the Proposed Project would be required to adhere to the MDAQMD control measures, as outlined in the air quality plans and implemented through MDAQMD rules and regulations.

A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the AQMPs. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. Regional growth projections are used by MDAQMD to forecast future emission levels in the MDAB. For Southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans.

Changes in population, housing, or employment growth projections have the potential to affect SCAG's demographic projections, and therefore, the assumptions in AQMPs prepared for the region. Both the projected population and housing growth under the Proposed Project exceeds SCAG projections for the City. However, when compared to the existing General Plan, it would also result in an overall decrease in land use square feet from the reduction in industrial, institutional, and office land uses.

Even though the 2050 horizon estimates are greater than evaluated in the 2010 Certified EIR, the potential air quality impacts are offset by the reduction in industrial land by the proposed project and shown in Table 1 of this addendum. Further, with the additional policies included as part of the Proposed Project designed to reduce VMT, no new significant impact or substantially more severe significant impacts than those identified in the 2010 Certified EIR would occur.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The 2010 Certified EIR identified that the future construction and operation of individual projects under the existing General Plan may exceed the MDAQMD thresholds and would cumulatively contribute to the nonattainment designations of the MDAB. Impacts were identified as significant and unavoidable, even with implementation of mitigation and policies designed to reduce overall emissions.

Construction

Construction of future development projects under the Proposed Project, like the existing General Plan, would have the potential to temporarily emit criteria air pollutant emissions through the use of heavy-duty construction equipment, such as excavators, cranes, and forklifts, and through vehicle trips generated from workers and haul trucks traveling to and from project sites, or coating operations such as painting or striping. In addition, fugitive dust emissions would result from demolition and various soil-handling activities.

Regardless of land use, the process of construction is largely the same with land being cleared, vegetation removed, trenching, paving, etc. While the Proposed Project forecasts a net increase in housing units and a net decrease in non-residential square footage, it would not be possible to compare the scale and phasing of individual projects under the existing General Plan and Proposed Project since the details of these prospective projects are unknown. However, the Proposed Project is not expected to induce more or larger scale construction activities when compared to the existing General Plan.

Therefore, like the existing General Plan, construction emissions under the Proposed Project would be significant, requiring the implementation of Mitigation Measures AQ-1 and AQ-2. While these mitigation measures would reduce impacts associated with construction emissions, impacts would continue to be significant and unavoidable. However, the Proposed Project would not result in impacts beyond what was previously analyzed in the 2010 Certified EIR.

Operation

Operation of future development under the Proposed Project, like the existing General Plan, would generate criteria pollutant emissions from transportation (i.e., vehicle trips), area sources (e.g., landscaping equipment, architectural coating), and energy (i.e., natural gas used for heating and cooking). When compared to the buildout of the existing General Plan, the Proposed Project would result in a net increase in housing units, but a net decrease in non-residential square footage.

To compare the change in operational emissions between the Proposed Project and existing General Plan, the respective net increases and net decreases of the buildouts in these land use categories were modeled using the California Emissions Estimator Model (CalEEMod), Version 2022.1. Mobile source emissions were estimated using emissions data from the California Air Resources Board's (CARB's) Emission Factor database (EMFAC2021 Version 1.0.3) for the San Bernardino County, Mojave Desert Air Basin subarea and vehicle miles

traveled (VMT) data from Fehr and Peers.[2] Table 2, *Net Change in Maximum Regional Operation Emissions*, shows the daily and annual emissions from the net change in buildout between the existing General Plan and Proposed Project and compares the net change in emissions to the MDAQMD significance thresholds.

Table 2 Net Change in Maximum Regional Operation Emissions

Source	Net Increase in Maximum Daily Emissions (lbs/Day)					
	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
2010 Certified EIR						
existing General Plan	117,089	8,184	146,018	NA	20,836	18,453
Net Change 2010 EIR	64,226	-5,485	63,205	NA	10,833	9,923
Net Change Proposed Project						
Mobile[1]	2	-85	283	<1	-4	-3
Area[1]	285	43	386	<1	3	3
Energy[2]	1	23	<1	<1	2	2
Total	**290**	**-84**	**803**	**1**	**-4**	**-1**
Regional Threshold	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Threshold?	Yes	No	Yes	No	No	No
Source	**Net Increase in Maximum Annual Emissions (tons/year)**					
	VOC	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
2010 Certified EIR						
existing General Plan	2,655	1,198	4,226	NA	679	361
Net Change 2010 EIR	1,147	-1,179	-1,132	NA	215	114
Net Change Proposed Project						
Mobile[1]	<1	-15	49	<1	-1	-1
Area[2]	49	1	33	<1	<1	<1
Energy[2]	<1	<1	<1	<1	<1	<1
Total	**50**	**-10**	**82**	**<1**	**<-1**	**<-1**
Regional Threshold	**25**	**25**	**100**	**25**	**15**	**12**
Exceeds Threshold?	Yes	No	No	No	No	No

Notes: lbs: Pounds. Highest winter or summer emissions are reported. Negative emission numbers indicate a decrease in emissions between the existing General Plan and Proposed Project.

[1] Mobile source emissions were calculated by using the net change in VMT between the existing General Plan and Proposed Project and modeled using EMFAC2021 based on VMT provided by Fehr and Peers.

[2] Area and energy use modeled using CalEEMod Version 2022.1.1.26. The area and energy source emissions associated with the Proposed Project's net decrease of 1.46 million square feet of industrial space, 11,500 square feet of office space, and 1.7 million square feet of industrial space were subtracted from the area and energy source emissions of the Proposed Project's net increase of 7,141 housing units and 2.3 million square feet of commercial area.

[2] Accounting of VMT is based on the recommendations of CARB's Regional Targets Advisory Committee (RTAC) created under SB 375. For accounting purposes, there are three types of trips:

- **Internal-Internal.** Vehicle trips that originated and terminated within the City (Internal-Internal, I-I). Using the accounting rules established by RTAC, 100 percent of the length of these trips and their emissions are attributed to the City.
- **Internal-External/External-Internal.** Vehicle trips that either originated or terminated (but not both) in the City (Internal-External or External-Internal, I-X and X-I). Using the accounting rules established by RTAC, 50 percent of the trip length for these trips is attributed to the City.
- **External-External.** Vehicle trips that neither originated nor terminated in the City. These trips are commonly called pass-through trips (External-External, X-X). Using the accounting rules established by RTAC, these trips are not counted toward the City's VMT or emissions.

As shown in Table 2, the net increase in buildout from the Proposed Project would result in a net increase of volatile organic compound (VOC) and CO emissions that would exceed the MDAQMD significance thresholds. Therefore, like the existing General Plan, construction emissions under the Proposed Project would be significant and Mitigation Measure AQ-3 would be required to reduce impacts. Goals and policies under the Proposed Project would reduce operational phase air quality impacts to the extent feasible, including:

- **Policy LU-6.5:** Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

However, because the 2010 Certified EIR determined that impacts with respect to operational air quality would also be significant and unavoidable under the existing General Plan, the air quality impacts under the Proposed Project do not represent a new, or substantially increased significant impact.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. Development and operation of new land uses consistent with Proposed Project could generate new sources of criteria air pollutants and TACs in the City from area/stationary sources and mobile sources.

CO Hotspots

The 2010 Certified EIR evaluated the potential for CO hotspots to be created at several intersections in the City with the highest traffic volumes and determined that the existing General Plan's traffic increases would not exceed the State or federal ambient air quality standards (AAQS) for CO at sensitive receptor locations.

The MDAB is currently in attainment of the federal and State CO AAQS. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (BAAQMD 2023). Based on the projected average daily roadway segment volumes for the Proposed Project, it is not anticipated that it would generate the number of peak hour intersection volumes needed to generate a potential CO hotspot (Fehr and Peers 2024). Therefore, implementation of the Proposed Project would not have the potential to substantially increase CO hotspots at intersections in the vicinity of sensitive receptors in the City, and like the existing General Plan, impacts with respect to CO hotspots would be less than significant. Because the Proposed Project would not result in impacts beyond what was previously analyzed in the 2010 Certified EIR, preparation of a supplemental or subsequent EIR would not be required.

Toxic Air Contaminants

Toxic air contaminants (TACs) were identified as a potential significant impact in the 2010 Certified EIR. Emissions of TACs from stationary sources would be controlled by MDAQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits. Adherence to MDAQMD's New Source Review program would ensure that stationary source emissions (permitted sources) would be reduced or mitigated below MDAQMD significance thresholds of ten in one million cancer risk and one for acute risk at the maximally exposed individual receptor.

Mobile sources of TACs are not regulated by MDAQMD. The primary driver of health risk in the MDAB is diesel particulate matter (DPM). Mobile sources of DPM in the unincorporated areas are truck travel, truck idling, and use of off-road equipment. New warehousing operations could generate substantial diesel particulate matter emissions from off-road equipment use and truck idling. In addition, some warehousing and industrial facilities may include use of transport refrigeration units (TRUs) for cold storage.

The Proposed Project includes the following policy aimed at reducing emissions from major sources of air pollution including:

- **Policy HC-1.2:** Require new commercial and industrial projects west of the I-15 the Freeway Corridor area to prepare a cumulative health risk assessment and appropriate mitigation plan prior to approval.

The Proposed Project could result in the development of industrial land uses near sensitive receptors, requiring implementation of Mitigation Measure AQ-4. This mitigation measure would require the completion of a Health Risk Assessment for projects with the potential to generate substantial levels of TACs within 1,000 feet of sensitive receptors. However, when compared to the existing General Plan, the Proposed Project would result in an overall decrease in land use square feet from the reduction in industrial land uses that have the potential to generate TACs. Therefore, the Proposed Project would not result in any new impacts or increase the severity of impacts.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The 2010 Certified EIR found that the development under the existing General Plan could generate odors associated with the operation of construction vehicles, application of architectural coatings, cooking from restaurant uses, and trash receptacles from residences, in addition to other typical odor-generating land uses. The 2010 Certified EIR identified that impacts would be reduced to less than significant levels with implementation of Mitigation Measure AQ-6**.**

The Proposed Project would allow uses similar to the existing General Plan, including those that could create odor impacts. Therefore, odor impacts as a result of the Proposed Project would also be considered potentially significant requiring the implementation of Mitigation Measure AQ-5 to reduce impacts to less than significant. Proposed Policy HC-1.1 also directs the City to create and maintain land use patterns that protect residences and other sensitive receptors from exposure to pollution, dust, noise, odor, vibration, and other detrimental conditions to public health. The Proposed Project compared to the existing General Plan would not result in any new impacts or increase the severity of impacts with respect to other emissions (such as those leading to odors) adversely affecting a substantial number of people.

5.3.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR and would be incorporated as part of the proposed project. Any modifications to the mitigation measures from the 2010 Certified EIR are shown in ~~strikethrough~~ for deleted text and underline for new, inserted text.

AQ-1 ~~The City shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from unpaved areas, parking lots, and construction sites:~~

~~1.~~ The City shall require, as a condition of project approval, that applicants for new development projects subject to California Environmental Quality Act review (i.e., nonexempt projects), implement ~~Require~~ the following measures ~~to be taken during the construction of all projects~~ to reduce the amount of dust and other sources of PM_{10} in accordance with Mojave Desert Air Quality Management District (MDAQMD) Rule 403:

a. Dust suppression at construction sites using vegetation, surfactants, and other non-toxic chemical stabilizers;

b. Wheel washers for construction equipment;

c. Watering down of all construction areas a minimum of two times daily;

d. Limit speeds at construction sites to 15 miles per hour; and

e. Covering of aggregate or similar material during transportation of material.

f. Use street sweepers and/or water trucks to control dust and debris at public street access points.

g. Roadways leading to the project site shall be paved as early as practical during construction.

~~2. Adopt incentives, regulations, and/or procedures to reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings.~~

AQ-2 Prior to discretionary approval by the City of Hesperia for development projects subject to California Environmental Quality Act review (i.e., nonexempt projects), the ~~The~~ City shall require each project applicant, as a condition of project approval, to implement the following measures to reduce exhaust emissions from construction equipment:

1. Commercial electric power (i.e. temporary power pole) shall be provided, to the extent feasible, to the project site in adequate capacity to avoid or minimize the use of portable diesel-powered electric generators and equipment.

2. Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).

3. To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.

4. On-site equipment shall be turned off when not in use and shall not idle for more than 5 minutes.

5. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

6. Encourage project applicants to perform a review of new technology, in consultation with the Mojave Desert Air Quality Management District, as it relates to heavy-duty equipment, to determine what advances in emissions reductions are available for use and are economically feasible.

7. Use construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.

AQ-3 The City shall work with the Mojave Desert Air Quality Management District (MDAQMD) and the San Bernardino Associated Governments to implement the federal ozone and PM_{10} non-attainment plans and meet all federal and state air quality standards for pollutants. The City shall participate in any future amendments and updates to the non-attainment plans. The City shall also implement, review, and interpret the General Plan and future discretionary projects in a manner consistent with the non-attainment plans to meet standards and reduce overall emissions from mobile and stationary sources.

~~AQ-4 The City shall consult with the Mojave Desert Air Quality Management District regarding the siting of project types within a specified distance of existing or planned (zoned) sensitive receptor land uses:~~

~~a. 1,000 feet of a major transportation project (50,000 or more vehicles per day);~~

~~b. 1,000 feet of a distribution center (that accommodates more than 40 trucks per day);~~

~~c. 1,000 feet of any industrial project; and~~

~~d. 500 feet of any dry cleaning operation using perchloroethylene.~~

AQ-~~5~~4 Prior to discretionary approval by the City of Hesperia for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall conduct a Health Risk Assessment for land uses that generate more than 100 trucks per day or 40 trucks per day by trucks operating transportation refrigeration units (TRU's) within 1,000 feet of homes, childcare facilities, schools, and hospitals. If the health risk assessment determines the new development poses health hazards that increase the incremental cancer risk above the threshold established by the Mojave Desert Air Quality Management District (MDAQMD), adequate mitigation measures shall be implemented for potential impacts on the sensitive uses around the site. New developments that are subject to this mitigation measure shall also conduct public outreach by sending notifications in multiple languages to residents living within 500 feet, and encourage hosting a public meeting. ~~The City shall implement the following measures to minimize exposure of sensitive receptors and sites to health risks related to air pollution:~~

~~1. Encourage site plan designs to provide the appropriate setbacks and/or design features that reduce toxic air contaminants at the source.~~

~~2. Encourage the applicants for sensitive land uses to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential impacts of air pollution on sensitive receptors.~~

~~3. Actively participate in decisions on the siting or expansion of facilities or land uses (e.g., freeway expansions), to ensure the inclusion of air quality mitigation measures.~~

~~4. Where decisions on land use may result in emissions of air contaminants that pose significant health risks, consider options, including possible relocation, recycling, redevelopment, rezoning, and incentive programs.~~

~~5. Activities involving idling trucks shall be oriented as far away from and downwind of existing or proposed sensitive receptors as feasible.~~

~~6. Strategies shall be incorporated to reduce the idling time of main propulsion engines through alternative technologies such as IdleAire, electrification of truck parking, and alternative energy sources for Transport Refrigeration Units to allow diesel engines to be completely turned off.~~

AQ-~~5~~6 The City shall review discretionary land use applications for ~~residential uses for potential odor impacts for proposals within~~ the following project types for their potential to generate odors that affect a substantial number of people ~~areas~~:

a. 2 miles of a wastewater treatment plant;

b. 1 mile of a wastewater pumping facility;

c. 2 miles of a sanitary landfill;

d. 1 mile of a transfer station;

e. 1 mile of a composting facility;

f. 2 miles of an asphalt batch plant;

g. 1 mile of a painting/coating operation; and

h. 1 mile of a green waste and recycling center.

If it is determined that odors from such ~~areas~~ projects have the potential to expose such residential uses to objectionable odors, an Odor Analysis shall be prepared to assess such impacts and recommended methods to limit exposure to such objectionable odors.

5.4 BIOLOGICAL RESOURCES

5.4.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the existing General Plan resulted in less than significant impacts upon implementation of mitigation to biological resources. The 2010 Certified EIR indicated that without project-specific information, impacts to candidate, sensitive, and special status species could occur, and Mitigation Measure BR-1, which requires the preparation of biological surveys and implementation of applicable mitigation, would reduce impacts. The 2010 Certified EIR stated that there is a potential for impacts to riparian habitat and wetlands along the West Fork of the Mojave River, Grass Valley Creek, Little Horsethief Creek, and Horsethief Creek; however, the land use designations for these areas are predominantly open space or low density residential, so impacts would be minimal. Compliance with federal and State laws, as well as the General Plan policies would reduce impacts to riparian habitats and wetlands. The 2010 Certified EIR indicated that the existing General Plan would not result in changes that could negatively impact major wildlife corridors, and that implementation of the General Plan policies and compliance with federal and State regulations would reduce impacts. The 2010 Certified EIR concluded that the existing General Plan would not conflict with policies protecting biological resources, or an adopted habitat conservation plan, natural community conservation plan, or other habitat conservation plans. The General Plan policies are consistent with State and federal regulations, and the existing General Plan would not conflict with any provisions of the West Mojave Plan.

5.4.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The 2010 Certified EIR concluded that impacts as a result of habitat modification on species would be mitigated to a level of less than significant with the implementation of Mitigation Measure BR-1.

During the 25-year planning horizon, the Proposed Project would result in an increase in housing development compared to the existing General Plan; however, the Proposed Project's buildout would be within the overall

buildout envisioned in the 2010 Certified EIR. Future projects would be required to comply with state and federal regulations to reduce impacts to special-status plant and animal species. The Proposed Project would also implement the existing General Plan policies such as Policy CN-4.4 and Policy CN-4.5 which require assessing impacts before development and providing appropriate actions to reduce impacts. Additionally, as with the existing General Plan, future discretionary projects on non-infill sites under the Proposed Project would be required to implement Mitigation Measure BR-1 which would ensure that biological surveys are prepared and feasible mitigation measures are implemented to reduce impacts to special status species. Therefore, with the implementation of Mitigation Measure BR-1. compliance with state and federal regulations, and existing General Plan policies, implementation of the Proposed Project would not have substantial adverse impacts on sensitive plant or animal species.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on sensitive or special status species.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The 2010 Certified EIR concluded that impacts from loss of riparian or sensitive habitat would be mitigated for each development through implementation of the General Plan policies, and consultation with the relevant federal and state agencies as well as the Development Services Director. The existing General Plan was considered to result in less than significant impacts in this regard.

Similar to the existing General Plan, the future projects consistent with the proposed project that could potentially affect riparian habitats would be required to obtain necessary permits from the California Department of Fish and Wildlife (CDFW) and comply with all applicable state and federal regulations. In addition, the City's Municipal Code Chapter 16.24, Protected Plants, Article III, Riparian Plant Conservation, is intended to protect riparian habitats. Moreover, the Proposed Project would implement the existing General Plan policies that would ensure potential impacts are avoided such as Policy CN-3.1 and Policy CN-3.2 which require monitoring development impacts on surface water resources and preserving wash areas (e.g. Oro Grand Wash) that maintain ideal native habitat in their natural state. Therefore, as with the existing General Plan, the Proposed Project would also comply with local, state, and federal regulations and existing General Plan policies regarding the protection of riparian areas.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on riparian habitats or other sensitive natural communities.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The 2010 Certified EIR identified that the existing General Plan would have a less than significant impact on state or federally-protected wetlands upon compliance with federal, state, and local regulations.

During the 25-year planning horizon, the Proposed Project would result in an increase in housing development compared to the existing General Plan; however, the Proposed Project's buildout would be within the overall development area envisioned in the 2010 Certified EIR. As mentioned in the 2010 Certified EIR, federal regulations require that applicants provide evidence that all necessary permits have been obtained from the United States Army Corps of Engineers (USACE) (Section 404 of the Clean Water Act) before granting grading permits for projects affecting riparian or wetland habitats. As such, this would ensure impacts to wetlands were minimized. As with the existing General Plan, the Proposed Project would be required to comply with all applicable state and federal regulations protecting wetlands. The Proposed Project would follow existing General Plan policies that would ensure potential impacts are avoided such as Policy CN-3.1 and Policy CN-3.2 which require monitoring development impacts on surface water resources and preserving wash areas (e.g., Oro Grand Wash) that maintain ideal native habitat in their natural state. Therefore, the Proposed Project, as with the existing General Plan, would result in less than significant impacts upon compliance with applicable regulations and implementation of the existing General Plan policies.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The 2010 Certified EIR identified that the existing General Plan would have a less than significant impact on the movement of native residents or migratory fish or wildlife species due to implementation of applicable General Plan policies and regulations.

The 2010 Certified EIR identified major wildlife corridors within washes, creeks, utility easements, and railroad lines. The 2010 Certified EIR indicated that General Plan policies would avoid potentially significant and adverse impacts. The Proposed Project would implement the existing General Plan policies protecting wildlife corridors such as Policy CN-4.1 which aims to preserve pristine open space areas and known wildlife corridors areas for conservation to protect sensitive species and their habitats and Policy CN-4.2 which encourages the protection, preservation, and long-term viability of environmentally sensitive habitats and species in the City.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the conclusions of the 2010 Certified EIR regarding the movement of any native resident or migratory fish or wildlife species, nor on established native resident or migratory wildlife corridors.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The 2010 Certified EIR identified that the existing General Plan would not conflict with any local policies or ordinances protecting biological resources.

The Proposed Project would not affect any ordinances protecting biological resources as future development under the Proposed Project would be required to comply with the City's Municipal Code, such as Chapter 16.24, Protected Plants, which outlines regulations and guidelines for managing plant resources on public and private lands to ensure plant health, conserve native species, prevent indiscriminate removal, standardize removal practices, maintain water quality, and preserve rare plants and specialized animal habitats. As with the existing General Plan, the Proposed Project would not conflict with local policies and ordinances.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on local policies or ordinances protecting biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The 2010 Certified EIR identified that the General Plan would not conflict with any Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). The 2010 Certified EIR indicated that the West Mojave Plan HCP applies to Federal land but may be expanded in the future.

The West Mojave HCP encompasses the Planning Area and the City's existing General Plan focuses on preserving natural environments and biological resources (BLM 2004). The existing General Plan outlines goals for biological assessments to identify sensitive areas and assess development impacts. existing General Plan Policy CN-4.4 requires that proper assessments be conducted in potential habitats for endangered or sensitive species before development is authorized. If such assessments reveal the presence of these species, Policy CN-4.5 mandates appropriate actions to protect their habitat and ensure their preservation. As with the existing General Plan, the Proposed Project would implement the existing General Plan policies that aim to protect biological resources and would not conflict with the West Mojave HCP. Development under the Proposed Project would occur in areas that are currently designated for development; the Proposed Project would not change land use or zoning designations compared to the existing General Plan.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on HCP and NCCP provisions.

5.4.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. Any modifications to the mitigation measures from the 2010 Certified EIR are shown in ~~strikethrough~~ for deleted text and underline for new, inserted text.

BR-1 Biological surveys, prepared by a qualified biologist, shall be required for discretionary projects located in non-infill sites that have substantially undisturbed areas, or sites that have protected plant or animal species. The specific requirements and nature of such surveys (i.e., general site reconnaissance, focused surveys, etc.) shall be determined by the Development Services Director at the time that a development proposal is submitted to the City for processing. If such surveys determine that the discretionary project in question could have a potentially significant impact on candidate, sensitive, or special status species, feasible mitigation shall be recommended as part of the survey. The preparation of such surveys and, if necessary, implementation of mitigation, shall be in accordance with applicable federal, state, and local protocols, guidelines, and requirements, and shall be to the satisfaction of the Development Services Director.

5.5 CULTURAL RESOURCES

5.5.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that portions of the City and SOI could include historic resources, and implementation of Mitigation Measure CR-1a through CR-1d, which require making a determination that no further cultural research is needed for areas with "low" cultural sensitivity, conducting a Phase I cultural resources survey for areas with "medium" or "high" cultural sensitivity, determining a structure's historical significance, and avoiding or conducting a Phase III for impact significant historic resources, would reduce impacts. The 2010 Certified EIR indicated that portions of the City and SOI could include archaeological resources, and that implementation of Mitigation Measure CR-2a and CR-2b, which require testing the significance of any resources that are found and either avoiding or preparing a Phase III for resources that would be impacted, would reduce impacts. The 2010 Certified EIR indicated that while there is a possibility that ground-disturbing activities could uncover human remains, compliance with Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 would reduce impacts.

5.5.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?					X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X	

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact. The 2010 Certified EIR identified historical resources within Hesperia, and determined that with the implementation of Mitigation Measure CR-1a through Mitigation Measure CR-1d impacts would be less than significant.

Development or redevelopment projects may have the potential to result in impacts to buildings or structures of historic age (50 years old or older), or buildings or structures that may eventually be of historic age and may qualify as historic resources pursuant to CEQA upon evaluation. As with the existing General Plan, development under the Proposed Project would have the potential to result in impacts on historic buildings, structures, and/or transportation routes. With the implementation of Mitigation Measure CR-1a through Mitigation Measure CR-1d, from the 2010 Certified EIR, which ensures thorough evaluation and protection of cultural resources in the planning and development process.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

No Impact. The 2010 Certified EIR determined that development under the existing General Plan could adversely impact archaeological resources; however, with the implementation of Mitigation Measure CR-and Mitigation Measure CR-2b impacts would be less than significant.

As with the existing General Plan, development associated with the Proposed Project could uncover archaeological resources if development is proposed on vacant land or redevelopment proposing more extensive groundwork. In the event that development under the Proposed Project uncovers archaeological resources, Mitigation Measure CR-2a and Mitigation Measure CR-2b, from the 2010 Certified EIR, which would require evaluation of archaeological resources and procedures following their determination, would reduce impacts to archaeological resources. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts.
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c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2010 Certified EIR stated that the existing General Plan would comply with California Public Resources Code Section 5097.98 and California Health and Safety Code, Section 7050.5, and therefore would not disturb human remains; the existing General Plan was found to result in a less than significant impact.

Future development projects consistent with the Proposed Project would be subject to California Public Resources Code Section 5097.98 and California Health and Safety Code, Section 7050.5, which would ensure that impacts to human remains are minimized. As with the existing General Plan, compliance with regulatory requirements would ensure that a less than significant impact would occur.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts.

5.5.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. Any modifications to the mitigation measures from the 2010 Certified EIR are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text.

CR-1a Areas of the City have been determined to exhibit "Low" cultural resource sensitivity in the technical report supporting the General Plan Update EIR. Prior to exempting a project in Low sensitivity areas from further cultural resource fieldwork, the AIC shall perform a planning review of the Planning Area and report the results of the review to the City. If, in addition, the particular project is located in a region deemed "Low" and exhibits the following three qualities, no further cultural resource research is necessary if:

1. The AIC determines that a field survey is not necessary, or,
2. The Planning Area has been mass graded for modern construction purposes in the recent past, or,
3. The Planning Area is less than 5 acres in size.

5. Environmental Analysis

CR-1b In those areas of the City that exhibit "Medium" or "High" cultural resource sensitivity, a qualified Cultural Resource Management professional must undertake a Phase 1 cultural resource survey of the Planning Area as part of the CEQA environmental compliance process if and only if the AIC determines through its planning review that this must occur. In determining whether a cultural resource survey is required, a check of the NARC Sacred Lands Inventory may initially be undertaken. The survey must be conducted following the SHPO-recommended ARMR research and reporting format. A cultural resource survey in the Medium and High sensitivity areas need not take place if the AIC planning review shows that:

1. The Planning Area has been surveyed by a qualified professional in the last ten years with negative results, or,

2. The property has been mass graded for modern construction purposes in the recent past.

CR-1b.1 In the event that a cultural resource assessment is required under CR-1a and/or CR-1b, the qualified Cultural Resource Management professional performing the study must undertake a NAHC Sacred Lands Search as part of the scoping process for the project. Upon receipt of the NAHC Sacred Lands Search response, the qualified professional must send a scoping request letter and/or verbally contact each tribal entity the NAHC lists. Documentation of this Sacred Lands scoping process must be provided for in the technical report.

CR-1c If the Phase I field survey shows that there are historical cultural resources in the developmental Planning Area, the City shall require that those cultural resource(s) be tested for historical significance by a qualified Cultural Resource Management professional following modern guidelines unless a previous significance determination study has shown that the resource is not significant under CEQA Section 15064(a). If the Phase I survey report recommends that the City require cultural resource monitoring during construction of the project, the City shall require that the monitoring specialist(s) present his/her credentials to the City for review and approval, showing it is pertinent to the resources expected to be uncovered.

CR-1d If the City determines that a significant historical cultural resource will be directly impacted by a proposed development such that the qualities that make the resource significant will be lost during the development, the significant cultural resource must be either avoided, or Phase III data collected by a qualified Cultural Resource Management professional following guidelines established for this type of research by the California SHPO. If the Phase II testing report recommends that the City require cultural resource monitoring during construction, the City shall require that the monitoring specialist(s) present his/her credentials to the City for review and approval, showing it is pertinent to the resources expected to be uncovered.

CR-2a If the Phase 1 field survey shows that there are archaeological cultural resources in the developmental Planning Area, the City must require that those cultural resource(s) be tested for historical significance by a qualified Cultural Resource Management professional following modern guidelines unless a previous significance determination study has shown that the

resource is not significant under CEQA Section 15064(a). If testing must take place, the qualified professional shall contact each of the tribes listed by the NAHC in its Sacred Lands response letter and inform them of the testing event. Should one or more tribes request that they be contacted when artifacts are found during the testing event, the qualified professional shall do so. If the Phase I survey report recommends that the City require cultural resource monitoring during construction, the City shall require that the monitoring specialist(s) present his/her credentials to the City for review and approval, showing it is pertinent to the resources expected to be uncovered.

CR-2b If the City determines that a significant historical cultural resource will be directly impacted by a proposed development such that the qualities that make the resource significant shall be lost during the development, the significant cultural resource must be either avoided, or Phase III data collected by a qualified Cultural Resource Management professional following guidelines established for this type of research by the California SHPO. If a Phase III excavation takes place, the qualified Cultural Resource Management Professional shall contact each of the tribes listed by the NAHC in its Sacred Lands response letter and inform them of the excavation event. Should one or more tribes request that they be contacted when artifacts are found during the excavation event, the qualified professional shall do so. The qualified professional shall seek and consider input from the tribe(s) regarding the disposition of the artifacts, after a tribe responds to the notice of the excavation event. If the Phase II testing report recommends that the City require cultural resource monitoring during construction, the City shall require that the monitoring specialist(s) present his/her credentials to the City for review and approval, showing it is pertinent to the resources expected to be uncovered.

5.6 ENERGY

5.6.1 Summary of Impacts Identified in the Program EIR

As shown in Section 3.17, Greenhouse Gas, of the 2010 Certified EIR, development consistent with the General Plan would create a demand for more energy resources. In addition, within this section, the 2010 Certified EIR also noted that all development would comply with the Building and Energy Efficiency Standards (CCR Title 24) and that future projects would comply with the strategies in the City's 2010 Climate Action Plan.

5.6.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?					X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?					X

Applicable Focused General Plan Policies

The Proposed Project includes policies that would minimize the wasteful, inefficient, or unnecessary consumption of energy resources. The following proposed polices are applicable:

Health and Safety Element

- **Policy HC-2.1** Create an integrated system of bike, trail, and pedestrian routes that connect neighborhoods, corridors, recreation and other major facilities.
- **Policy HC-5.3** Work with the Victor Valley Transit Authority to establish, maintain, and increase the frequency of transit routes to all areas of the community.

Land Use Element

- **Policy LU-2.5** Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.
- **Policy LU-2.6:** Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.
- **Policy LU-6.1:** Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
- **Policy LU-6.5:** Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. The following evaluates potential energy impacts as they pertain to wasteful or inefficient use during construction and operation of the Proposed Project.

Construction

Construction of individual development projects facilitated by the Proposed Project would create temporary demands for electricity. Natural gas is not generally required to power construction equipment, and therefore is not anticipated during construction phases. Electricity use would fluctuate according to the phase of construction. Additionally, it is anticipated that most electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities.

Future individual development projects would also temporarily increase demands for energy associated with transportation. Transportation energy use depends on the type and number of trips, VMT, fuel efficiency of vehicles, and travel mode. Energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. It is anticipated that most off-road construction equipment, such as those used during demolition and grading, would be gas or diesel powered. In addition, all operation of construction equipment would cease upon completion of project construction.

Furthermore, the construction contractors would minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449. Such required practices would limit wasteful and unnecessary energy consumption during the construction of individual development project facilitated by the Proposed Project. Therefore, the construction of individual development projects facilitated by the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of fuel use.

The construction processes for the Proposed Project would be similar to the construction processes of projects under the existing General Plan. Additionally, as discussed above, construction activities associated with the Proposed Project would result in the same level of impacts as the existing General Plan. Thus, the short-term impacts of the Proposed Project would not result in substantial changes requiring major revisions of the existing General Plan. Impacts would not be beyond those analyzed in the Certified EIR.

Operation

Operation of new development projects accommodated under the Proposed Project would create similar demands when compared to the existing General Plan. Operational use of electricity and natural gas would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, use of on-site equipment and appliances; and lighting. Electrical service to the City would be provided by Southern California Edison (SCE) through connections to existing off-site electrical lines and new on-site infrastructure.

5. Environmental Analysis

Table 3, *Net Change in Energy Consumption*, shows the net change in energy use between the buildouts of the existing General Plan and the Proposed Project.

Table 3 Net Change in Energy Consumption

Land Use	
Electricity	**Electricity (kWh/year)**
Residential Electricity Consumption	47,525,284
Nonresidential Electricity Consumption	-2,703,001
Total	**44,822,283**
Natural Gas	**Natural Gas (kBTU/year)**
Residential Natural Gas Consumption	189,332,576
Non-Residential Natural Gas Consumption	-91,237,767
Total	**98,094,809**

Source: Appendix A
Note: kWh=kilowatt-hour; kBTU= kilo-British thermal unit. Negative values indicate a decrease in energy consumption between the existing General Plan and Proposed Project.

While the electricity and natural gas demand under the Proposed Project would increase when compared to the existing General Plan, developments accommodated under the Proposed Project would be required to comply with the current and future updates to the Building Energy Efficiency Standards and CALGreen, which would contribute to reducing the energy demand shown in Table 3. New and replacement buildings in compliance with these standards would generally have greater energy efficiency than existing buildings. It is anticipated that each update to the Building Energy Efficiency Standards and CALGreen would result in greater building energy efficiency and move closer toward buildings achieving zero net energy.

The Proposed Project is also expected to result in an increase in transportation energy use. As described in Section 5.17, *Transportation*, the net increase in VMT under the Proposed Project when compared to the existing General Plan would be 419,414 miles per day. These increases in VMT would be primarily attributable to the overall growth associated with the buildout of the Proposed Project when compared to the buildout of the existing General Plan. The VMT per service population under the General Plan would, however, be larger than that of the Proposed Project, (See Table 1 for a reduction in non-residential development) indicating transportation energy efficiency would be higher under the Proposed Project. Additionally, while overall fuel usage has the potential to increase under the Proposed Project, the fuel efficiency of all the fuel types would continue to improve over time, as it would under the existing General Plan. The improvement would be attributable to regulatory compliance (e.g., Corporate Average Fuel Efficiency [CAFE] standards) that trend toward producing cars that are more fuel efficient and the natural turnover of older, less-fuel-efficient vehicles for newer, more-fuel-efficient vehicles. The CAFE standards are not directly applicable to residents or land use development projects, but to car manufacturers. Thus, residents and employees of the City do not have direct control in determining the fuel efficiency of vehicles manufactured and that are made available. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the City more fuel-efficient vehicle options.

Therefore, the Proposed Project would not result in more inefficient, wasteful, or unnecessary consumption of energy during operation compared to the existing General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The following discussions evaluate consistency of the Proposed Project to the California Renewable Portfolio Standards Program (RPS) and the City's 2010 Climate Action Plan (CAP).

California Renewables Portfolio Standard Program

The state's electricity grid is transitioning to renewable energy under California's RPS Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The RPS goals have been updated since adoption of SB 1078 in 2002. In general, California has RPS requirements of 33 percent renewable energy by 2020 (SB X1-2), 40 percent by 2024 (SB 350), 50 percent by 2026 (SB 100), 60 percent by 2030 (SB 100), 90 percent by 2035 (SB 1020), 95 percent by 2040 (SB 1020), and 100 percent by 2045 (SB 100). SB 100 also establishes RPS requirements for publicly owned utilities that consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State of California objective of transitioning to renewable energy.

The land uses accommodated under the Proposed Project would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen. The current 2022 Building Energy Efficiency Standards include photovoltaic requirements for single-family residences and multi-family residences of three stories or less. Additionally, it also includes prescriptive photovoltaic system and battery requirements for high-rise, multifamily buildings (i.e., more than three stories) and noncommercial buildings such as hotels, offices, medical offices, restaurants, retail stores, schools, warehouses, theaters, and convention centers. Therefore, implementation of the Proposed Project would not conflict with or obstruct implementation of California's RPS program, and no impact would occur. The Proposed Project would not result in any new impacts when compared to the 2010 Certified EIR.

City of Hesperia Climate Action Plan

In order to demonstrate that the existing General Plan would result in less than significant greenhouse gases (GHG) emissions, the City adopted a CAP concurrently with the 2010 Certified EIR. The Hesperia CAP quantified the City's existing emissions inventory and identified the emissions reductions needed to meet the CAP's target of 29 percent below 1990 levels by 2020. To meet this target, the CAP included strategies for the City government and future development for reducing emissions and adapting to the effects of climate change. Several of the CAP's GHG emission reduction strategies would also decrease energy use such as, promoting mixed use/compact development, constructing a well-connected system of bicycle paths and end of trip facilities, increasing the use of renewable energy, and reducing energy use from the transport and treatment of water.

The Proposed Project includes updates to the City's Land Use Element, Health and Safety Element, and Environmental Justice policies. The new policies that are consistent with the goals and strategies of the CAP are listed above and include Policies HC-2.1, HC-5.3, and LU-2.6 , that would help to reduce transportation fuel use by encouraging the use of alternative modes of transportation. Policy LU-6.5 targets reductions in building energy use by promoting the use of green building standards and the Leadership in Energy and Environmental Design (LEED) certification for development projects. Therefore, the Proposed Project would not obstruct implementation of the CAP nor would it result in any new or increased impacts with respect to implementation of the CAP.

Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on obstructing a state or local plan for renewable energy or energy efficiency.

5.6.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not analyze energy specifically, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.7 GEOLOGY AND SOILS

5.7.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the existing General Plan could be subjected to seismic hazards such as fault rupture, earthquakes and ground shaking, liquefaction, landslides, and seismically induced settlement. However, compliance with the California Building Code (CBC), and implementation of the General Plan policies and conditions of approval such as preparing a geotechnical report, would reduce impacts to less than significant. The 2010 Certified EIR stated that the existing General Plan could result in erosion from activities; however, compliance with the Municipal Code, which requires the preparation of an erosion control plan, as well as with the Lahontan Regional Water Quality Control Board (RWQCB) standards, National Pollutant Discharge Elimination Systems (NPDES) permit, Stormwater Pollution Prevention Plan (SWPPP), and implementation of best management practices (BMPs) would reduce erosion. Impacts from landslides, liquefaction, lateral spreading, expansive soils, and collapsible and compressible soils would be reduced through compliance with the CBC and the General Plan policies. The 2010 Certified EIR indicated that subsidence has not been detected in the City. Additionally, impacts as a result of alternative wastewater disposal systems would be reduced through conditions of approval, such as the preparation of a geotechnical evaluation, and compliance with the General Plan policies.

The 2010 Certified EIR evaluated paleontological resources as part of *Cultural Resources*, and concluded that the existing General Plan could result in impacts on paleontological resources, however, implementation of mitigation measures CR-3a through CR-3c, which require making a determination that no further research is needed for areas with "low" paleontological sensitivity and conducting a records search for areas with "medium" and "high" paleontological sensitivity, would reduce impacts.

5. Environmental Analysis

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts.

5.7.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					X
ii) Strong seismic ground shaking?					X
iii) Seismic-related ground failure, including liquefaction?					X
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?					X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?					X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. As stated in the 2010 Certified EIR, there are no Alquist-Priolo Earthquake Fault Zones within the Planning Area. However, there are faults within the Cleghorn fault zone in the Planning Area. The 2010 Certified EIR indicated that with the implementation of the General Plan policies, impacts from surface rupture would be less than significant.

The Proposed Project does not include any physical changes to the land use or zoning designations; therefore, compared to the existing General Plan, the impacts would remain the same, as there is no redesignation of land. In addition, the Proposed Project would include similar policies as in the existing General Plan which would minimize impacts. For example, Proposed General Plan Policy SF-1.1 states that projects in seismic or geologic hazard zones must have investigations completed by State-certified professionals following current guidelines, including hazard mitigation measures, and be reviewed by appropriately credentialed City staff, and Policy SF-1.4 encourages owners of unreinforced masonry buildings, to assess the seismic vulnerability of their structures and conduct seismic retrofitting as necessary to improve the buildings' resistance to seismic shaking. As with the existing General Plan, the Proposed Project's future development would comply with the seismic safety provisions of the most current version of the California Building Code (CBC) at the time of development. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects involving the rupture of a known earthquake fault.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on earthquake faults.

ii) Strong seismic ground shaking?

No Impact. The 2010 Certified EIR identified that Hesperia is near the San Andreas Fault and several other seismically active earthquakes sources, including the North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto Faults. The 2010 Certified EIR determined that development under the existing General Plan would be required to comply with seismic safety provisions of the CBC and General Plan policies. The existing General Plan identified that compliance with CBC and policies reduced hazards from ground shaking to a less than significant impact.

The Proposed Project would result in the construction of new structures in the Planning Area; as with the existing General Plan, development under the Proposed Project would be required to comply with the seismic safety provisions of the CBC. In addition, the Proposed Project includes policies that would reduce impacts such as Proposed General Plan Policy SF-1.1 which states that projects in seismic or geologic

hazard zones must have investigations completed by State-certified professionals following current guidelines, including hazard mitigation measures, and be reviewed by appropriately credentialed City staff, and, Policy SF-1.4 which encourages owners of unreinforced masonry buildings, to assess the seismic vulnerability of their structures and conduct seismic retrofitting as necessary to improve the buildings' resistance to seismic shaking. A less than significant impact would occur.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

No Impact. The 2010 Certified EIR identified that areas within the Mojave River floodplain have the potential for liquefaction, which could cause significant damage to pipelines, utilities, and infrastructure. Additionally, several areas in the City are prone to settlement due to unconsolidated alluvial deposits and artificial fill. The 2010 Certified EIR determined that projects under the existing General Plan could have subjected people or structures to potentially significant hazards arising from liquefaction. However, with the implementation of the General Plan policies, the existing General Plan resulted in less than significant impacts.

As with the existing General Plan, future projects under the Proposed Project would be mandated to comply with the CBC, which would reduce hazards arising from seismic-related ground failure. In addition, the Proposed Project would include policies that would minimize impacts from seismic-related ground failure, including liquefaction. For example, Proposed General Plan Policy SF-1.3 requires the preparation of liquefaction assessment studies, as a condition of approval, for all projects proposed in areas that have been identified as being potentially susceptible to liquefaction.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on seismic-related ground failure, including liquefaction.

iv) Landslides?

No Impact. The 2010 Certified EIR indicated that while most of Hesperia is relatively flat, there are a few natural slopes in the City that could be vulnerable to landslides. The 2010 Certified EIR determined that impacts would be less than significant with the implementation of the General Plan policies and compliance with the CBC.

Development under the Proposed Project could occur in areas that are susceptible to landslides. As with the existing General Plan, the Proposed Project would be required to comply with the CBC and implement the Proposed General Plan policies, such as Policy SF-5.10 which states that if new essential public and

critical facilities would be located in landslide susceptibility zones, they must be designed to minimize damage and ensure operation, and would be required to develop disaster response and evacuation plans.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on landslides.

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. The 2010 Certified EIR indicated that erosion and sedimentation in Hesperia are influenced by climate, topography, soil types, and vegetation, with significant issues arising in areas on alluvial fans and hillsides, especially after wildfires and heavy storms. The 2010 Certified EIR determined that compliance with Section 16.12.230, Approval Requirements, of the City's Municipal Code, as well as state and federal regulations, would reduce impacts to less than significant.

Implementation of the Proposed Project would result in the development of new structures which could result in soil erosion and the loss of topsoil during construction and operational activities. Compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure that no significant impacts would occur. Additionally, construction activities under the Proposed Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) detailing best management practices (BMPs) to reduce the potential for erosion during construction activities. In addition, the condition of approval requirements in the City of Hesperia Municipal Code Section 16.12.230, Approval Requirements, states that future developments are required to install and maintain erosion control measures. The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The 2010 Certified EIR concluded that parts of the City are susceptible to landslides, liquefaction, lateral spreading; however, compliance with the CBC and implementation of the General Plan policies would reduce impacts to less than significant.

Implementation of the Proposed Project would result in the construction of new structures which could be located on a geologic unit or soil that is unstable, and could therefore lead to landslide, lateral spreading, liquefaction or collapse. According to United States Geological Survey (USGS), subsidence has not been detected in the Planning Area (USGS 2024). As with the existing General Plan, development under the Proposed Project would be required to comply with the CBC and implement the Proposed General Plan policies, such as Policy SF-5.10 which states that if new essential public and critical facilities should be located in areas susceptible to geologic hazards, they must be designed to minimize damage and ensure operation, and would be required to prepare disaster response and evacuation plans; Policy SF-1.2 which requires development

to minimize grading and other changes to the natural topography to protect public safety and reduce the potential for property damage as a result of geologic hazards; and Policy SF-1.3 which requires preparation of liquefaction assessment studies, as a condition of approval, for all projects proposed in areas that have been identified as being potentially susceptible to liquefaction.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the conclusions of the 2010 Certified EIR regarding geologic units or soils that are unstable, or that could become unstable as a result of the project, potentially leading to on-site or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse..

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. The 2010 Certified EIR indicated that portions of the City, such as the Mojave River floodplain, are likely to contain expansive soils. However, the 2010 Certified EIR indicated that compliance with the CBC and General Plan policies would reduce impacts to less than significant.

As with the existing General Plan, the Proposed Project could expose persons or structures to potentially significant hazards due to expansive soils from development projects. Future development under the Proposed Project would be required to comply with the CBC as well as the Proposed General Plan policies, such as Policy SF-1.2 which requires developments to minimize grading and other changes to the natural topography to protect public safety and reduce the potential for property damage because of geologic hazards. The impacts would remain less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on expansive soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. The 2010 Certified EIR stated that new high-density developments near an existing sewer system would be required to connect to the sewer system under the California Plumbing Code and the Lahontan Guidelines. The 2010 Certified EIR indicated that discretionary proposals would be required to conduct geotechnical investigations to reduce potential hazards that would impact disposal systems. With the implementation of the General Plan policies, the 2010 Certified EIR determined that impacts would be less than significant.

For future development in areas of the City that are sewered, such development would be required to connect to the City's sewer system per Section 14.08.010(c), Standards for Quality and Testing, of the City's Municipal Code. While there may be development in areas that use septic tanks or alternative wastewater disposal systems

(in areas without sewer service), compliance with the Lahontan Regional Water Quality Control Board (RWQCB) Guidelines and Section 14.08.010, Private Sewage Disposal Systems, of the City's Municipal Code would reduce such impacts. In addition, the Proposed Project's Policy SF-1.1 states that projects in seismic and geologic hazard zones must have investigations completed by State-certified professionals following current guidelines, including hazard mitigation measures, and be reviewed by appropriately credentialed City staff.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on septic tanks or alternative wastewater disposal systems.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The 2010 Certified EIR identified that the existing General Plan could impact paleontological resources. However, with the implementation of Mitigation Measure CR-3a through Mitigation Measure CR-3c, impacts to paleontological resources under the existing General Plan would be less than significant.

As with the existing General Plan, development under the Proposed Project could unearth unknown paleontological resources. The Proposed Project would incorporate Mitigation Measure CR-3a through Mitigation Measure CR-3c, which provide specific measures depending on the paleontological resource sensitivity of a project area. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on septic tanks or alternative wastewater disposal systems..

5.7.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR identified three mitigation measures for paleontological resources. No other mitigation measures related to geology and soils were identified in the 2010 Certified EIR, and no mitigation measures are required.

The following mitigation measures were taken directly from the 2010 Certified EIR. Any modifications to the mitigation measures from the 2010 Certified EIR are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text.

CR-3a Areas of the City have been determined to exhibit "Low" paleontological resource sensitivity in the technical report written in support of the General Plan Update EIR. If the particular project is located in a region deemed Low and exhibits the following qualities, no further paleontological research is necessary if:

1. The property has been surveyed by a qualified professional in the last five years, or,
2. The property has been mass graded for modern construction purposes in the recent past, or,

3. The property is less than five acres in size.

CR-3b In those areas of the City that exhibit "Medium" paleontological resource sensitivity, a qualified paleontologist as part of the planning process must undertake a formal record search of the project at a local museum. A paleontological records search need not take place if City Planning determines that:

1. The property has been surveyed by a qualified paleontological professional, or,

2. The property has been mass graded for modern construction purposes in the recent past.

A qualified paleontologist shall monitor areas exhibiting Medium resource sensitivity during construction-related earthmoving if and only if the record search shows that there is some potential for impacts to paleontological resources at the specific site.

CR-3c In those areas of the City that exhibit "High" paleontological resource sensitivity, a qualified paleontologist must undertake a records search and a field survey of the Planning Area. A survey in the High sensitivity areas need not take place if research shows that:

1. The property has been previously evaluated by a qualified paleontological professional, or,

2. The property has been mass graded for modern construction purposes in the recent past.

A qualified paleontologist shall monitor areas exhibiting High resource sensitivity during construction-related earthmoving in all cases.

5.8 GREENHOUSE GAS EMISSIONS

5.8.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR determined that the existing General Plan would not generate GHG emissions that would have a significant impact on the environment because it would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. To ensure that the buildout of the existing General Plan would meet a reduction of 29 percent below 1990 levels by 2020 as directed by the CARB 2008 Scoping Plan (a reduction of 1.6 $MTCO_2e$ per person), the City developed a CAP that was adopted concurrently with the Certified EIR. With the emissions reductions identified in the CAP, the Certified EIR was able to demonstrate emissions reductions consistent with the Scoping Plan and concluded less than significant GHG impacts.

The 2010 Certified EIR also analyzed impacts associated with climate change and included a discussion of the existing General Plan's strategy to mitigate and adapt to climate change impacts including wildfires, water supply, and flooding.

5.8.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

Applicable Focused General Plan Policies

The Proposed Project includes policies that aim to reduce GHG emissions from future development. The following proposed polices are applicable:

Health and Safety Element

- **Policy HC-2.1** Create an integrated system of bike, trail, and pedestrian routes that connect neighborhoods, corridors, and recreation, and other major facilities.
- **Policy HC-5.3** Work with the Victor Valley Transit Authority to establish, maintain, and increase the frequency of transit routes to all areas of the community

Land Use Element

- **Policy LU-2.4:** Encourage lot consolidation of multi-family residential properties through creation of a lot consolidation incentive program.
- **Policy LU-2.5** Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.
- **Policy LU-2.6:** Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.

- **Policy 3.3** Promote the development of retail, restaurant, and entertainment uses along Main Street to facilitate a more pedestrian-friendly environment.
- **Policy LU-6.1:** Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
- **Policy LU-6.5:** Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified less than significant GHG emissions impacts with implementation of the CAP.

The Proposed Project would result in an increase in GHG emissions. To compare the change in operational emissions between the Proposed Project and existing General Plan, the respective net increases and net decreases of the buildouts in these land use categories were modeled using the CalEEMod, Version 2022.1. Mobile source emissions were estimated using emissions data from the CARB's Emission Factor database (EMFAC2021 Version 1.0.3) for the San Bernardino County, Mojave Desert Air Basin subarea and VMT data from Fehr and Peers. As shown in Table 4, *Net Change in Annual GHG Emissions*, the net change in buildout from the Proposed Project when compared to the existing General Plan would result in a net increase in GHG emissions. Since these emissions were not considered within the existing CAP, they are instead compared to MDAQMD's annual GHG significance threshold of 90,718 MTCO2e/year for the purposes of determining significant GHG impacts (MDAQMD 2020).

Table 4 Net Change in Annual GHG Emissions

Source	$MTCO_2e$ per Year		
	2010 Certified EIR With CAP Strategies[1]	Net Change in GHG Emissions	Percentage
On-Road Mobile	608,932	3,276	20%
Area	22,023	651	4%
Energy	457,496	10,562	64%
Water	NA	1,210	7%
Solid Waste	41,711	961	6%
Refrigerants	92,825	-48	0%
Total	**1,222,987**	**16,611**	**100%**
MDAQMD Threshold[2]	NA	90,718	NA
Exceeds Threshold	NA	No	NA

Source: Appendix A.
Notes: $MTCO_2e$ = metric ton of carbon dioxide equivalent
[1] 2010 Final EIR, Appendix B.
[2] 100,000 tons per year MDAQMD threshold is equivalent to 90,718 $MTCO_2e$/year.

As shown in Table 4, the Proposed Project's net change in buildout when compared to the existing General Plan is expected to generate an additional 16,611 MTCO2e per year which would not exceed the MDAQMD's brightline threshold of 90,718 MTCO2e per year. Therefore, the GHG emissions from the Proposed Project are considered less than significant. The Proposed Project would not result in any new or more substantial impacts when compared to the existing General Plan and preparation of a supplemental or subsequent EIR would not be required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified less than significant impacts related to consistency with GHG reduction plans.

CARB Scoping Plan

Since the 2010 Certified EIR was certified, CARB adopted the 2022 Scoping Plan to achieve the GHG reduction targets of SB 32 and AB 1279.

The CARB Scoping Plan is applicable to state agencies but is not directly applicable to cities/counties and individual projects (i.e., the Scoping Plan does not require local jurisdictions to adopt its policies, programs, or regulations to reduce GHG emissions). However, new regulations adopted by the State agencies from the Scoping Plan result in GHG emissions reductions at the local level. So local jurisdictions benefit from reductions in transportation emissions rates, increases in water efficiency in the building and landscape codes, and other statewide actions that affect a local jurisdiction's emissions inventory from the top down. Statewide strategies to reduce GHG emissions include the Low Carbon Fuel Standards and changes in the corporate average fuel economy standards.

Development projects accommodated under the Proposed Project are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32 and SB 32. Future development projects would be required to comply with these state GHG reduction measures because they are statewide strategies. For example, new buildings associated with land uses accommodated by implementing the Proposed Project would be required to meet the CALGreen and Building Energy Efficiency Standards in effect at the time when applying for building permits.

Furthermore, policies of the Proposed Project would help reduce GHG emissions, including:

- **Policy HC-2.1:** Create an integrated system of bike, trail, and pedestrian routes that connect neighborhoods, corridors, recreation, and other major facilities.
- **Policy HC-5.3:** Work with the Victor Valley Transit Authority to establish, maintain, and increase the frequency of transit routes to all areas of the community.
- **Policy LU-2.5:** Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.

- **Policy LU-2.6:** Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.
- **Policy LU-6.1:** Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
- **Policy LU-6.5:** Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

Impacts associated with the existing General Plan and Proposed Project are similar. Implementation of the Proposed Project would not obstruct implementation of the CARB Scoping Plan, and would not result in new or a substantial increase in magnitude of impacts compared to that of the existing General Plan.

Hesperia Climate Action Plan

The Hesperia CAP includes measures to reduce GHG emissions in the City. Table 5, *Consistency Analysis with the Hesperia Climate Action Plan*, provides consistency analysis of the Proposed Project with the CAP strategies. The goals and policies in the Proposed Project would not obstruct the strategies in the CAP. Therefore, the Proposed Project would not result in new impacts or a substantial increase in the magnitude of impacts compared to the 2010 Certified EIR.

Table 5 Consistency Analysis with the Hesperia Climate Action Plan

CAP Strategy	Consistency Analysis
Strategy CAP-1. Reduce emissions from new development through the California Environmental Quality Act process.	**Consistent.** Development projects under the Proposed Project subject to the CEQA process would undergo project-specific review which would include the incorporation of mitigation measures to reduce GHG emissions if necessary. The Proposed Project also includes policies that would be incorporated into future development projects reduce GHG emissions, as detailed above. Therefore, the Proposed Project would be consistent with this CAP Strategy.
Strategy CAP-2. Encourage mixed use development in new development and redevelopment areas.	**Consistent**. The Proposed Project's land use map designates mixed use areas within the City. Policy LU-2.6 in the proposed Land Use Element also encourages high quality, innovative design, and pedestrian accessibility for mixed use development. Therefore, the Proposed Project would be consistent with this CAP Strategy.
Strategy CAP-3. Increase transit use.	**Consistent**. The Proposed Project includes policies in the Health and Safety Element that aim to increase transit use including Policy HC-5.3, which directs the City to work with VVTA to establish, maintain, and increase the frequency of transit routes to all areas of the community. Therefore, the Proposed Project would be consistent with this CAP Strategy.
Strategy CAP-4. Promote compact development by protecting open space and encouraging infill and redevelopment of underutilized parcels in urbanized areas.	**Consistent**. The proposed Land Use Element includes Policy LU-2.5 which directs the City to permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, which would help to preserve existing open space and create new parks/common space.

Table 5 Consistency Analysis with the Hesperia Climate Action Plan

CAP Strategy	Consistency Analysis
	Therefore, the Proposed Project would be consistent with this CAP Strategy.
Strategy CAP-5. Provide pedestrian connections in new and existing development to improve pedestrian mobility and accessibility.	**Consistent**. The proposed Land Use Element includes policies that encourage the development of safer and more inviting pedestrian areas including Policy LU-3.3 which promotes the use of Main Street as a pedestrian corridor, Policy LU-3.4 which encourages commercial development to incorporate pedestrian pathways through landscaping, and Policy LU-3.7 which requires that delivery areas be separated from pedestrian areas to ensure pedestrian safety. Therefore, the Proposed Project would be consistent with this CAP Strategy.
Strategy CAP-6. Increase bicycle use through a safe and well-connected system of bicycle paths and end of trip facilities.	**Not Applicable**. The Proposed Project would not change the circulation pattern/system.
Strategy CAP-7. Use traffic calming measures to improve traffic flow, pedestrian orientation, and bicycle use.	**Not Applicable**. The Proposed Project would not change the circulation pattern/system.
Strategy CAP-8. Use parking facility designs and parking management to reduce vehicle trips.	**Not Applicable**. The Proposed Project would not change the circulation pattern/system.
Strategy CAP-9. Increase the use of energy conservation features and renewable sources of energy.	**Consistent**. Policy LU-6.5 in the proposed Land Use Element encourages the use of green building standards and LEED principles to promote energy efficiency in new buildings. Compliance with the California Green Building Standards Code and/or LEED certification would require development to incorporate a number of energy efficiency measures including renewable energy generation through photovoltaic systems, if applicable. Therefore, the Proposed Project would be consistent with this CAP Strategy.
Strategy CAP-10. Reduce energy use from the transport and treatment of water.	**Consistent**. The proposed policies within the Proposed Project, do not directly address energy use from the transport and treatment of water, however, the proposed Health and Safety Element includes policies that aim to increase water conservation and ensure a sustainable water supply. These include Policy SF-6.1 which promotes water conservation measures for all development and Policy SF-6.2 which directs the City to work with regional water providers to implement water conservation measures. Therefore, the Proposed Project would not conflict with this CAP Strategy.
Strategy CAP-11. Improve the City's recycling and source reduction programs to make continued progress in minimizing waste.	**Consistent**. The Proposed Project does not directly address waste diversion/reduction, however, development under the Proposed Project would be required to comply with state laws that require reductions of solid waste including the California Solid Waste Reuse and Recycling Access Act, AB 1327, Model Ordinance for Recycling in Development Projects, and related regulations targeting waste reduction and diversion. Therefore, the Proposed Project would not conflict with this CAP Strategy.
Strategy CAP-12. Participate in regional programs and initiatives that reduce greenhouse gas emissions.	**Consistent.** While the Proposed Project includes policies that focus on City-wide efforts to reduce GHG emissions, it does not include any policies that directly address greater regional collaboration to reduce GHG emissions. The existing General Plan's Conservation Element includes several policies that encourage coordination with regional entities to reduce emissions. These include Policy CN-8.1, to coordinate with the Regional Councils of Government in developing appropriate regional climate action policies; CN-8.2, to prepare and implement a city climate action plan in conjunction with

Table 5 Consistency Analysis with the Hesperia Climate Action Plan

CAP Strategy	Consistency Analysis
	regional councils of government; and CN-8.3, to coordinate with neighboring cities and public jurisdictions in the preservation of air quality resources. The Conservation Element is not a part of this Proposed Project. Therefore, the Proposed Project would not conflict with this CAP Strategy.
Strategy CAP-13. Reduce greenhouse gas emissions from City government operations.	**Consistent.** The Proposed Project includes Policy LU-6.5 which encourages use of green building standards for public projects. This would result in reductions to GHG emissions from government buildings. Therefore, the Proposed Project is consistent with this CAP Strategy.
Strategy CAP-14. Improve the City's adaptation to climate change effects.	**Consistent.** The proposed Health and Safety Element includes policies that aim to increase the City's resilience to climate change hazards including flooding and wildfire (see policies under Goals SF-2 and SF-3). Goal SF-6 also includes specific measures for climate change adaptation including Policies SF-6.1 and SF-6.2 that target water conservation, in addition to Policy SF-6.3 to conduct regular public awareness campaigns on resilience initiatives, Policy SF-6.5, to develop and maintain an Extreme Heat Action Plan, and Policy SF-6.6, which promote the use of drought-tolerant green infrastructure, including landscaped areas, as part of cooling strategies in public and private spaces, among others under Goal SF-6. Therefore, the Proposed Project is consistent with this CAP Strategy.

Source: Hesperia 2010.

Sustainable Communities Strategy

Since the 2010 Certified EIR was certified, SCAG adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) in April 2024 to outline a path to achieve the GHG reduction targets of Senate Bill 375. Connect SoCal is Southern California's regional transportation plan to achieve the passenger vehicle emissions reductions identified under SB 375. Connect SoCal's "core vision" centers on maintaining and better managing the transportation network for moving people and goods while expanding mobility choices by locating housing, jobs, and transit closer together and increasing investment in transit and complete streets. Moreover, Connect SoCal identifies areas in the region that can house near-term and long-term growth and support a diverse economy and workforce.

As demonstrated in Section 5.11, *Land Use and Planning*, the Proposed Project would be consistent with the Connect SoCal goals. The Proposed Project includes policies HC-2.1, HC-5.3, and LU-6.1 that would enhance alternative modes of transportation available in the City and reduce mobile-source emissions from new development to the extent feasible. Therefore, the Proposed Project would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal, and no impact would occur. The Proposed Project would not result in new impacts or a substantial increase in the magnitude of impacts.

Summary

While the net change in buildout of the Proposed Project would result in an increase in GHG emissions when compared to the existing General Plan, development under the Proposed Project would continue to comply with the same regulations that it would under the existing General Plan, including the applicable measures from the City's CAP. The Proposed Project would also adopt policies that align with the goals of the 2022 Scoping Plan, 2024 Connect SoCal, and the City's CAP, as discussed above.

Therefore, the Proposed Project would not conflict with the applicable plans and policies for the purposes of reducing GHG emissions. Since the Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR.

5.8.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify any potentially significant related to GHG emissions, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

5.9.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that compliance with requirements of local, state, and federal agencies such as the San Bernardino County Fire Department, Hazardous Materials Division and the California Highway Patrol, as well as the General Plan policies would reduce impacts from routine transport, use, or disposal of hazardous materials. The 2010 Certified EIR indicated that spill of hazardous materials could occur, and that compliance with the California Fire Code (CFC), San Bernardino Fire County Fire Department, preparation of a Hazardous Materials Business Plan, and compliance with state and federal regulations, as well as implementation of the General Plan policies would reduce impacts from an accidental spill. The 2010 Certified EIR indicated that impacts to schools proximate to hazardous sites would be reduced to less than significant with the implementation of the General Plan policies, which would ensure that hazardous materials are transported on certain roadways. If schools are adjacent to these roadways, an emergency response plan would be implemented. The 2010 Certified EIR lists 14 leaking underground fuel tank (LUFT) cases in Hesperia reported between 1988 and 2006. Of these, six sites have been remediated and closed, and eight cases were opened. One case (Hayward Lumber) reportedly impacted groundwater and Hesperia's drinking water source, but the site has been remediated. The remaining cases only impacted surrounding soil.. The 2010 Certified EIR determined that impacts as a result of hazardous materials sites were less than significant.

The City is within the Hesperia Airport Comprehensive Land Use Plan (ACLUP) and the existing General Plan was determined to be consistent with the provisions of the Hesperia ACLUP since it implemented three airport overlays within the City (Airport Safety Zone [AS], Airport Approach and Transitional Zone [AAT]; and Airport Notice Area [AN]). With the implementation of the General Plan policies, impacts would be less than significant. The 2010 Certified EIR indicated that the existing General Plan would adhere to all applicable adopted emergency responses and evacuation plans and would not interfere with such plans. The 2010 Certified

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EIR determined that the City is not within a fire threatened community, and with the implementation of the CBC, CFC, State laws, and the General Plan policies, impacts would be less than significant. Additionally, the 2010 Certified EIR indicated that every proposed project in the City would be reviewed by the San Bernardino County Fire Department for compliance with the most recent version of the CFC. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts.

5.9.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?					X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?					X

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The 2010 Certified EIR determined that the buildout of the existing General Plan could involve the transport, use, and/or disposal of hazardous materials; however, compliance with federal, state, and local regulations, as well as the implementation of the General Plan policies would reduce impacts to less than significant.

Future development under the Proposed Project would involve the routine transport, use, or disposal of potentially hazardous materials during construction and occupancy. During occupancy, potentially hazardous materials would be used for cleaning, maintenance, etc. As with the existing General Plan, the use of hazardous materials is regulated by federal and state regulations, and the Proposed General Plan policies, such as Policy SF-4.2 which calls for identifying roadways along which hazardous materials are routinely transported and maintaining these roadways to prevent vehicle accidents and the release of hazardous materials; Policy SF-4.4 which prohibits new facilities handling hazardous materials from being located within identified hazard zones or within 1,000 feet of existing land uses that could be negatively affected; and Policy SF-4.5 which prohibits new sensitive land uses within 1,000 feet of existing facilities involved in hazardous materials handling within identified hazard zones. The Proposed Project would not result in new or expanded sources of hazardous materials beyond what was evaluated 2010 Certified EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The 2010 Certified EIR determined that development consistent with General Plan could create a significant hazard to the public or environment through an upset and accident; however, compliance with federal, state, and local regulations as well as the General Plan policies would ensure that the release of hazardous materials would be less than significant.

Future development under the Proposed Project would involve the routine transport, use, or disposal of potentially hazardous materials that could create a significant hazard to the public or environment. As with the existing General Plan, the use, storage, and transport of hazardous materials is regulated by federal and state regulations which would reduce potential releases and exposure of hazardous materials. As with the existing General Plan, businesses under the Proposed Project would adhere to regulations of Hesperia's Local Certified Unified Program Agency (CUPA) by submitting a Hazardous Materials Business Plan to the CUPA. In addition, developments under the Proposed Project would also need to adhere to Health and Safety Code Section 25534 et seq. which directs facility owners storing or handling acutely hazardous materials in reportable quantities to develop a Risk Management Plan (RMP). Additionally, the Proposed Project includes Policy SF-4.2 which calls for identifying roadways along which hazardous materials are routinely transported and maintaining these roadways to prevent vehicle accidents and the release of hazardous materials; Policy SF-4.4 which prohibits

new facilities handling hazardous materials from being located within identified hazard zones or within 1,000 feet of existing land uses that could be negatively affected; and Policy SF-4.5 which prohibits new sensitive land uses within 1,000 feet of existing facilities involved in hazardous materials handling within identified hazard zones. The Proposed Project would not generate new hazardous materials use impacts nor conditions beyond what was evaluated 2010 Certified EIR.

As shown in Table 1, the Proposed Project reduces the non-residential development potential which could result in less opportunity for accidental release of hazardous materials. However, it is not possible to know the types of non-residential uses developed under the Proposed Project therefore any reduction in potential would be speculative. As such, the Proposed Project is considered to have no change in the potential to accidentally release hazardous materials beyond which was evaluated in the 2010 Certified EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR determined that the buildout of the existing General Plan could result in the increase in hazardous materials generators that would impact schools. However, the 2010 Certified EIR indicated that compliance with the General Plan policies would ensure that impacts would be less than significant.

Construction and operation of development under the Proposed Project could utilize potentially hazardous materials within a one-quarter mile of existing or proposed schools. The Proposed Project would include policies that would reduce impacts, such as Policy SF-4.2 which calls for identifying and maintaining roadways where hazardous materials are transported to prevent accidents and spills, and, if critical facilities like schools are located along these routes, require the preparation of emergency response plans to address potential hazardous material releases. In addition, Policy SF-5.10 states that if new essential public facilities, including schools, are located in hazard zones, then they must be designed to minimize damage and ensure continued operation during and after hazards.

As with the existing General Plan, the use of hazardous materials is regulated by federal and state regulations and Proposed Project policies. With these regulations, permits, and codes in place, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the handling of hazardous materials within one-quarter mile of an existing or proposed school..

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The 2010 Certified EIR identified hazardous material sites in and near Hesperia. The 2010 Certified EIR indicated that one of the open sites that was leaking impacted groundwater, however, the site has undergone remediation. The 2010 Certified EIR indicated that impacts would be less than significant.

According to the Department of Toxic Substances and State Water Resources Control Board, there are 15 closed Leaking Underground Storage Tank (LUST) cleanup sites and 15 investigation/school evaluation sites that do not require action in the Planning Area (DTSC 2024; SWRCB 2024). Development projects consistent with the Proposed Project would be required to comply with all applicable federal, state, and local regulations governing hazardous materials, including investigation and remediation. The Proposed Project would include the following policies that would reduce impacts from hazardous materials such as Policy SF-4.3, which calls for reducing or eliminating the use of non-toxic alternatives to hazardous materials and encourages residents and businesses to reduce or eliminate hazardous material use, Policy SF-4.4 which prohibits new facilities handling hazardous materials within identified hazard zones or within 1,000 feet of existing land uses that may be adversely impacted, Policy SF-4.5 which prohibits new sensitive land uses within 1,000 feet of existing facilities involved in hazardous materials handling within identified hazard zones, and Policy SF-4.6 which prohibits new facilities using or storing hazardous materials in quantities that require State Toxics Release Inventory or Small Quantity Generators reporting from being located in natural hazard zones.

e) The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on hazardous materials sites. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The 2010 Certified EIR indicated that the Planning Area is situated within the Hesperia Airport Comprehensive Land Use Plan (HACLP) area. The 2010 Certified EIR stated that the existing General Plan was consistent with the provisions outlined in the HACLP, and that the implementation of applicable regulations as well as the General Plan policies would reduce impacts to less than significant.

The Proposed Project would maintain and comply with the existing airport overlays which would ensure that the Proposed Project complies with the HACLP and applicable regulations.. Therefore, as with the existing General Plan, the Proposed Project would result in less than significant impacts.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the safety hazards involving projects within an airport land-use plan or within two miles of an airport. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The 2010 Certified EIR identified that the existing General Plan would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, as development under the existing General Plan would be required to comply with the applicable

emergency response and evacuation plans. The 2010 Certified EIR indicated that impacts would be less than significant.

The Proposed Project would not result in changes to the circulation patterns nor emergency access routes. Development under the Proposed Project would need to adhere to the adopted emergency response plan and emergency evacuation plan set by the San Bernardino County's Office of Emergency Services (OES), the City of Hesperia's OES, and the San Bernardino County Fire Department. The Proposed Project, as with the existing General Plan, would not interfere with an adopted emergency response plan or emergency evacuation plan. Future development may be subjected to conditions of approval which would include review of ingress and egress points, as indicated in Section 16.12.120, Approval Requirements, of the City's Municipal Code. In addition, as mentioned in Section 17.04.060, Subdivision Design and Improvement Standards, of the City's Municipal Code, subdivision design shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely handle evacuations. As with the existing General Plan, the Proposed Project would be required to comply with all applicable regulations and plans governing emergency response and evacuation; impacts would be less than significant. The Proposed Project would also include Policy SF-3.9 which calls for coordinating with State and regional partners to ensure roadways in fire hazard severity zones meet current fire safety regulations; Policy SF-5.1 which requires that new development with 30 units or more in Fire Hazard Severity Zones to have two ingress and egress routes that account for existing and proposed traffic evacuation volumes at buildout; and Policy SF-5.2 which calls for coordinating with emergency responders and Caltrans to maintain potential evacuation routes to ensure adequate capacity, safety, and viability of those routes in the event of an emergency, including making improvements to existing roads to support safe evacuations as needed.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on interfering with an adopted emergency response or evacuation plan.

f) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The 2010 Certified EIR identified that the City is not within a fire-threatened community. The 2010 Certified EIR stated that federal, state, and local requirements as well as the existing General Plan's General Plan policies would reduce impacts to less than significant.

California Department of Forestry and Forest Protection (CAL FIRE) designates the southern portion of the Planning Area within a Very High Fire Hazard Severity Zone (VHFHSZ) for State Responsibility Area and Local Responsibility Area (CAL FIRE 2024b). The Proposed Project would introduce new buildings and people into these areas. However, similar to the existing General Plan, the Proposed Project would also implement policies aimed at reducing wildfire impacts, such as Proposed General Plan Policy SF-3.3, which requires new developments in VHFHSZs to include site and planting plans, defensible space identification, multiple access points, adequate water infrastructure, Class A roof materials, water supply sources, and comprehensive fire

protection plans in permit applications. Additionally, Proposed General Plan Policy SF-3.5 requires development in a wildland-urban interface or VHFHSZ to implement and maintain vegetation management practices, including fire-safe site planning, home hardening, and the use of fire-resistant species, in accordance with State and San Bernardino County Fire Protection District regulations. In addition, future development would need to adhere to the most recent version of the CFC and CBC, as mentioned in the 2010 Certified EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on exposing people or structures to a significant risk due to wildland fires.

5.9.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant hazards and hazardous materials impacts upon implementation of regulatory requirements, and therefore no mitigation measures were identified.

5.10 HYDROLOGY AND WATER QUALITY

5.10.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR indicated that compliance with applicable local, State, and federal regulations would reduce impacts to water quality from construction and operational activities. The 2010 Certified EIR indicated that the City acquires 100 percent of its water supply from local wells, and that development may require use of imported water to meet demands; the City's Urban Water Management Plan estimated that sufficient groundwater supply exists to meet the maximum day demands through 2030. The 2010 Certified EIR indicated that implementation of local and regional requirements, as well as water saving control measures, impacts to groundwater supplies would be less than significant. The 2010 Certified EIR indicated that the natural drainage pattern in the City has been significantly altered, and that further alteration to streams may require a permit from the US Army Corps of Engineers. Additionally, implementation of BMPs and the preparation of a Water Quality Management Plan (WQMP) would reduce impacts from erosion or siltation as a result of a change in drainage patterns. The 2010 Certified EIR indicated that the population increase under the existing General Plan would result in an increase in impermeable cover and stormwater runoff which would impact water quality. However, with the implementation of BMPs and the preparation of a WQMP, along with compliance with applicable State and federal regulations, impacts would be reduced.

The 2010 Certified EIR indicated that 100-year flood zones are present in the Mojave River, Antelope Valley Wash, Oro Grande Wash, and the Summit Valley area, and that there are dams and above ground water storage tanks in the City that would result in inundation. However, the General Plan policies would reduce impacts. Additionally, given its location, the 2010 Certified EIR determined that the City is not subject to seiches, tsunamis, or mudflows.

5. Environmental Analysis

5.10.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?					X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?					X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					X
i) result in substantial erosion or siltation on- or off-site;					X
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;					X
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or					X
iv) impede or redirect flood flows?					X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?					X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?					X

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No Impact. The 2010 Certified EIR identified that the construction and operation of development projects under the existing General Plan would not violate any water quality standards or waste discharge requirements or substantially degrade water quality with compliance with federal, state, and local regulations and implementation of BMPs.

As with the existing General Plan, development in accordance with the Proposed Project would be required to comply with applicable regulations and programs during construction and operation such as Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit program, Post-Construction Stormwater Management for New Development and Redevelopment Program, Clean Water Act (CWA), and Lake and Streambed Alteration Agreement. As with the existing General Plan, the Proposed Project would be required to comply with federal and state regulations which would ensure that the future development would not violate water quality. As such, the Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on water quality standards and waste discharge requirements.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. The 2010 Certified EIR noted that while the City sources all its water from local wells, future development may require use of imported water to meet future demands. However, the Urban Water Management Plan (UWMP) projected that groundwater supply would be sufficient through 2030. The 2010 Certified EIR also concluded that local and regional water-saving measures would result in less than significant impacts on groundwater supplies. Therefore, the existing General Plan would not substantially interfere with groundwater recharge and impacts were less than significant.

Development projects under the Proposed Project would increase the demand and consumption of water. The 2020 UWMP for Hesperia states that the Hesperia Water District has a reliable water supply available to service the area through 2045 (HWD 2021). Additionally, water-saving measures such as the Water Waste Prevention ordinances (Section 14.04.160, Unreasonable and Wasteful Water Use, and Section 14.04.170, Water Conservation and Water Shortage Plan, of the City's Municipal Code), advanced metering infrastructure, conservation pricing, and public education outreach, would result in less than significant impacts on groundwater supplies. Therefore, the Proposed Project would not substantially impede groundwater recharge.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR

conclusions on substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that sustainable groundwater management of the basin would be impeded.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

No Impact. The 2010 Certified EIR noted that the City's natural drainage patterns have been significantly altered and that further stream changes may require a permit from the US Army Corps of Engineers. The 2010 Certified EIR also stated that implementing BMPs and preparing a Water Quality Management Plan (WQMP) would help reduce erosion and siltation impacts from these drainage changes.

As with the existing General Plan, development under the Proposed Project would be required to implement a WQMP and BMPs during construction and implement stormwater provisions (such as LID design, BMPs, and possibly onsite retention basins) during operation, which would minimize increases in peak flow rates or runoff volumes. All new development or significant redevelopment project applicants would also be required to prepare a WQMP for submittal to the City of Hesperia's Department of Public Works that describes the BMPs and site design measures that would be implemented to minimize storm runoff from the sites.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on substantial erosion or siltation on- or off-site.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

No Impact. The 2010 Certified EIR indicated that significant alterations to the City's natural drainage patterns and additional changes to streams may need a permit from the US Army Corps of Engineers. The 2010 Certified EIR also highlighted that implementing BMPs would reduce flood impacts.

As with future development under the existing General Plan, future development under the Proposed Project would require approval from the US Army Corps of Engineers or Lahontan RWQCB for drainage changes. The Proposed Project, like the existing General Plan, must implement BMPs during construction and stormwater provisions during operation to control peak flow rates and runoff volumes. Projects within the 100-year floodplain must adhere to the Federal Emergency Management Act (FEMA)-approved floodplain management requirements.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially

greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the increase of surface runoff in a manner which would result in flooding.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

No Impact. The 2010 Certified EIR indicated that the population increase from the existing General Plan would lead to more impermeable surfaces and stormwater runoff, affecting water quality. However, the 2010 Certified EIR indicated that implementing BMPs, preparing a WQMP, and adhering to state and federal regulations would reduce these impacts.

As with the existing General Plan, development pursuant to the Proposed Project would be required to complete drainage and hydrology analyses to ensure that on- and off-site drainage facilities can accommodate increased stormwater flows. Development pursuant to the Proposed Project would also be required to implement BMPs during construction and implement stormwater provisions (such as LID design, BMPs, and possibly onsite retention basins) during operation which would minimize increases in peak flow rates or runoff volumes and promote stormwater quality. All project applicants of new development or significant redevelopment would also be required to prepare a WQMP for submittal to the City of Hesperia's Department of Public Works that describes the BMPs and site design measures that would be implemented to minimize storm runoff from the sites. Development projects are required to comply with NPDES permit and MS4 permit discharge requirements.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on creating or contributing runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) impede or redirect flood flows?

No Impact. The 2010 Certified EIR concluded that FEMA identified 100-year flood zones in areas including the Mojave River, Antelope Valley Wash, Oro Grande Wash, and the Summit Valley area, which affect existing structures and roads like I Avenue and Rock Springs Road. The 2010 Certified EIR indicated that development within these flood zones could alter flood flows and increase risk to downstream structures. However, the 2010 Certified EIR determined that the City addresses these risks by participating in the National Flood Insurance Program and working with state-approved flood engineers and FEMA to update flood maps and assess potential impacts from new developments.

As with the existing General Plan, development projects under the Proposed Project that are within floodplains would be required to comply with federal regulations and policies outlined in the Proposed General Plan. For example, Proposed General Plan Policy SF-2.1 requires State-certified hydrological studies for projects in the 100-year or 500-year floodplains to assess and mitigate impacts on flooding potential, with exemptions for single-family residences unless located on infill lots with natural drainage courses or master planned drainage

areas; Policy SF-2.5 encourages new development and existing property owners to slow or absorb floodwaters, including through installation of permeable pavements and green infrastructure; and Policy SF-5.10 states that if new essential public and critical facilities should be in flood hazard zones then they must be designed to minimize flood damages.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The 2010 Certified EIR determined that the City of Hesperia is not located within an area subject to seiches, tsunamis, or mudflows. The 2010 Certified EIR incorporated policies to reduce impacts regarding dam inundation areas. Impacts were would to be less than significant.

Similar to the existing General Plan, the Proposed Project would not be within an area subject to seiches, tsunamis, or mudflows. The Proposed General Plan Policy SF-5.10 states that if new essential facilities are located in dam inundation zones then they need to be designed to minimize damage and maintain functionality, and require disaster response and evacuation plans for all facilities in these zones.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on inundation by flooding, seiches, mudflows, and tsunamis.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The 2010 Certified EIR did not analyze impacts associated with the obstruction of a water quality control plan or sustainable groundwater management plan.

Hesperia is part of the Mojave Basin Area, which is subject to the Sustainable Groundwater Management Act (SGMA) of 2014. SGMA requires that groundwater basins in California be managed sustainably. Local agencies in the Mojave River Groundwater Basin Area, including the Hesperia Water District and other stakeholders, have prepared UWMPs that are consistent with Groundwater Sustainability Plans (GSPs) for their respective areas. However, the City of Hesperia is not under a Groundwater Sustainability Plan (DWR 2024).

The Lahontan RWQCB is responsible for the Basin Plan that covers this portion of San Bernardino County including the Planning Area. The RWQCB implements management plans to modify and adopt standards under provisions outlined in Section 303(c) of the Federal CWA and California Water Code (Division 7, Section 13240). Under Section 303(d) of the 1972 CWA, the State is required to develop a list of waters with segments that do not meet water quality standards. Future development under the Proposed Project would be required

to adhere to these regulations. These requirements would ensure that future development does not adversely impact surface and groundwater.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on conflicting with or obstructing the implementation of a water quality control plan or sustainable groundwater management plan.

5.10.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant hydrology and water quality impacts, and therefore no mitigation measures were identified.

5.11 LAND USE AND PLANNING

5.11.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the existing General Plan would not divide an established community and would not conflict with applicable plans, policies, or regulations. The existing General Plan incorporated the goals and policies of the Southern California Association of Governments (SCAG)'s Regional Transportation Plan (RTP). Impacts were determined to be less than significant.

5.11.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Physically divide an established community?					X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?					X

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a) Physically divide an established community?

No Impact. The 2010 Certified EIR indicated that the existing General Plan would involve the development along the I-15 Freeway corridor and Main Street, and merging the General Plan Land Use Map and Zoning Map into a single map that contains the same designation and zoning for each parcel, eliminating inconsistencies between land use and zoning. The 2010 Certified EIR determined that impacts would be less than significant.

The Proposed Project would increase the maximum density from 15 dwelling units to 30 dwelling units per acre in the R3 Multiple Family Residence zone, allow residential development in the C2 General Commercial zone, increase the maximum density from 25 dwelling units to 30 dwelling units per acre in the RC Regional Commercial zone. The Proposed Project's land use/zoning changes would not physically divide communities but rather increase residential uses within residential and commercial zones. In addition, the Proposed Project would not include major changes to the City's roadway network that could physically divide an established community. The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on physically dividing an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The 2010 Certified EIR states that the General Plan is a comprehensive long-range document that outlines future growth and land use patterns and changes to these patterns may conflict with other existing land use plans. However, the existing General Plan included goals and policies that were designed to be consistent with the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals. Impacts were determined to be less than significant.

Although the Proposed Project would result in more housing units and people compared to the existing General Plan's 2050 buildout capacity, the Proposed Project would be consistent with the SCAG overarching goals since the Proposed Project would include policies and goals that support these goals. Every four years, SCAG updates the RTP/SCS as required by federal and state regulations (SCAG 2024a). Therefore, the SCAG RTP/SCS analyzed in the 2010 Certified EIR is different from the current SCAG RTP/SCS. However, the 2010 Certified EIR focuses on SCAG's overarching principles such as improving mobility for all residents; fostering livability in all communities; enabling prosperity for all people; promoting sustainability for future residents.

SCAG's latest SCAG RTP/SCS lists the following overarching goals: build and maintain an integrated multimodal transportation network; develop, connect, and sustain communities that are livable and thriving; create a healthy region for the people of today and tomorrow; and support a sustainable, efficient and productive regional economic environment that provides opportunities for all residents (SCAG 2024b). The Proposed Project would not conflict with any of these principles outlined by SCAG. The Proposed Project would include policies and goals that would support these principles such as:

- **Policy LU-1.1:** Maintain a balanced mix of high quality residential, retail, employment, industrial, open space, and public facility land uses to ensure a range of lifestyle options and convenient access to shops, restaurants, services, and well-paid jobs.
- **Policy LU-6.1:** Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.

These policies aim to create a balanced community by promoting diverse land uses, enhancing multi-modal transportation, reducing vehicle miles traveled, aligning job growth with housing availability, and ensuring that new developments fairly contribute to necessary transportation improvements.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

5.11.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant land use and planning impacts, and therefore no mitigation measures were identified.

5.12 MINERAL RESOURCES

5.12.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR indicated that the City of Hesperia does not have any known mineral resources that would be of value to the region, and therefore, no impacts to known mineral resources of statewide importance would occur as a result of the existing General Plan.

5.12.2 Impacts Associated with the Proposed Project

Would the project:

5. Environmental Analysis

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?					X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The 2010 Certified EIR identified that Hesperia has no identified valuable mineral resources, although further exploration of the Mojave River and Horsethief Canyon may reveal significant deposits. Therefore, no impacts to known mineral resources were identified in the 2010 Certified EIR.

The Department of Conservation designates the City of Hesperia and SOI as MRZ-3 which may contain significant aggregate deposits and Mojave River is within MRZ-2b which contain discovered mineral deposits that are significant inferred resources as determined by their lateral extension from proven deposits (DOC 1993). Areas designated as MRZ-2b are designated/zoned Summit Valley Specific Plan, Silverwood Specific Plan, Park/Recreation, and Agricultural under the Proposed Project. Because no changes to these zoning designations are being proposed as part of the Proposed Project, impacts of the Proposed Project would be remain as in the existing General Plan.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the loss of availability of a known mineral resource that would be of value to the region and residents of the state.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The 2010 Certified EIR identified that the City of Hesperia did not identify any mineral resources that would be of value to the region and the residents of the State. Therefore, no impacts were identified in the 2010 Certified EIR.

As indicated in Impact 5.12.2 a), the Planning Area is designated MRZ-3 and MRZ-2b, and because there are no land use or zoning changes proposed under the Proposed Project, impacts would be the same as the existing General Plan.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan.

5.12.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant mineral resources impacts, and therefore no mitigation measures were identified.

5.13 NOISE

5.13.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR determined that with the implementation of the General Plan policies and implementation of Mitigation Measure N-1, as well as compliance with the City of Hesperia's Municipal Code Section 16.20.125, impacts of short-term and long-term noise exceeding noise standards would be less than significant. Additionally, vibration impacts of the existing General Plan were determined to be less than significant with the implementation of Mitigation N-2 and compliance with the City of Hesperia's Municipal Code Section 16.20.130. Moreover, the 2010 Certified EIR indicated that while the General Plan policies, future conditions of approval, and Mitigation Measure N-1 could reduce noise levels exceed 65 dBA CNEL, existing receptors that are in areas in excess of 3 dBA were determined to be significantly impacted, and impacts were determined to be significant and unavoidable. The 2010 Certified EIR determined that railroad noise would be less than significant with the implementation of the General Plan policies, and noise from stationary sources, as well as temporary or periodic increases in ambient noise levels would be less than significant with the implementation of Mitigation Measure N-1 and the General Plan policies; Section 16.20.125(E)(3) of the City's Municipal Code would also reduce impacts as a result of temporary or periodic increases in ambient noise levels. The 2010 Certified EIR determined that the existing General Plan would be consistent with the Hesperia Airport Land Use Plan by implementing three airport overlays within the City; impacts were determined to be less than significant.

5.13.2 Impacts Associated with the Proposed Project

Would the project result in:

5. Environmental Analysis

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X
b) Generation of excessive groundborne vibration or groundborne noise levels?					X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The 2010 Certified EIR found construction and operational noise impacts to be less than significant with the implementation of Mitigation Measure N-1. Traffic noise increases were found to be significant and unavoidable at existing noise-sensitive uses.

Construction Noise

The Proposed Project would not result in a substantial increase in construction noise, compared to the existing General Plan, since the Proposed Project would involve similar types of construction equipment and construction techniques as the existing General Plan. Therefore, the magnitude of noise levels generated would be similar, and as with the existing General Plan, the Proposed Project would result in less than significant impacts with the implementation of Mitigation Measure N-1. The Proposed Project compared to the existing General Plan would not result in any new construction impacts or a substantial increase in the severity of previously identified construction noise impacts. Therefore, the preparation of a supplemental or subsequent EIR is not required by CEQA.

Operational Noise

The Proposed Project would result in an increase in 18,297 residents, however, there would be a decrease in 25 jobs and 879,349 square feet of non-residential uses, compared to the existing General Plan. The Proposed Project's daily trips would range from a reduction of 200 trips to an increase of up to 2,400 trips on the studied

roadway segments (Fehr and Peers 2024). The Proposed Project would generate an increase in total daily trips compared to the existing General Plan daily trips, specifically along Bear Valley Road, Mesquite Street, Maple Avenue, and Ranchero Road, and a decrease along Escondido Avenue. Traffic volume data for the new trips associated with the Proposed Project are provided by Fehr and Peers (Appendix C).

A project will normally have a significant effect on the environment related to traffic noise if it substantially increases the ambient noise levels for adjoining areas. Most people can detect changes in sound levels of approximately 3 dBA under normal, quiet conditions, and changes of 1 to 3 dBA under quiet, controlled conditions. Changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is readily discernible to most people in an outdoor environment. Noise levels above 65 dBA CNEL are normally unacceptable at sensitive receptor locations such as residences, schools, and noise environments in these areas would be considered degraded. Based on this, a significant impact would occur if the following traffic noise increases occur relative to the existing noise environment or cause an exceedance of 65 dBA CNEL at noise sensitive uses.

Traffic noise increases are calculated using a version of the FHWA RD-77-108 Traffic Noise Prediction Model. The traffic noise prediction model takes into account the following inputs: average daily traffic (ADT) volumes; vehicle mix; speeds; number of lanes; and day, evening, and night traffic splits. Model inputs associated with transportation noise were provided by Fehr and Peers (2024) (see Appendix B). Traffic noise modeling does not account for existing masonry walls at adjacent residential property lines. Table 6 *Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet*, shows that the addition of Proposed Project trips would result in changes ranging from a reduction of 2 dBA to an increase of up to 3 dBA. Proposed changes to land uses, truck routes, and traffic patterns would cause decreases in daily trips as well as medium and heavy truck percentages because of the Proposed Project. However, the actual level of impact would depend on the presence and location of any existing or proposed land uses or barriers in relation to the traffic noise source.

Table 6 Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet

	Segment		Traffic Noise Increase in dBA CNEL			
Roadway	From	To	Existing	Cumulative 2050 With Project	Increase	Residence
Bear Valley Road	2nd Avenue	Hesperia Road	75	76	1	No
Bear Valley Road	Mojave Fish Hatchery Road	to the East	75	75	1	Yes
Escondido Avenue	Main Street	to the South	72	73	1	Yes
Eucalyptus Street	Mariposa Road	Maple Avenue	58	59	2	Yes
Mesquite Street	Fuente Avenue	Bandicoot Trail	59	60	1	Yes
Maple Avenue	Willow Street	Main Street	65	66	1	Yes
Ranchero Road	Lyons Avenue	Oxford Avenue	66	70	3	Yes
Lemon Street	Santa Fe Avenue	E Avenue	61	62	<1	No
Lemon Street	Choiceana Avenue	to the East	40	41	2	Yes
Cottonwood Avenue	Sequoia Street	Bear Valley Road	68	69	2	Yes
Cottonwood Avenue	Willow Street	Main Street	66	68	2	Yes

Table 6 Project-Related Increases in Traffic Noise, dBA CNEL at 50 Feet

	Segment		Traffic Noise Increase in dBA CNEL			
Roadway	From	To	Existing	Cumulative 2050 With Project	Increase	Residence
Muscatel Street	Malibu Avenue	Escondido Avenue	64	61	-2	Yes

Source: Fehr and Peers 2024
See Appendix B for modeling inputs and results.

As shown in Table 6, there are existing residences and sensitive receptors located along Ranchero Road that would be exposed to a 3 dBA increase and sensitive receptors are located where the sound level exceeds 65 dBA CNEL. Consistent with the analysis of the existing General Plan, the Proposed Project would result in potentially significant traffic noise impacts unless mitigated by implementing Mitigation Measure N-1. \. \

Stationary noise sources associated with the development of project sites in the Planning Area would include mechanical equipment such as HVAC, and recreational activities at outdoor common areas. Operational stationary noise from the Proposed Project would be similar to the impacts described in the 2010 Certified EIR as the Proposed Project would not change land use or zoning designations compared to the existing General Plan. The Proposed Project would include Mitigation Measure N-1, comply with the City's Noise Ordinance, existing Noise Element policies, such as Policy 1.1, Policy 1.5, and Policy 1.9. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on stationary noise impacts.

b) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The 2010 Certified EIR determined that the existing General Plan's construction and railroad vibration impacts would be less than significant after implementation of Mitigation Measure N-2. Construction vibration from future projects through the implementation of the Proposed Project would be similar to the impacts described in the 2010 Certified EIR since the Proposed Project would involve similar types of construction equipment and construction techniques as the existing General Plan. Therefore, the magnitude of vibration levels generated would be similar. As with the existing General Plan, the Proposed Project would result in potentially significant construction vibration impacts unless mitigated with the implementation of Mitigation Measure N-2. The Proposed Project would not result in any new construction vibration impacts or a substantial increase in the severity of previously identified construction vibration impacts already disclosed in the 2010 Certified EIR. The Burlington North Santa Fe (BNSF) and Union Pacific (UP) railroads operating on existing tracks may increase in the future, however, the location of operations would be the same as analyzed under the existing General Plan. There are no undeveloped residential zoned land uses along the existing rail lines and consequently, there would be no vibration impacts at residential and other sensitive receptors.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has

no impact on the 2010 Certified EIR conclusions on generating excessive groundborne vibration or groundborne noise levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The 2010 Certified EIR for the existing General Plan determined that there were 18 residences located within the 60 dBA CNEL Hesperia Airport noise contour as an existing condition, and were not considered to be impacted by the existing General Plan. The 60 dBA CNEL airport noise contour extends approximately 350 feet east and west of the center of the runway and approximately 1,000 feet north and south from the ends of the runway. There are no proposed future noise sensitive uses planned within the 60 dBA CNEL airport noise contour. The Proposed Project would not expose people residing or working in the area to excessive noise levels. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on airport noise impacts or a substantial increase in the severity of previously identified airport noise impacts.

5.13.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. Any modifications to the mitigation measures from the 2010 Certified EIR are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text.

N-1 To ensure that potential noise generated from individual, discretionary, site-specific development proposals within the Planning Area will not result in short-term or long-term noise levels in excess of City standards, the Community Development Director shall review such proposals at the time of application submittal to determine if a project level noise study shall be required in order to evaluate project level impacts. If it is determined that noise generated from such proposal would cause short-term or long-term noise levels in excess of City standards, the project proponent shall provide mitigation, if necessary to reduce the short-term or long-term noise impacts to within the City noise level standards, as determined by the Community Development Director. Such mitigation shall be provided in proportion to an individual project's impacts on noise and to the satisfaction of the Community Development Director.

N-2 To ensure that groundborne vibration generated from individual, discretionary, site-specific development proposals within the Planning Area will not result in excess of City standards, the Community Development Director shall review such proposals at the time of application submittal. If necessary, a project level groundborne vibration study may be required, as determined by the Community Development Director, in order to evaluate project level impacts. If it is determined that groundborne vibration generated from such proposal would

cause groundborne vibration levels in excess of City standards, the project proponent shall provide attenuation measures, if necessary to reduce groundborne vibration impacts to within the City standards, as determined by the Community Development Director. Such attenuation measures shall be provided in proportion to an individual project's impacts on groundborne vibration and to the satisfaction of the Community Development Director.

5.14 POPULATION AND HOUSING

5.14.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the existing General Plan would result in direct and indirect growth in the City and SOI, and would not necessitate the construction of replacement housing due to the substantial displacement of people or housing. The 2010 Certified EIR indicated that growth under the existing General Plan would be a minimal increase from the 1991 General Plan. The 2010 Certified EIR indicated that implementation of the General Plan goals and policies would minimize impacts from growth and displacement.

5.14.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?					X

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The existing General Plan proposed new residential, commercial, and industrial development, primarily along the I-15 corridor. The 2010 Certified EIR noted that despite the additional growth from the existing General Plan, the growth would be less than a one percent increase in population, employment, and

residential units than the previous General Plan. The existing General Plan would result in a less than significant impact related to population growth.

As outlined in Section 3, *Project Description*, the existing General Plan assessed the impacts of fully building out the land use plan without specifying a specific horizon year. This assessment indicated a significant increase in growth compared to the conditions in 2010. In contrast, the Proposed Project aims to manage this growth through the year 2050 by updating the General Plan to comply with new State laws related to community health, environmental justice, climate adaptation, and resiliency. These updates would also adjust long-term growth projections to reflect current economic conditions and state requirements. Therefore, while the Proposed Project is expected to add 7,140 housing units and 18,297 residents, compared to the existing General Plan, these buildout increases are generally consistent with the buildout analysis in the 2010 Certified EIR.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan, Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on inducing substantial unplanned population growth in an area.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The 2010 Certified EIR identified that the existing General Plan would not displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere.

The Proposed Project would result in changes to the allowable uses and density of the land use designations; however, none of these land use revisions would result in physical map changes (i.e., land would not be redesignated from residential to nonresidential).

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

5.14.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant population and housing impacts, and therefore no mitigation measures were identified.

5.15 PUBLIC SERVICES

5.15.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR indicated that while growth under the existing General Plan would be minimal, compared to the 1991 General Plan, additional development could increase the demand for fire and police services, as well as other public facilities. The 2010 Certified EIR indicated that the City and County invest in infrastructure and equipment, and that development impact fees, and the General Plan goals and policies would reduce impacts on fire and police protection services, and other public facilities. The 2010 Certified EIR indicated that impacts on schools would be reduced through the payment of fees pursuant to Senate Bill 50 (SB 50) and implementation of the General Plan policies. The 2010 Certified EIR indicated that the City would have more than the adequate amount of parkland and open space for residents under the existing General Plan, and implementation of the General Plan policies would minimize impacts.

5.15.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
i) Fire protection?					**X**
ii) Police protection?					**X**
iii) Schools?					**X**
iv) Parks?					**X**
v) Other public facilities?					**X**

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain

acceptable service ratios, response times, or other performance objectives for any of the public services:

i) Fire protection?

No Impact. The 2010 Certified EIR identified that the existing General Plan would result in an increased number of people in the City, thereby increasing the demand for fire services and facilities. To ensure the provision of adequate fire protection services, the City established a development impact fee to provide funding for services. The 2010 Certified EIR determined that adherence to the City's General Plan policies would also be able to minimize impacts from the existing General Plan. The existing General Plan's impacts on fire services were identified as less than significant.

The Proposed General Plan Policy SF-3.1 states that in cooperation with the San Bernardino County Fire Department, the City shall ensure that fire services such as firefighting equipment and personnel, infrastructure, and response times are adequate for all portions of the City. In addition, new development in the City would be reviewed by the San Bernardino County Fire Protection District to comply with requirements in effect at the time building permits are issued. Also, payment of the City's development impact fees by future developments would ensure adequate fire protection facilities and equipment.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the need for new or physically alter fire protection facilities.

ii) Police protection?

No Impact. The 2010 Certified EIR identified that the buildout of the existing General Plan would increase demand for police protection services, which in turn would require the hiring of new staff and building of new facilities. Future projects would be reviewed by the City of Hesperia on an individual basis and required to comply with regulations in effect at the time building permits are issued (e.g., payment of development impact fees). The existing General Plan's impacts on police services were identified to be less than significant.

Payment of the City's development impact fees by future developments would ensure adequate police protection facilities and equipment.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the need for new or physically alter police facilities.

iii) Schools?

No Impact. The 2010 Certified EIR identified that development under the existing General Plan would require payment of impact fees to the Hesperia Unified School District and Snowline Joint Unified School District for the construction of new schools. The 2010 Certified EIR also indicated that implementation of the General Plan policies would reduce impacts. The 2010 Certified EIR identified that impacts would be less than significant.

As with the existing General Plan, payment of development impact fees pursuant to Senate Bill 50 (SB 50) would ensure that the Proposed Project's impacts on school facilities are less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the need for new or physically altered schools.

iv) Parks?

No Impact. The 2010 Certified EIR determined that the existing General Plan would increase the demand for parks and recreational facilities. The Hesperia Recreation and Park District (HRPD) provided 24.14 acres of park and open space per 1,000 residents, exceeding both the HRPD's requirement of 3 acres and the City's standard of 5 acres per 1,000. The 2010 Certified EIR also determined that the General Plan policies would reduce impacts. Therefore, the 2010 Certified EIR determined that impacts would be less than significant.

As described in Section 3, *Project Description*, the Proposed Project's population buildout is greater than the 2050 population buildout of the existing General Plan; however, the General Plan's Environmental Impact Report (EIR) assessed a buildout scenario without a specific year and projected a higher population (243,465) than what is currently being analyzed for the Proposed Project (162,835). The Proposed Project would require an additional 91.5 acres[3] based on the City's standard of 5 acres per 1,000 residents. However, the 2010 Certified EIR determined that the buildout under the existing General Plan of 243,465 residents and existing parkland would be adequate for meeting the parkland needs of the future residents; therefore since the Proposed Project would result in fewer people than the buildout of the 2010 Certified EIR, impacts can be assumed to be less than significant. Additionally, development under the Proposed Project would also comply with Chapter 17.52, Dedication of Land and/or Payment of Fees for Park and Recreation Purposes, to ensure compliance with park dedication and in-lieu fee regulations.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or

[3] 18,297 persons (growth) x 5 acres = 91,485 persons/acres
91,485 persons/acres ÷ 1,000 persons = 91.5 acres

substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the need for new or physically altering existing park and recreational facilities.

v) Other public facilities?

No Impact. The 2010 Certified EIR identified that the buildout of the existing General Plan would increase demand for public or civic facilities in the City. The 2010 Certified EIR indicated that review of future development, payment of impact fees, and implementation of the General Plan policies would reduce impacts to less than significant.

New residential development associated with the Proposed Project would result in an increased demand for public and civic facilities. However, new developments in the City would be reviewed to comply with requirements in effect at the time building permits are issued (e.g., payment of development impact fees).

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the need for new or physically alter existing library facilities.

5.15.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant public services impacts, and therefore no mitigation measures were identified.

5.16 RECREATION

5.16.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the existing General Plan would generate an additional demand for parks and recreational facilities. However, the 2010 Certified EIR indicated that even with the increased population, the City would exceed the minimum open space and parkland standard of 5 acres per 1,000 residents and would provide 24.14 acres per 1,000 residents. The 2010 Certified EIR indicated that the implementation of the General Plan policies and payment of development impact fees would further reduce impacts.

5.16.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The 2010 Certified EIR identified that population growth associated with the existing General Plan buildout would increase the use of neighborhood and regional parks. However, implementation of the existing General Plan's policies and the collection of development impact fees would ensure the development of the needed recreational uses and that the potential impacts of increased use of parks would be less than significant Therefore, recreational impacts were determined to be less than significant for the existing General Plan.

As described in Section 3, *Project Description*, the population buildout under the Proposed Project is more than the 2050 population buildout of the existing General Plan. However, the 2010 Certified EIR assessed a buildout scenario without a specific year and a projected higher population (243,465) than what is currently being analyzed for the Proposed Project (162,835). The Proposed Project would require an additional 91.5 acres[4] based on the City's standard of 5 acres per 1,000 residents. In addition, the 2010 Certified EIR determined that the buildout under the existing General Plan of 243,465 residents and existing parkland would be more than adequate to accommodate the park needs of future residents. Therefore, since the Proposed Project would result in fewer people than what the 2010 Certified EIR analyzed, impacts can be assumed to be less than significant. The Proposed Project would implement the existing policies outlined in the Open Space Element of the existing General Plan, ensuring that the policies from the 2010 Certified EIR remain applicable. Open

[4] 18,297 persons (growth) x 5 acres = 91,485 persons/acres
91,485 persons/acres ÷ 1,000 persons = 91.5 acres

Space Element policies include Policy OS-5.2, which mandates the provision of parks and recreation facilities at a rate of five acres per 1,000 residents; Policy OS-5.3, which requires annual assessments of park needs in coordination with the Hesperia Recreation and Park District; and Policy OS-5.5, which emphasizes the development of adaptable recreation facilities that can accommodate changing demands and population. Additionally, development under the Proposed Project would also comply with Chapter 17.52, Dedication of Land and/or Payment of Fees for Park and Recreation Purposes, to ensure compliance with park dedication and in-lieu fee regulations.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on increasing the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The 2010 Certified EIR identified that the existing General Plan would require new park and recreational facilities as a result of buildout. However, implementation of the existing General Plan's policies and the collection of development impact fees would ensure that potential impacts concerning construction or expansion of parks would be less than significant.

The Proposed Project would result in more residents than the existing General Plan's 2050 population, which could result in the construction or expansion of recreation facilities. However, the 2010 Certified EIR assessed a buildout scenario without a specific year and a projected higher population (243,465) than what is currently being analyzed for the Proposed Project (162,835). The Proposed Project would require an additional 91.5 acres based on the City's standard of 5 acres per 1,000 residents. In addition, the 2010 Certified EIR determined that the buildout under the existing General Plan of 243,465 residents and existing parkland would be more than adequate to serve the park needs of future residents. Therefore, since the Proposed Project would result in fewer people than the General Plan EIR analyzed, impacts can be assumed to be less than significant. However, similar to the existing General Plan, development under the Proposed Project would need to comply with the City's Municipal Code Chapter 17.52, Dedication of Land and/or Payment of Fees for Parks and Recreation Purposes, in regard to providing recreational sources. In addition, the Proposed Project would implement the existing policies outlined in the Open Space Element of the existing General Plan. The Open Space Element policies include Policy OS-5.2, which mandates the provision of parks and recreation facilities at a rate of five acres per 1,000 residents, Policy OS-5.3, which requires annual assessments of park needs in coordination with the Hesperia Recreation and Park District, and Policy OS-5.5, which emphasizes the development of adaptable recreation facilities that can accommodate changing demands and population.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially

greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on requiring the construction or expansion of recreational facilities.

5.16.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant recreation impacts, and therefore no mitigation measures were identified.

5.17 TRANSPORTATION/TRAFFIC

5.17.1 Summary of Impacts Identified in the Program EIR

Effective July 1, 2020, California Senate Bill 743 (SB 743) mandated specific types of CEQA analysis of a project's transportation impacts. Before implementation of SB 743, CEQA transportation analyses of individual projects typically determined impacts on the circulation system in terms of roadway delay (i.e., congestion) and/or capacity usage at specific locations, such as street intersections or freeway segments. SB 743 required changes to the guidelines for CEQA transportation analysis. The changes include the elimination of auto delay, LOS, and other similar measures of vehicular capacity or traffic congestion as a basis for determining transportation impacts. The purpose of SB 743 is to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. Under SB 743, a project's effect on automobile delay shall not constitute a significant environmental impact under CEQA. Therefore, level of service (LOS) and similar vehicle delay or capacity metrics may no longer serve as transportation impact metrics for CEQA analysis. The California Office of Planning and Research updated the CEQA Guidelines and provided a final technical advisory (December 2018), which recommends VMT as the most appropriate measure of transportation impacts under CEQA. The California Natural Resources Agency certified and adopted the CEQA Guidelines, including the Guidelines section implementing SB 743. The changes were approved by the Office of the Administrative Law and are in effect.

The 2010 Certified EIR indicated that impacts to the roadway plan, goods movement, transit, non-motorized/alternative transportation, and regional transportation would be minimized with the implementation of the General Plan goals and policies. The 2010 Certified EIR determined that impacts on roadways as a result of an increase in LOS would be significant and unavoidable even with the implementation of Mitigation Measure TIA-1, which requires a traffic study for individual projects as deemed necessary by the Development Services Director.

The 2010 Certified EIR concluded that the existing General Plan would not substantially increase hazards and that all roadways would be designed consistent with Caltrans' Highway Design Manual and would be reviewed by the City of Hesperia's Public Works Department to ensure safe design features and adequate emergency access.

5.17.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?					X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X
d) Result in inadequate emergency access?					X

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No Impact. The 2010 Certified EIR identified that the existing General Plan would not conflict with adopted policies, plans, or programs addressing the circulation system and that the General Plan policies support the use of alternative transportation; impacts were less than significant.

Since the 2010 Certified EIR, SCAG adopted the 2024 Connect SoCal. Connect SoCal serves as Southern California's regional transportation blueprint for reducing passenger vehicle emissions. Its core vision focuses on optimizing the transportation network for people and goods; enhancing mobility options by clustering housing, jobs, and transit; and increasing investments in transit and complete streets. The City has a network of bicycle routes and bus stops and the existing General Plan included recommendations to develop areas with bicycle facilities and access to bus stops. The Proposed Project would support the use of active transportation and the goals of the 2024 Connect SoCal by implementing the following proposed policies:

- **Policy LU-2.6:** Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.
- **Policy LU-6.1:** Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.

- **Policy HC-2.1:** Create an integrated system of bike, trail, and pedestrian routes that connect neighborhoods, corridors, recreation, and other major facilities.
- **Policy HC-5.3:** Work with the Victor Valley Transit Authority to establish, maintain, and increase the frequency of transit routes to all areas of the community.

Therefore, the Proposed Project would conform with the goals of the applicable plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. As a result, the Proposed Project has no impact on the 2010 Certified EIR conclusions on conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND. The 2010 Certified EIR did not evaluate transportation impacts using vehicle miles traveled (VMT) as a metric as a standalone threshold as this threshold was added after 2010.

The City of Hesperia adopted VMT thresholds in July 2020. VMT impacts are based on the Origin Destination (OD) method using VMT per service population.

Project VMT Threshold

The Project VMT Threshold was estimated using the Half Accounting and Full Accounting OD Methods. The analysis focused on three types of trips: (1) trips starting and ending within the Planning Area, (2) trips starting in the Planning Area and ending outside, and (3) trips starting outside the Planning Area and ending within the Planning Area. Trips that pass through the City were excluded. The Half Accounting Method, known as the Regional Targets Advisory Committee (RTAC) method, is only included for informational purposes (see Appendix C). This method allocates 100 percent of the trip length with two trip ends within the Planning Area and 50 percent when only one end is in the Planning Area.

The Full Accounting Method evaluates 100 percent of trip lengths where one or both trip ends are within the Planning Area and was used to determine the Project VMT Threshold. A Project VMT impact is identified if the projected OD VMT per service population (SP) under the Proposed Project exceeds the OD VMT/SP for the existing General Plan for the year 2050.

As shown in Table 7, *Project-Level VMT Assessment*, the OD VMT/SP under the Cumulative Year (2050) Plus Project Conditions does not exceed the OD VMT/SP under Cumulative Year (2050) No Project Conditions. The OD VMT/SP is projected to decrease under the Proposed Project (42.6 miles of travel per person) as

compared to the existing General Plan (44.5 miles of travel per person), indicating that the population is expected to travel more efficiently.

Table 7 Project-Level VMT Assessment

	Existing Year (2023)	Existing General Plan Cumulative Year (2050)	Proposed Project Cumulative Year (2050)
City of Hesperia SOI OD VMT (Daily Total)	4,601,330	8,592,343	9,011,757
City of Hesperia SOI Service population	134,538	193,083	211,334
OD VMT per Service Population (OD VMT/SP)	**34.2**	**44.5**	**42.6**

Source: Appendix C
Service population is defined as population plus employment.

The improvement in travel efficiency is the result of people making fewer trips and/or traveling shorter distances due to increased availability of active modes of transportation and/or better accessibility to destinations by all modes of transportation. Projects such as the proposed Hesperia Commerce Center II provide local jobs and reduce the distance residents travel to similar employment opportunities. The proposed Brightline high-speed rail station also increases opportunities for commuters to shift to transit.

Cumulative VMT Threshold

A Cumulative VMT impact is identified if the cumulative year link-level boundary VMT/SP within the County of San Bernardino boundary increases under the Proposed Project as compared to the existing General Plan. The boundary VMT was completed by selecting all roadway segments in the San Bernardino Transportation Analysis Model Plus (SBTAM+) within the San Bernardino County boundary and multiplying the number of trips on each roadway segment by the length of that roadway segment. Table 8, *Cumulative-Level VMT Assessment*, shows that the County of San Bernardino VMT/SP under the Proposed Project does not exceed the County of San Bernardino VMT/SP under the existing General Plan.

Table 8 Cumulative-Level VMT Assessment

	existing General Plan (2045)	Proposed Project (2045)
County of San Bernardino VMT (Daily total)	92,225,013	90,116,044
County of San Bernardino Service Population	3,761,191	3,779,442
VMT per Service Population (VMT/SP)	**24.5**	**23.8**

Source: Appendix C
Service population is defined as population plus employment.

Additionally, the Proposed Project would result in lower VMT per capita as a result of policies designed to encourage mixed-use development and transportation demand management strategies. For example, Policy LU-1.1 aims to maintain a balanced mix of residential, retail, employment, industrial, open space, and public facility land uses for a variety of lifestyle options and convenient access to shops, restaurants, services, and jobs; and Policy LU-2.6 requires new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses.

The results of the VMT assessment indicate that, with the implementation of the Proposed Project, VMT/SP would be reduced by approximately 4 percent at the Project-Level and 3 percent at the Cumulative-Level (i.e., improves) compared to the existing General Plan. As a result, the Proposed Project would not conflict with CEQA Guidelines Section 15064.3, subdivision (b). Impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan, and the Proposed Project does not identify or require the adoption of any further mitigation measures beyond those provided in the 2010 Certified EIR. No changes proposed by the proposed compared to the existing General Plan would result in any new or substantially more severe significant impacts with respect to CEQA Guidelines Section 15064.3, subdivision (b).

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The 2010 Certified EIR identified that the existing General Plan would not significantly increase hazards, as the circulation plan ensures that roadways would be built to meet the General Plan roadway standards and Caltrans' Highway Design Manual. The 2010 Certified EIR noted that the City's Department of Public Works would review all roadway plans to avoid unsafe design features, prevent hazardous conditions. Impacts were determined to be less than significant.

The Proposed Project would not include facilities that would substantially increase hazards, nor would it construct incompatible uses. The Proposed Project would not result in physical land use or zoning designation changes compared to the existing General Plan. As with the existing General Plan, future development would be subject to the City's Department of Public Works review process, Caltrans' Highway Design Manual, and subsequent environmental review, if applicable, to ensure there would be no increase in circulation hazards. In addition, Title 12, Streets, Sidewalks and Public Places, of the City's Municipal Code ensures that streets, sidewalks, and public places are managed in a way that maintains order, safety, and functionality for all users.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on substantially increasing hazards due to a geometric design feature or incompatible use.

d) Result in inadequate emergency access?

No Impact. The 2010 Certified EIR identified that all development under the existing General Plan would be reviewed by the City's Department of Public Works and emergency service agencies to ensure adequate emergency access. Therefore impacts were less than significant.

As with the existing General Plan, the Proposed Project would need to ensure adequate emergency access to support future development. Future projects would be subject to the City Department of Public Works and applicable emergency service agencies' review process, and subsequent environmental review to ensure there would be no significant impacts to emergency access. Future development may be subjected to conditions of

approval which would include a review of ingress and egress points, as indicated in Section 16.12.120, Approval Requirements, of the City's Municipal Code. In addition, Section 17.04.060, Subdivision Design and Improvement Standards, of the City's Municipal Code, states that subdivision design shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely handle evacuations. The Proposed Project would also include Policy SF-3.9 which calls for coordinating with State and regional partners to ensure roadways in fire hazard zones meet current fire safety regulations to support effective evacuation and emergency vehicle access, and Policy SF-5.1 which requires new development of 30 units or more in Fire Hazard Severity Zones to have two ingress and egress routes to account for existing and proposed traffic evacuation volumes at buildout.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on inadequate emergency access.

5.17.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. Any modifications to the mitigation measures from the 2010 Certified EIR are shown in ~~strikethrough~~ for deleted text and <u>underlined</u> for new, inserted text.

~~TIA-1 To ensure that traffic generated from individual, discretionary, site-specific development proposals within the Planning Area will not result in inadequate LOS for project intersections, the Development Services Director shall review such proposals at the time of application submittal. If necessary, a project level traffic study may be required, as determined by the Development Services Director, in order to evaluate project level impacts. If it is determined that traffic generated from such proposal would cause LOS failure, the project proponent shall provide, either through construction of improvements and/or monetary contribution, for improvements necessary to maintain an acceptable LOS, as determined by the Development Services Director. Such improvements and/or monetary contribution shall be provided in proportion to an individual project's impacts on traffic and to the satisfaction of the Development Services Director. Mitigation required herein shall not require improvements to reduce LOS for those intersections and segments for which this EIR has determined that impacts are significant, adverse, and unavoidable, beyond those improvements identified in the Circulation Element of the updated General Plan.~~

While impacts to LOS were considered significant and unavoidable, LOS is no longer applicable and is no longer a CEQA impact under SB 743.

5.18 TRIBAL CULTURAL RESOURCES

5.18.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR did not evaluate tribal cultural resources as a standalone topic since the topic was added after 2010. The 2010 Certified EIR did discuss tribal cultural resources-related issues under Section 5.5, *Cultural Resources*.

The 2010 Certified EIR indicated that the Native American Heritage Commission (NAHC) performed a Sacred Lands File (SLF) search in the NAHC SLF inventory where it was determined that No Native American cultural resources were identified within a half-mile of the City boundaries; however, these are Native American resources in proximity to the City.

The 2010 Certified EIR concluded that portions of the City and SOI could include historic resources, and implementation of Mitigation Measure CR-1a through CR-1d, which require deciding that no further cultural research is needed for areas with "low" cultural sensitivity, conducting a Phase I cultural resources survey for areas with "medium" or "high" cultural sensitivity, determining a structure's historical significance, and avoiding or conducting a Phase III for impact significant historic resources, would reduce impacts. The 2010 Certified EIR indicated that portions of the City and SOI could include archaeological resources, and that implementation of Mitigation Measure CR-2a and CR-2b, which require testing the significance of any resources that are found and either avoiding or preparing a Phase III for resources that would be impacted, would reduce impacts. The 2010 Certified EIR indicated that while there is a possibility that ground-disturbing activities could uncover human remains, compliance with Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 would reduce impacts.

5.18.2 Impacts Associated with the Proposed Project

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or					X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X	

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k),

No Impact. The 2010 Certified EIR did not evaluate tribal cultural resources as a standalone topic since the topic was added after 2010.

The 2010 Certified EIR reported that the NAHC conducted a Sacred Lands File search which found no Native American cultural resources within a half mile of the City boundaries. However, the 2010 Certified EIR indicated that there could be Native American resources within close proximity of the City limits and within the SOI. Therefore, as with the existing General Plan, development under the Proposed Project could result in potential impacts resources listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) for tribal cultural resources. However, the 2010 Certified EIR identified Mitigation Measures CR-1a through CR-1d under Section 5.5, *Cultural Resources*, which would adequately reduce impacts on tribal cultural resources. In addition, the Proposed Project would implement the existing General Plan Policy CN-5.5 which states that through CEQA and other environmental procedures, the City shall notify appropriate Native American representatives of possible development and shall comply with all State and Federal requirements concerning the monitoring and

preservation of Native American artifacts and places. The Proposed Project would adhere to Mitigation Measures CR-1a through CR-1d, as identified in the 2010 Certified EIR, which would reduce impacts to less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan, and the Proposed Project does not identify or require the adoption of any further mitigation measures beyond those provided in the 2010 Certified EIR. Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on tribal cultural resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact/No Changes or New Information. The. The 2010 Certified EIR did not evaluate tribal cultural resources as a standalone topic since the topic was added after 2010.

Pursuant to Senate Bill 18 (SB 18), the City of Hesperia reached out to the California Native American tribes listed by the Native American Heritage Commission (NAHC) on May 21, 2024. Notification letters were sent to the Desert Cahuilla Indians, Cabazon Band of Mission Indians, and Yuhaaviatam of San Manuel. The Yuhaaviatam of San Manuel responded on May 24, 2024, requesting consultation under SB 18.

The Yuhaaviatam of San Manuel Nation indicated that the Proposed Project is located within Serrano ancestral lands, and that future development under the Proposed Project may impact tribal cultural resources. The Yuhaaviatam of San Manuel Nation requested additional information, including zoning changes, draft text, maps, a cultural report, and a draft of the Proposed Project to assess potential ground-disturbing developments that might allow by-right development that would preclude the Tribe from consultation pursuant to CEQA/Assembly Bill 52.

The City responded to the Yuhaaviatam of San Manuel Nation on October 2, 2024, and indicated that project documents would be shared when available. The City provided an overview of the Proposed Project's focus on implementing the adopted Housing Element programs aimed at expanding housing opportunities, noting that no changes would be made to existing land use designations or zoning. The City sent the Tribe the draft Land Use Plan maps for the Tribe's review. The City indicated that the Proposed Project would not allow for any ground-disturbing activities that would preclude a project from going through the standard CEQA requirements; the Tribe concluded consultation on October 30, 2024.

Development under the Proposed Project could impact tribal cultural resources due to ground disturbing activities. The Proposed Project would implement the existing General Plan Policy CN-5.5 which states that through CEQA and other environmental procedures, the City shall notify appropriate Native American

representatives of possible development and shall comply with all State and Federal requirements concerning the monitoring and preservation of Native American artifacts and places. In the event that future development projects consistent with the Proposed Project impact previously undiscovered tribal cultural resources, Mitigation Measures CR-2a and CR-2b of the 2010 Certified EIR, which require testing the significance of any resources that are found and either avoiding or preparing a Phase III for resources that would be impacted, would reduce impacts.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan, and the Proposed Project does not identify or require the adoption of any further mitigation measures beyond those provided in the 2010 Certified EIR. The Proposed Project compared to the existing General Plan would not result in any new impacts or increase the severity of impacts with respect to tribal cultural resources.

5.18.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

Refer to Mitigation Measures CR-1a through CR-1d and CR-2a and CR-2b under Section 5.5, *Cultural Resources*.

5.19 UTILITIES AND SERVICE SYSTEMS

5.19.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR determined that the existing General Plan would require new and/or expanded treatment facilities to meet the increased demand for water and wastewater treatment. However, implementation of the General Plan policies and payment of development impact fees would reduce impacts. The existing General Plan was determined to require the construction of new and/or expanded stormwater drainage facilities, and that, with compliance with State regulations (e.g., NPDES, SWPPP), BMPs, WQMP, payment of development impact fees, and the implementation of the General Plan policies, impacts would be less than significant. The 2010 Certified EIR indicated that compliance with State regulations, payment of connection fees, and implementation of the General Plan goals and policies would reduce impacts on water supplies. The 2010 Certified EIR indicated that additional solid waste would be generated; however, the Victorville Sanitary Landfill had a remaining capacity of approximately 99 percent; therefore, impacts are less than significant.

5.19.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?					X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?					X
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?					X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?					X

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. The 2010 Certified EIR analyzed impacts on wet and dry infrastructure, such as water, wastewater, stormwater, solid waste, electricity, and natural gas facilities under cumulative impact analysis. The 2010 Certified EIR determined that a less than significant impact would occur for wet and dry utilities with compliance with regulatory requirements and standard conditions of approval.

The Proposed Project would result in an increase of 7,140 housing units and 18,297 residents, and a decrease in 879,349 square feet of non-residential square uses compared to the existing General Plan which would change the development of the Planning Area.

Water

The primary source of water for the Proposed Project would be groundwater extracted by Hesperia's Water District (District). The 2020 Urban Water Management Plan (UWMP) included projections of water demand and supply for its entire service area. The current and projected water demands from the District's 2020 UWMP are provided in Table 9, *2020 UWMP Current and Projected Water Demands for the City of Hesperia.*

Table 9 2020 UWMP Current and Projected Water Demands for the City of Hesperia

Use Type	2020	2025	2030	2035	2040	2045
Total Water Demand	14,040	15,250	16,290	16,990	17,740	18,420

AFY = Acre-feet/year
Source Appendix D.

The water demand shown in Table 9 was extrapolated to calculate a water demand of 19,465 acre-feet per year (AFY) for the year 2050. The projected water demand with the implementation of the Proposed Project is provided in Table 10, *Water Demand – Proposed Project.*

Table 10 Water Demand – Proposed Project

Category	Unit	Water Demand Rate	Total Water Demand (gpd)	Total Water Demand (AFY)
Single Family Dwelling Units	47,405 du	92 gpcd	13,083,689	14,654
Multi Family Dwelling Unites	14,166 du	92 gpcd	1,902,822	2,131
Commercial	386 acres	462.4 gpd/ac [a]	178,385	200
Industrial	713 acres	692.8 gpd/ac [a]	493,740	553
Office	65	462.4 gpd/ac [a]	30,091	34
Institutional	368	462.4 gpd/ac [a]	170,380	191
Parks	89	31.2 gpd/ac [a]	2,777	3
Water Losses	-	-	158,6188	1,777
Total	**-**	**-**	**1,748,072**	**19,542**

Du = dwelling unit; gpcd = gallons per capita per day; AFY = acre feet per year; gpd/ac = gallons per day per acre.
[a] Includes reduction of 20 percent for commercial uses with compliance with CalGreen and MWELO requirements
Source: Appendix D

As shown in Table 10, the water demand associated with the buildout of the Proposed Project is 19,542 AFY. Therefore, the Proposed Project would result in a net increase in water demand of 77 AFY. However, it should be noted that UWMPs tend to overestimate future water demand. In addition, there is a long-term trend of declining per capita water demand due to the use of water-efficient devices in the residential and commercial sectors, so even as populations increase, the total water demand declines. It is assumed that the development rate would be constant over the 25-year buildout period. Additionally, the Proposed Project would result in an increase in residential use compared to the existing General Plan. The District began receiving recycled water

as of May 2022, with a reliable supply of 89 AFY as of July 2023. The District has also conducted site surveys at multiple locations and would convert them to recycled water once supplies increase. The current 89 AFY supply of recycled water would be sufficient to accommodate the 77 AFY projected increase in water demand associated with the buildout of the Proposed Project.

Additionally, the Proposed Project would implement the existing policies in the Conservation Element of the existing General Plan, such as Policy CN-1.5, which emphasizes collaborating with local agencies to ensure a safe and reliable water supply, Policy CN-1.6, which promotes low-water consumption fixtures in homes and businesses, and Policy CN-1.7, which mandates that new developments incorporate advanced technologies and methods to reduce water usage. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the relocation or construction of new or expanded water systems..

Wastewater

The Victor Valley Wastewater Reclamation Authority (VVWRA) provides wastewater treatment for the City of Hesperia and surrounding jurisdictions.. The Proposed Project would result in an increase in residential use compared to the existing General Plan, which could result in the construction of new or expanded wastewater treatment facilities. However, the existing General Plan includes Policy CN-2.6 which states to coordinate City policies and activities with the VVWRA. In addition, future development would need to comply with Section 14.08.070, Sewer Connection, of the City's Municipal Code, which requires authorization from the Hesperia Water District to construct sewer connections. Therefore, any additional construction or expansion would need to be reviewed and approved by the VVWRA. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the relocation or construction of new or expanded wastewater treatment.

Stormwater

The Proposed Project would result in an increase in residential use compared to the existing General Plan. Compliance with the provisions as outlined in Section 8.30.200, Construction Site Stormwater Runoff Control Program, of the City's Municipal Code, would reduce impacts on stormwater drainage facilities. This Section mandates that the City maintain an updated construction project inventory, requires coverage under the Construction General Permit (CGP) for significant soil disturbances, mandates the implementation of best management practices (BMPs) to minimize pollutant discharge, and stipulates that grading permits cannot be issued without proof of CGP coverage or a City-approved erosion and sediment control plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the relocation or construction of new or expanded stormwater systems.

Electricity and Telecommunication Facilities

The Proposed Project would result in an increase in residential use compared to the existing General Plan. As mentioned in Section 17.04.060. Subdivision Design and Improvement Standards, of the City's Municipal Code, utility lines, including but not limited to electric, telephone, communications, street lighting, and cable television, within or directly serving each subdivision, shall be placed underground. As with the existing General Plan, any facilities required under the Proposed Project would be built using fees collected from utility providers and would necessitate the underground extension of electrical facilities, which would be coordinated with the providers to prevent any major disruptions to existing services. Therefore, the Proposed

Project has no impact on the 2010 Certified EIR conclusions on the relocation or construction of new or expanded electricity and telecommunication facilities.

Natural Gas

Natural gas is provided to the Planning Area by Southwest Gas Corporation (SGC 2024). As with the existing General Plan, future facilities under the Proposed Project would be constructed with fees collected by the utility providers. As individual developments within the Proposed Project are implemented, these developments would require extensions of natural gas facilities. These future extensions would be coordinated with Southwest Gas Corporation to avoid any notable disruptions to existing services. Impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the relocation or construction of new or expanded utilities and service systems.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. The 2010 Certified EIR identified that the existing General Plan would increase water demand, but the City's 2005 UWMP and Water Master Plan outlined phased provisions for facilities and water sources through 2030 to accommodate future growth. In addition, the goals and policies in the General Plan focused on water conservation, reclamation standards, and monitoring surface water impacts. Impacts on water resources from the existing General Plan were expected to be less than significant.

The 2020 UWMP indicates that the District can meet the water demands of its customers in normal, single dry, and multiple dry years between 2025 and 2045, as shown in Table 11, *2020 UWMP – Normal, Single Dry, and Multiple Dry Year Supply and Demand.*

Table 11 2020 UWMP – Normal, Single Dry, and Multiple Dry Year Supply and Demand

		2025	2030	2035	2040	2045
Normal Year						
Supply Totals		15,250	16,290	16,990	17,740	18,420
Demand Totals		15,250	16,290	16,990	17,740	18,420
Difference		0	0	0	0	0
Single Dry Year						
Supply Totals		15,250	16,290	16,990	17,740	18,420
Demand Totals		15,250	16,290	16,990	17,740	18,420
Difference		0	0	0	0	0
Multiple Dry Year						
First Year	Supply Totals	15,250	16,290	16,990	17,740	18,420
	Demand Totals	15,250	16,290	16,990	17,740	18,420
	Difference	0	0	0	0	0

Table 11 2020 UWMP – Normal, Single Dry, and Multiple Dry Year Supply and Demand

		2025	2030	2035	2040	2045
Second Year	Supply Totals	15,460	16,430	17,140	17,880	18,540
	Demand Totals	15,460	16,430	17,140	17,880	18,540
	Difference	0	0	0	0	0
Third Year	Supply Totals	15,670	16,570	17,290	18,020	18,660
	Demand Totals	15,670	16,570	17,290	18,020	18,660
	Difference	0	0	0	0	0
Fourth Year	Supply Totals	15,880	16,710	17,440	18,160	18,780
	Demand Totals	15,880	16,710	17,440	18,160	18,780
	Difference	0	0	0	0	0
Fifth Year	Supply Totals	16,090	16,850	17,590	18,300	18,900
	Demand Totals	16,090	16,850	17,590	18,300	18,900
	Difference	0	0	0	0	0

Source: Appendix D

According to the District's 2020 UWMP, the District has adequate supplies to serve 100 percent of its customers during normal, dry year, and multiple dry year demand through 2045. The UWMP's extrapolated water demand of 19,465 AFY by 2050 is less than the amount projected for the buildout of the Proposed Project (19,542 AFY).

The District began receiving recycled water as of May 2022, with a reliable supply of 89 AFY as of July 2023. The District has also conducted site surveys at multiple locations and would convert them to recycled water once supplies increase. The current 89 AFY supply of recycled water would be sufficient to accommodate the 77 AFY projected increase in water demand associated with the buildout of the Proposed Project. Therefore impacts would be less than significant.

Additionally, the Proposed Project would implement the existing policies in the Conservation Element of the existing General Plan, such as Policy CN-1.5, which emphasizes collaboration with local agencies to ensure a safe and reliable water supply, Policy CN-1.6, which promotes low-water consumption fixtures in homes and businesses, and Policy CN-1.7, which mandates that new developments incorporate advanced technologies and methods to reduce water usage.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2010 Certified EIR for the existing General Plan, and the Proposed Project does not identify or require the adoption of any further mitigation measures beyond those provided in the 2010 Certified EIR. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on the relocation or construction of new or expanded concerning water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Furthermore, future environmental review of development projects would ensure minimal impacts to water supplies.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The 2010 Certified EIR identified that the existing General Plan's developments in undeveloped areas would increase the demand for wastewater services from the Victor Valley Wastewater Reclamation Authority (VVWRA). To address this demand, the 2010 Certified EIR stated that new facilities and expansions of existing ones and enhanced treatment capacity would reduce overall treatment needs. Additionally, payment of development fees for sewer connections would help mitigate impacts. The 2010 Certified EIR determined that a less than-significant impact would occur.

The Proposed Project would result in increased residential uses compared to the existing General Plan, thereby potentially necessitating new or expanded wastewater treatment facilities. However, the existing General Plan includes Policy CN-2.6, which calls for coordination with the VVWRA. Additionally, any future development must comply with Section 14.08.070, Sewer Connection, of the City's Municipal Code, which requires authorization from the District for sewer connections. Therefore, any new construction or expansion would require review and approval from the VVWRA. Consequently, the Proposed Project would not necessitate the relocation or construction of new or expanded wastewater treatment facilities, and impacts would be less than significant.

The Proposed Project would not include new or substantially greater significant impacts than those analyzed in the 2016 Certified EIR for the existing General Plan. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Furthermore, future environmental review of development projects would ensure minimal impacts to wastewater treatment.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact. The 2010 Certified EIR identified that the existing General Plan would result in an increase in solid-waste disposal in the City. The 2010 Certified EIR determined that the designated landfill, Victorville Sanitary Landfill, has sufficient capacity to accept municipal solid waste associated with the existing General Plan and impacts would be less than significant.

The Victorville Sanitary Landfill has a maximum permit capacity of 93,400,000 cubic yards, a maximum permitted throughput of 3,000 tons per day, and a remaining capacity of 79,400,000 cubic yards as of March 31, 2020 (CalRecycle 2024a). The cease operation date for the facility is October 2047. As shown in Table 1, *Focused General Plan Buildout*, the Proposed Project would result in 162,835 residents by 2050.

The Proposed Project would result in an increase of 6,703 tons per year of solid waste compared to the existing General Plan. Therefore, the Proposed Project would result in approximately 167,575 tons by 2050[5], which is

[5] CalEEMod default values for solid waste generation were applied for each land use type (regional shopping centers, single-family housing, and general office buildings) to calculate the total annual solid waste in tons. For further details and calculations, refer to Appendix A.

less than one percent of the total remaining capacity of the Victorville Sanitary Landfill. As with the existing General Plan, the landfill is equipped to meet the future demands of the Proposed Project. As with the existing General Plan, the development consistent with the Proposed Project would be required to comply with all applicable state regulations regarding solid waste generation, such as the AB 939. Impacts would be less than significant.

Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on landfills with sufficient permitted capacity to accommodate the project's solid-waste disposal needs. Furthermore, future environmental review of development projects would ensure adequate capacity for solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The 2010 Certified EIR identified that there would be a net increase in solid waste from buildout of the existing General Plan; however, the Victorville Sanitary Landfill would adequately serve the Planning Area. In addition, the City complied with AB 939 which requires every California City and county to divert 50 percent of its waste from landfills. Impacts were less than significant.

As mentioned in Impact d) above, the Proposed Project would result in additional solid waste demand; however, the Victorville Sanitary Landfill would adequately serve the Planning Area. In addition, the City would continue to comply with existing regulations regarding diversion and disposal of municipal solid waste.

Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on compliance with federal, state, and local statutes and regulations related to solid waste. Furthermore, future environmental review of development projects would ensure that solid waste reduction goals would be met.

5.19.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant utilities and service systems impacts, and therefore no mitigation measures were identified.

5.20 WILDFIRE

5.20.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR did not evaluate the wildfire as a standalone topic since the topic was added after 2010. The 2010 Certified EIR did discuss wildfire-related issues under Section 5.9, *Hazards and Hazardous Materials*.

The 2010 Certified EIR determined that the City is not within a fire threatened community, and with the implementation of the CBC, CFC, State laws, and the General Plan policies, impacts would be less than significant. Additionally, the 2010 Certified EIR indicated that every proposed project in the City would be reviewed by the San Bernardino County Fire Department for compliance with the most recent version of the CFC.

5.20.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan.?					X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The 2010 Certified EIR identified that the existing General Plan would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, as development under the existing General Plan would be required to comply with the applicable emergency response and evacuation plans. The 2010 Certified EIR indicated that impacts would be less than significant.

The southern portion of the Planning Area is within a VHFHSZ for State Responsibility Area and Local Responsibility Area, according to CAL FIRE (CAL FIRE 2024b). Future development under the Proposed Project could introduce new buildings and people into these areas. The City of Hesperia has a Local Hazard Mitigation Plan that provides strategies and mitigation measures to address local fire hazards. Development under the Proposed Project would need to adhere to the adopted emergency response plan and emergency evacuation plan set by the San Bernardino County's Office of Emergency Services (OES), the City of Hesperia's OES, and the San Bernardino County Fire Department. The Proposed Project, as with the existing General Plan, would not interfere with an adopted emergency response plan or emergency evacuation plan.

Buildout would not result in changes to the circulation patterns or emergency access routes in the Planning Area. Future development may be subjected to conditions of approval which would include review of ingress and egress points, as indicated in Section 16.12.120, Approval Requirements, of the City's Municipal Code. As with the existing General Plan, the Proposed Project would be required to comply with all applicable regulations and plans governing emergency response and evacuation. In addition, the Proposed Project must comply with the existing emergency response and evacuation plans established by the San Bernardino County Office of Emergency Services, the City of Hesperia's Office of Emergency Services, and the San Bernardino County Fire Department. In addition, as mentioned in Section 17.04.060, Subdivision Design and Improvement Standards, in the City's Municipal Code, future development under the Proposed Project shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely handle evacuations. The Proposed Project would also include Policy SF-3.9 which calls for coordinating with State and regional partners to ensure roadways in fire hazard severity zones meet current fire safety regulations; Policy SF-5.1 which requires that new development with 30 units or more in Fire Hazard Severity Zones to have two ingress and egress routes that account for existing and proposed traffic evacuation volumes at buildout; and Policy SF-5.2 which calls for coordinating with emergency responders and Caltrans to maintain potential evacuation routes to ensure adequate capacity, safety, and viability of those routes in the event of an emergency, including making improvements to existing roads to support safe evacuations as needed.

Because the Proposed Project does not change the development pattern or areas evaluated in the 2010 Certified EIR, there would be no new or substantially greater significant impacts. Therefore, the Proposed Project has no impact on the 2010 Certified EIR conclusions on substantially impairing an adopted emergency response plan or emergency evacuation plan.

d) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not evaluate wildfire as a standalone topic since the topic was added after 2010.

While most of Hesperia is relatively flat, there are a few natural slopes in the City that could be vulnerable to landslides. The high desert experiences daily winds of 10.9 mph; high winds and low humidity weather conditions can pose a greater risk of fire damage (Hesperia 2017). CAL FIRE mapped VHFHSZs in the southern portion of the Planning Area. The VHFHSZ includes areas potentially threatened by wildfires based on historical fire activity and prevalent vegetation types. Development associated with the buildout of the Proposed Project could result in new development in VHFHSZs.

To protect development in the VHFHSZ, the City requires adherence to a wide range of state and local codes, such as the CBC and CFC. Because development in these areas presents challenges for fire protection and suppression, development would be required to abide by the requirements of the CBC and CFC. Additionally, as outlined in Section 17.04.060 of the City's Municipal Code, which covers subdivision design and improvement standards in hazardous fire areas, all flammable or combustible vegetation must be cleared from around structures following the Uniform Fire Code and where erosion is likely, slopes must be planted with fire-resistant ground cover. In addition, future development may be subjected to conditions of approval which

would include a review of ingress and egress points, as indicated in Section 16.12.120, Approval Requirements, of the City's Municipal Code.

Additionally, several policies in the proposed Health and Safety Element emphasize and require fire-safe development in the City. Proposed General Plan Policy SF-5.10 calls for locating new essential public and critical facilities, such as police stations, schools, and community centers, outside of mapped hazard zones, and if essential facilities must be located in these zones, site and design them to minimize the risk of damage and maintain their operational capacity during and after a hazard.

Adherence to these building practices, fire safety regulations, local regulations, and the Proposed Project's policies would reduce the potential for exacerbating wildfire risks. Impacts would be less than significant.

e) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not evaluate wildfire as a standalone topic since the topic was added after 2010.

The Proposed Project would result in structures and people compared to the existing General Plan which would require additional infrastructure, such as roadways and transmission lines. Some of this new infrastructure could be constructed in the areas classified in the VHFHSZ. These types of improvements would involve temporary construction and result in changes to the existing built environment. The installation and operation of new aboveground power transmission lines would create a higher risk of exacerbating wildfire risks compared to other infrastructure. However, the California Public Utilities Commission (CPUC) requires maintenance of vegetation around power lines, strict wire-to-wire clearances, annual inspections of aboveground power lines, and the preparation of fire prevention plans for aboveground power lines in high fire-threat districts (CPUC 2024). These measures would reduce the wildfire risks associated with the installation and maintenance of power lines. Any development or redevelopment in wildfire-prone areas of the Planning Area would also be required to comply with building and design standards in the CBC and CFC, which include provisions for fire-resistant building materials, the clearance of debris, and fire safety requirements during demolition and construction activities. Public Resources Code Section 4291 also requires vegetation around buildings or structures to maintain defensible space within 100 feet of a structure and an ember-resistant zone within 5 feet of a structure (CAL FIRE 2024c). Section 14.02.090, District Connections Required, of the City's Municipal Code, states that all new buildings intended for any human occupancy shall be connected to District water and sewer facilities and the general manger shall determine whether facilities are available. With the compliance with applicable regulations impacts would be less than significant.

f) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not evaluate wildfire as a standalone topic since the topic was added after 2010.

The southern portion of the Planning Area is within a VHFHSZ for State Responsibility Area and Local Responsibility Area according to CAL FIRE (CAL FIRE 2024b). Development under the Proposed Project could expose people or structures to significant risks, including downslope, downstream flooding, landslides, as a result of runoff, post-fire slope instability, or drainage changes. As with the existing General Plan, the Proposed Project could introduce new buildings and people into fire-hazard areas that may be impacted by slope- instability or flooding. The Proposed General Plan includes Policy SF-5.10 mandates locating new essential public and critical facilities outside mapped hazard zones, or if unavoidable, designing them to minimize risk and maintain functionality while requiring disaster response and evacuation plans for those within identified hazard areas such as flood, inundation, fire hazard, and landslide susceptibility zone.. In addition, future development would need to adhere to the most recent version of the CBC and CFC. Following federal, state, and local requirements and the Proposed General Plan policies, impacts would be less than significant.

5.20.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant wildfire impacts upon implementation of regulatory requirements, and therefore no mitigation measures were identified.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The geographic range and severity of impacts to biological resources, cultural resources, and tribal cultural resources resulting from the Proposed Project would be similar to those that would result from implementation of the existing General Plan, as the Proposed Project would not result in physical land use or zoning designation changes. The Proposed Project would incorporate all applicable mitigation measures and existing General Plan policies identified in 2010 Certified EIR as discussed in Sections 5.4, *Biological Resources*, 5.5, *Cultural Resources*, and 5.18, *Tribal Cultural Resources*, above. The Proposed Project would not result in any new impacts or substantially increase the severity of previously disclosed impacts related to biological, cultural resources, or tribal cultural resources. Therefore, preparation of supplemental or subsequent EIR is not required by CEQA.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. Changes proposed by the Proposed Project compared to the existing General Plan would not result in any new cumulatively considerable impacts or substantially increase the severity of previously disclosed cumulatively considerable impacts. Pursuant to CEQA Guidelines Section 15130 (b)(1), the information used in an analysis of cumulative impacts should come from one of two sources:

1) A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or

2) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts identified in the 2010 Certified EIR used a combination of methods No. 1 and 2. The 2010 Certified EIR and this Addendum address the cumulative impacts of development in Hesperia. The Proposed Project would not result in impacts beyond what was previously analyzed in the 2010 Certified EIR. Therefore, the Proposed Project would not generate a new cumulatively considerable impact. The preparation of supplemental or subsequent EIR is not required by CEQA.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact/ No Changes or New Information Requiring Preparation of an EIR/MND. The Proposed Project is not expected to result in significant adverse impacts to humans, either directly or indirectly. While some impacts were identified that could potentially affect human health, as with the existing General Plan, implementation of mitigation measures related to air quality and noise would reduce impacts to a less-than-significant level. As a result, the implementation of these mitigation measures is anticipated to prevent significant adverse impacts on human health.

This analysis considers both long-term and short-term impacts, ensuring that all potential effects are mitigated to a less-than-significant level. Overall, any potential impacts are deemed less than significant when appropriate mitigation measures are incorporated..

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6.1 PLACEWORKS

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6.2 CITY OF HESPERIA

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Appendix

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Appendix

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Attachment 4

LAND USE ELEMENT

1.0 PURPOSE

The Land Use Element of the General Plan describes the general location, type, and intensity of development and identifies the distribution of land uses throughout the City of Hesperia. Land uses such as residential, commercial, industrial, open space, and public uses are planned to meet the needs of residents, support economic/fiscal goals, and provide for the orderly development of the City of Hesperia.

The Land Use Element contains a map and text depicting the City's long-range plans for development within its incorporated boundaries and sphere of influence areas. The land use map identifies the preferred distribution and extent of residential, commercial, industrial, public, and open space uses. The text contains the City's land use goals and policies, on which the map designations are based, along with specific actions for implementing the City's land use objectives. Using maps and text, this Land Use section defines the distribution and intensity of development for residential neighborhoods, commercial and employment districts, industrial space, parks and other open spaces, and governmental and public uses of property in Hesperia. This section sets policy for land uses in the city and the sphere of influence, establishing the foundation for future development.

The purpose of this document and accompanying land use map is to comply with State requirements and to provide the City of Hesperia with a plan for future development which will implement the City's land use goals.



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2.0 BACKGROUND

RELATIONSHIP TO STATE LAW

The Land Use Element for the City of Hesperia's General Plan has been prepared pursuant to California Government Code Section 65302, which requires that each city and county within the state adopt a general plan with seven mandatory elements, including land use. According to State law, the Land Use Element "designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land." The law also requires that the element specify the standards of population density and building intensity recommended for the various districts covered by the plan.

Section 65302(a) of the California Government Code requires that the Land Use Element address the following issues (to the extent it is relevant to the City):

- Distribution of housing, business, and industry
- Distribution of open space, including agricultural land
- Distribution of natural resources
- Distribution of recreation facilities and opportunities
- Location of educational facilities
- Location of public buildings and grounds
- Location of future solid and liquid waste facilities
- Location of greenways
- Identification of areas subject to flooding
- Standards of population density and building intensity
- Other categories of public and private uses of land
- The impact of new growth on military readiness

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element, including its Land Use Map, is the focal element for the other General Plan Elements. Because of its comprehensive discussion of all facets of the development, this Element informs and is informed by the other six elements. Thus, there are consistencies through the General Plan, each of which relate back, in some way, to the land use policies outlined in this Land Use Element.

Table LU-1 delineates the issues addressed in the Land Use Element and shows the interrelatedness of the other Elements.

TABLE LU-1
COORDINATION WITH OTHER GENERAL PLAN ELEMENTS

ISSUES	Circulation	Conservation	Housing	Noise	Open Space	Health and Safety
Land Use						
Density/Intensity	X	X	X	X	X	X
Land Use	X	X	X	X	X	X
Residential Development	X		X	X	X	X
Agriculture		X			X	
Commercial	X		X	X	X	
Industrial	X			X	X	X
Public Land Use	X	X	X	X	X	X
Resource Conservation		X			X	X
Recreation/Commercial	X	X	X		X	
Specific Plan Designations	X	X	X	X	X	X
Land Use Overlays	X	X	X	X	X	X
Airport Overlays	X		X	X	X	X
Sustainability	X	X	X		X	
Community-wide Quality of Life and Property	X	X	X	X	X	X

CITY DEVELOPMENT CODE

The City of Hesperia Development Code (Title 16 of the Municipal Code) provides specific standards for the development of property, such as building setbacks, parking, and allowable land uses. The land uses in the Hesperia Development Code are consistent with the uses established under the General Plan.

PREVIOUS GENERAL PLAN LAND USES

The City of Hesperia previously utilized a two-map system, with a separate Zoning and Land Use designation for each parcel. Many parcels throughout the city had conflicting designations and zoning, which required a General Plan amendment or Zone Change to resolve. The City has since transitioned to one-map system, which has been in use since 2010.

SPHERE OF INFLUENCE

As City policy, the Land Use Element is directly applicable to the incorporated area within the adopted City boundary. The element also includes the City's adopted sphere of influence, in accordance with Government Code Section 65300. The sphere of influence is shown on the General Plan Land Use Map (Exhibit LU-1). This element identifies the land use designations and descriptions applied within the City's sphere of influence which will serve 1) as a guide for City recommendations to San Bernardino County regarding development proposals within this area; 2) as a basis for pre-zoning of sphere areas prior to annexation, 3) as a guide to master planning of infrastructure within City and sphere areas and 4) as a means of planning for orderly annexation to and growth within the city.

EXISTING RESIDENTIAL DEVELOPMENT

Existing residential development within the City of Hesperia consists of predominantly single-family detached housing on lots of one-half acre or larger. Most of the existing residential lots are located within the core area of the town, generally bounded by Maple Avenue and the Mojave River, and by Bear Valley Road and Ranchero Road. Within this core area, the majority of residential lot sizes have traditionally ranged from 18,000 square feet to one acre.

The City of Hesperia has continued to grow in households and population since the last General Plan update in 2010. The household size for the City

has remained relatively stable between 2010 and 2020, increasing slightly from 3.43 persons to 3.49. The 2020 Census reported Hesperia's population to be 99,818 in 2020, an 11% increase over the City's 2010 population. Table LU-2, on the next page, shows the change in population, households and employment between the two most recent decennial censuses for both the City as well as the High Desert.

Single-Family Residential

Since incorporation, the City has approved and continues to receive subdivision applications to accommodate a diverse range of housing preferences and densities. This includes traditional subdivisions with lot sizes that are 7,200 square feet or larger, as well as small lot subdivisions with lot sizes that are below the traditional 7,200 square foot lots. These projects have generally been located in the areas west of Maple Avenue and east of the Interstate 15 freeway. Densities of four to six units per acre have been approved on several tentative tracts, with requirements for upgraded roads, water and sewer service, and contributions to fire, school and park facilities. In addition, subdivision applications with lot sizes that are 18,000 square feet or larger continue to be developed in the southern portion of the city, particularly south of Ranchero Road. These larger lots are often associated with estate-style homes, offering spacious living areas.

Large swathes within the core of the city were subdivided into half acre, one-acre and two-acre tracts in the 1950s. This area, located east of Maple Avenue, south of Bear Valley Road, north of Ranchero Road, and west of the Mojave River, forms the largest residential area in the city. It is characterized by larger homes, increased setbacks, animal keeping, and rural lifestyles. This area was sparsely developed for many years. As a result of two building booms, (in the 1980's and the early 2000's) development has increased to over 90% in some neighborhoods. However, infill development continues to play a significant role in the growth of the city. Large numbers of infill lots continue to be processed, reflecting ongoing demand for development. Infill lots remain an attractive option for developers who look to utilize existing roadways, utilities and public services, minimizing the need for new infrastructure.

In recent years, the City has seen an increase in the number of housing tracts with lots that are below the traditional 7,200 square foot lots. In the near term, it is anticipated that single family residential tracts of four to eight units per acre will be the predominant type of residential development,

largely driven by the buildout of the Tapestry Specific Plan in the southern portion of the city.

TABLE LU-2
POPULATION, HOUSEHOLDS AND EMPLOYMENT 2010-2020

Jurisdiction	2010	2020	Numeric Change	Percent Increase	Avg. Annual Growth
Population					
Hesperia	90,173	99,818	9,645	10.7%	1.0%
Victorville-Hesperia CCD	370,441	412,533	42,092	11.4%	1.1%
Households					
Hesperia	26,411	27,707	1,296	4.9%	0.5%
Victorville-Hesperia CCD	111,833	122,932	11,099	9.9%	1.0%
Avg. Household Size					
Hesperia	3.43	3.49	0.06	1.7%	0.2%
Victorville-Hesperia CCD	3.24	3.41	0.17	5.2%	0.5%
Median Age					
Hesperia	30.8	32.8	2.0	6.5%	0.7%
Victorville-Hesperia CCD	31.8	34.1	2.3	7.2%	0.7%
Avg. HH Income					
Hesperia	$48,386	$54,149	$5,763	11.9%	1.2%
Victorville-Hesperia CCD	$104,701	$112,877	8,176	7.8%	0.8%

Notes:
The Victorville-Hesperia Census County Division (CCD) is a statistical summary area used by the United States Census Bureau and has no legal or governmental function. The boundary includes the incorporated cities of Hesperia, Adelanto, Apple Valley, and Victorville, as well as the unincorporated communities of Lucerne Valley, Phelan, and Oak Hills.

Multiple-Family Residential

Multiple family residential uses have been established in three general areas within the community – 1) along Sequoia Street (designated as R3); 2) in the area of the city generally located east of the railroad, south of Main Street, west of I Avenue, and north of Lime Street; and 3) in the township area of the city generally located north of Main Street, south of Willow Street, east of 3rd Ave and west of Hesperia Road.

The C-2 (General Commercial) zone also allows for the development of multiple family residential uses, consistent with the standards of the Multiple Family Residential (R3) designation. The majority of parcels designated for C-2 exist on the south side of Bear Valley Road between Maple Avenue and the BNSF rail line, and on both sides of Hesperia Road running south from Bear Valley Road to Lemon Street.

Within the Main Street and Freeway Corridor Specific Plan (MSFCSP), the Medium Density Residential (MDR), High Density Residential (HDR), and Regional Commercial (RC) designations allow for the development of multiple-family residential uses. The MDR designation primarily covers an extensive area east of 3rd Avenue and south of Main Street, extending along C and G Avenues. Comparatively, the HDR designation covers a much smaller area located immediately to the north and to the west of Hesperia City Hall. Multiple family residential uses in the RC designation are limited to those parcels east of Interstate 15, stretching from the southwestern-most extent near the Oak Hill Road interchange and running north to Mojave Street.

Measure N

On November 3, 2020, Hesperia voters passed a ballot measure (Measure N) titled "Hesperia Sustaining Affordable Water Supply & Ensuring Responsible Growth Measure." Among other things, Measure N introduces significant changes to residential development densities.

Key provisions of Measure N include reducing the maximum density for new single-family developments from 8 homes per acre to 3 homes per acre. In addition, the minimum lot size would be increased to 14,520 square feet. For multi-family developments, the maximum density would be reduced from 25 units per acre to 8 units per acre.

The changes to residential density, such as lowering the allowable density for single family homes from 8 units per acre to 3 units per acre (with a minimum lot size of 14,520 square feet), and for multi-family units from 25 to 8 units per acre, would not take effect until allowed by State law, which is currently January 1, 2030 (Government Code Section 65589.5). Before Measure N can go into effect, the City will need to ensure that the new regulations comply with the State's Housing Element requirements and broader State laws governing housing development.

Oak Hills Community Plan

The community of Oak Hills is located in the western portion of the City of Hesperia's sphere of influence. Oak Hills is structured around the County Service Area 70, Zone J, a special district formed by the county in 1972 to provide water, sewer, and road maintenance services. In 2002, the Oak Hills Community Plan was adopted by the Hesperia City Council. The San Bernardino County Board of Supervisors also adopted the plan in 2003 and was updated in 2016.

SPECIFIC PLANS

Pursuant to state law, specific plans establish land use regulations for those areas covered by the specific plan. They also establish phasing and implementation plans for the development of both private land and public facilities within their boundaries.

Specific Plans consist of approximately 30% of the City's land use designations. There are four Specific Plans currently in existence within the city: the Main Street and Freeway Corridor Specific Plan, the Tapestry Specific Plan (now referred to as "Silverwood"), the Rancho Las Flores Specific Plan, and the Summit Valley Ranch Specific Plan.

Main Street and Freeway Corridor Plan

The Main Street and Freeway Corridor Specific Plan includes all freeway frontages within the city as well as the commercial and industrial areas parallel to the freeway corridor. In addition, it includes the commercial, industrial, and high-density residential properties adjacent to Main Street, as well as the area bounded by Lemon Street, Lime Street, Third Avenue, and I Avenue.

The Main Street/Freeway Corridor Specific Plan contains the majority of the commercially designated areas within the city, as well as the Civic Center complex (north of Main Street and west of Seventh Avenue), and a large portion of the Industrial area located between Santa Fe Avenue East and I Avenue. The goals, objectives, policies and development standards for this area are found in the adopted Main Street and Freeway Corridor Specific Plan. The land use categories and their acreage are detailed in Table LU-3 below.

TABLE LU-3
MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LAND USES

Land Use	Acres
Main Street and Freeway Corridor Specific Plan	
Auto Sales Commercial (ASC)	314.5
Com/Ind Business Park (CIBP)	1,778.7
General Industrial (GI)	788.4
High Density Residential (HDR)	49.5
Low Density Residential (LDR)	1,444.9
Medium Density Residential (MDR)	1,038.8
Mixed Use (MU)	35.8
Neighborhood Commercial (NC)	774.4
Office Commercial (OC)	88.7
Office Park (OP)	197.3
Public/Institutional Overlay (PIO)	475.8
Planned Development (PPD18)	22.8
Regional Commercial (RC)	1,669.4
Rural Estate Residential (RER)	1,044
Very Low Density Residential (VLR)	45.4
TOTAL[1]	10,700.4

[1] Total acreage includes approximately 132 acres of aqueduct, 101 acres of railroad corridor, 301 acres of utility corridor, 398 acres of major transportation corridors. Approximately 845 acres of roadway are included as part of Land Use polygon acreage. The aqueduct, railroad, utilities, and transportation corridor are identified under "Other" in Table LU-8- Land Use Designations and Acreage.

Rancho Las Flores Specific Plan

The Rancho Las Flores Specific Plan was originally adopted in 1990 and included approximately 9,858 acres of land with the intent of developing as a master planned community. Following the expiration of the Tentative Tract Map in 2003, the planning area sat untouched until 2016 when the Tapestry Specific Plan removed approximately 9,366 acres from the Rancho Las Flores Specific Plan. The 492 acres remaining under the Rancho Las Flores Specific Plan are zoned for a combination of open space and rural residential (2.5-acre minimum lot size), with an existing horse ranch being

the only use in the plan area. Any future development within the plan area would require the adoption of a new specific plan.

Summit Valley Ranch Specific Plan

Summit Valley Ranch was a 786.2-acre planned mixed use development that proposed to offer a variety of residential housing types. It was planned to include supporting commercial, office-professional uses, and recreational opportunities. The Specific Plan proposed up to 1,668 dwelling units and 9.8 acres of commercial and office area. The Specific Plan was approved for a 25-year entitlement period which expired in 2022. Any future development within the Specific Plan boundary will require preparation of new environmental documents and adoption of a new Specific Plan.

Tapestry Specific Plan (Silverwood)

The Tapestry Specific Plan, renamed to Silverwood in 2023, encompasses approximately 9,365.5 acres of land which was formerly part of the Rancho Las Flores Specific Plan. The Tapestry Specific Plan is a master planned community that is planned to be built in ten phases over a period of 20-30 years. The Specific Plan originally proposed a maximum of 16,196 residential units with a mix of densities ranging from very low density to high density and mixed use; however, a settlement in 2017 reduced the unit total to 15,663. The majority of residential units would be low/medium density. The development would be separated into three distinct villages: Mesa Village, Summit Valley Village, and Grass Valley Village. In addition to residential uses, the Specific Plan also proposes the following:

- Two mixed use town centers totaling approximately 94 acres with approximately 500,000 to 700,000 square feet of commercial and retail.
- Community parks, a sports park, neighborhood parks, view parks, and pocket parks totaling approximately 387 acres. Additional private HOA recreation areas would also be provided.
- 59 miles of trails including multi-use and equestrian trails.
- 107 miles of paths including class 1 multi-use paths and paseos.
- Eight elementary schools, two middle schools, and two high schools totaling approximately 263 acres.

- Public and civic facilities (e.g., post office, library branch, fire station, etc.).
- Open space including conservation areas and preserves totaling approximately 3,532 acres.
- Open space areas to protect sensitive biological and cultural resources including an approximately 523 acre conservation easement and 82 acre Serrano Heritage Preserve.

The distribution of land uses in the Tapestry (Silverwood) Specific Plan area is identified in Table LU-4. The goals, objectives, policies and development standards for this area are found in the adopted Tapestry (Silverwood) Specific Plan document.

TABLE LU-4
TAPESTRY (SILVERWOOD) SPECIFIC PLAN

Land Use	Acres	Dwelling Units
Residential Phases 1-4/6-10		
Estate (E)	860.1	533[1]
Very Low (VL)	0.0	0
Low (L)	1,371.9	4,071
Low Medium (LM)	1,488.7	6,280
Medium (M)	180.4	1,362
High (H)	26.9	380
Mixed Use Commercial (MU)	94.4	425
Subtotal	4,022.4	13,051
Residential Phase 5 – Seniors Community		
Low Medium (LM)	337.8	1,811
Medium (M)	107.3	1,020
High (H)	21.0	315
Subtotal	466.2	3,145
Total Residential	**4,488.6**	**16,196**
Schools		
Elementary	90.2	
Middle	53.0	
High	118.5	
Total	261.7	
Facilities		
Treatment Plant	11.1	
Total	11.1	
Parks		
Parks	216.0	

TABLE LU-4
TAPESTRY (SILVERWOOD) SPECIFIC PLAN

Land Use	Acres	Dwelling Units
Sports Park	43.9	
Community Parks	127.6	
Total	387.4	
Open Space		
Open Space	3,031.2	
Serrano Heritage Preserve (not within Conservation Easement)	8.4	
Serano Heritage Preserve / Conservation Easement	72.3	
Conservation Easement	450.7	
Landscape Lot (Arterial)	47.6	
Total	3,610.2	
Grand Total	**9,365.5**	**16,196**

Notes:

Pursuant to the Settlement Agreement dated May 1, 2017 the developer agreed to implement certain modifications to the later phases of the project, which will require future amendments to the Specific Plan. Among other things, the Settlement Agreement requires the removal of Phase 10 of the development, resulting in the loss of 860.1 acres designated for Estate (E) Residential and the elimination of 533 dwelling units. Following approval of the future amendments to the Specific Plan, the total number of dwelling units within the project will be reduced to 15,663 units.

INFRASTRUCTURE

Hesperia Water District

Hesperia's water supply is provided by the Hesperia Water District. The water district is administered by the City's Development Services Department and is a subsidiary of the City of Hesperia. It is organized pursuant to Section 30000 et seq. of the California Water Code.

The District has two powers allowed by law—water and sewer utility service. The District operates as a totally self-sustaining utility business enterprise, which means that virtually all of its income is generated from Water and Sewer Service Charges and facilities connection fees.

The water supply is obtained entirely from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts all of its water supply from the

underground aquifers through 15 active groundwater wells located throughout the city. Water is conveyed from the wells to the consumers via a distribution system with pipe sizes ranging between 4 and 24 inches in diameter. In December 2009, the City maintained 14 storage reservoirs within the distribution system with a total capacity of 64.75 million gallons.

Storm Water Drainage System

The City's storm drain and flood control systems are built and maintained by Hesperia's Public Works Department and Engineering Divisions. These facilities include storm drains, natural drainage courses, channels, and basins. The San Bernardino County Flood Control District manages flows in the unincorporated areas adjacent to the city, some of which are watersheds that flow into the city boundary. The purpose of these facilities is to intercept and convey flood flows through and away from the developed areas of the city and county.

Wastewater Facilities

Sewer collection lines, which are discharged to Victor Valley Wastewater Reclamation Authority's (VVWRA) regional treatment facility, are maintained and operated by the Hesperia Water District. The Sewer Division of the Hesperia Water District ensures the delivery and continuous unobstructed flow of sewage to the regional plant located north of the city near Oro Grande. The quality of the effluent must meet the requirements of the VVWRA, a joint-exercise-of-powers agency comprised of Hesperia and other local area entities providing sewer service.

Over the years, VVWRA has completed treatment plant upgrades and several capacity increases. The regional treatment plant is currently capable of treating a portion of the flow to a tertiary level and the remaining flow to a secondary level for percolation. A majority of the highly treated wastewater is discharged into the Mojave River Basin and a small amount is currently used to irrigate landscaping at the treatment plant.

VVWRA has two subregional treatment facilities, one of which is located on the West side of Hesperia near Maple Ave. The facility has the capacity to produce up to one million gallons per day of recycled water, which can then be used for irrigation purposes. The City is working towards the construction of a distribution system to convey the recycled water to potential uses such as the Hesperia Golf Course, schools, and parks. Unlike the regional treatment facility, the subregional plant only processes wastewater. All solid waste is returned to sewer lines to be treated at the

main facility. The City recently installed purple pipe in the Civic Plaza and other areas to utilize this treated wastewater for irrigating landscaped areas. The City is also requiring larger developments to install purple pipe to facilitate the ultimate use of reclaimed water.

PUBLIC SERVICES

Schools

The Hesperia Unified School District serves the City of Hesperia as well as portions of the Oak Hills Community Plan area. In addition, the Snowline Joint Unified School District also serves the west Oak Hills Community Plan area. Currently, Hesperia School District has three comprehensive high schools, two continuation high schools, three middle schools, twelve elementary schools, three choice schools, two alternative schools, one adult education school, and five charter schools. The district also has a Pre-K Academy, independent study program, and offers career and adult education programs.. Enrollment information within the public schools for the 2022-23 school year is identified within Table LU-5.

TABLE LU-5
EXISTING SCHOOL FACILITIES AND STUDENT ENROLLMENT

Level of School Level	2022-23 Student Enrollment
Elementary School (Grades K – 6)	12,508
Middle School (Grades 7 & 8)	3,347
High School (Grades 9 – 12)	8,077
Alternative	463
Community Day	30
Continuation	564
Nonpublic, Nonsectarian	17
Total	25,006

Construction of additional schools will be necessary to meet the number of students currently enrolled in the district, as well as future increases in student population.

Parks

The Hesperia Recreation and Park District is an independent special district within the City of Hesperia. The Hesperia Recreation and Park District maintains retention basins, public landscaping, streetlights, and parks within the city boundary. There are a total of 15 parks and recreational facilities throughout the city. Additional information on the Recreation and Park District is located within the Open Space.

Police Services

The City of Hesperia contracts with the San Bernardino County Sheriff's Department for police services. The Hesperia Police Department is located at 15840 Smoke Tree Street. This station is adjacent to the City Hall and Library, and the Hesperia Civic Plaza Park.

Fire Protection

The City of Hesperia and the Sphere of Influence are served by the San Bernardino County Fire Department. Currently there are four fire stations within the City of Hesperia: Stations, 302, 304, 305 and Station 306 and one station (Station 22) located just north of the city in the community of Spring Valley Lake. Fire station 306 is a temporary fire station that opened on November 30, 2024 to serve the Silverwood community (formally referred to as the Tapestry Specific Plan). The temporary fire station is currently located along Ranchero Road near the entrance to the Silverwood development. As the Silverwood development progresses, the temporary fire station will eventually be replaced by a new permanent station. In addition, San Bernardino County Fire is tentatively planning to construct a new fire station on the site where fire station 301 was once located along 11th Avenue. Fire station 301 was shuttered in 2012 and later demolished in 2018.

Library

San Bernardino County provides library services for the City of Hesperia and its Sphere of Influence within the Hesperia Branch Library, located at the Civic Center Plaza, 9650 Seventh Avenue, Hesperia.

UTILITIES

Natural Gas

Natural gas is administered by the Southwest Gas Corporation, located at 13471 Mariposa Road, Victorville. Southwest Gas has a special rate analysis service to help determine all rate options, giving each establishment its most beneficial rate.

Electricity

Electrical power is provided by Southern California Edison, located at 12353 Hesperia Road, Victorville. Economic Development rates are available to qualified industrial users.

Solid Waste

Sanitation services are administered by Advance Disposal, located at 17105 Mesa Street, Hesperia. Advance Disposal is contracted to collect solid waste within the city. Advance Disposal also operates a Materials Recovery Facility (MRF) which has a capacity of 600 tons per day. The Company's long-term plans are to expand the capacity of the facility to meet the need of the city and its sphere of influence, which is the company's ultimate service area. Hazardous waste can be taken to the Hesperia Fire Station located at 17443 Lemon Avenue in Hesperia.

Internet Connectivity

Spectrum, owned by Charter Communications, and Frontier Communications are the primary internet service providers for the City of Hesperia. In addition to Internet, Spectrum also offers cable to residents of the city. The nearest Spectrum store is located at 19157 Bear Valley Road in adjacent Apple Valley. The nearest Frontier store is located at 1307 E Citrus Ave in Redlands.



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3.0 ISSUES

The State law mandating and regulating the adoption of General Plans identifies those issues which are to be discussed within the Land Use Element. These are:

- Land Use
- Density/Intensity
- Agriculture
- Education
- Flooding
- Forest/Timber
- Industrial Uses
- Public Buildings
- Recreation
- Scenic Resources
- Waste Facilities

LAND USE

The General Plan Land Use Map identifies land uses on a parcel-specific basis. The Land Use Map identifies the General Plan designation of lots and parcels within the city and its sphere of influence. The Map is incorporated herein by reference and identified as Exhibit LU-1. A map of land uses within the Main Street and Freeway Corridor Specific Plan is also included, as Exhibit LU-2, given the plan area's size and significant potential for residential and non-residential development.

This section of the Land Use Element identifies each designation included in the Land Use Map, the allowable density or intensity, the intent of each designation, and examples of allowable uses within the designation. Specific goals and Implementation Policies for each of those goals are also incorporated in this section.

Table LU-6, provided on the following page, identifies the proposed General Plan Land Use designations and the amount of acreage within the city for each designation.



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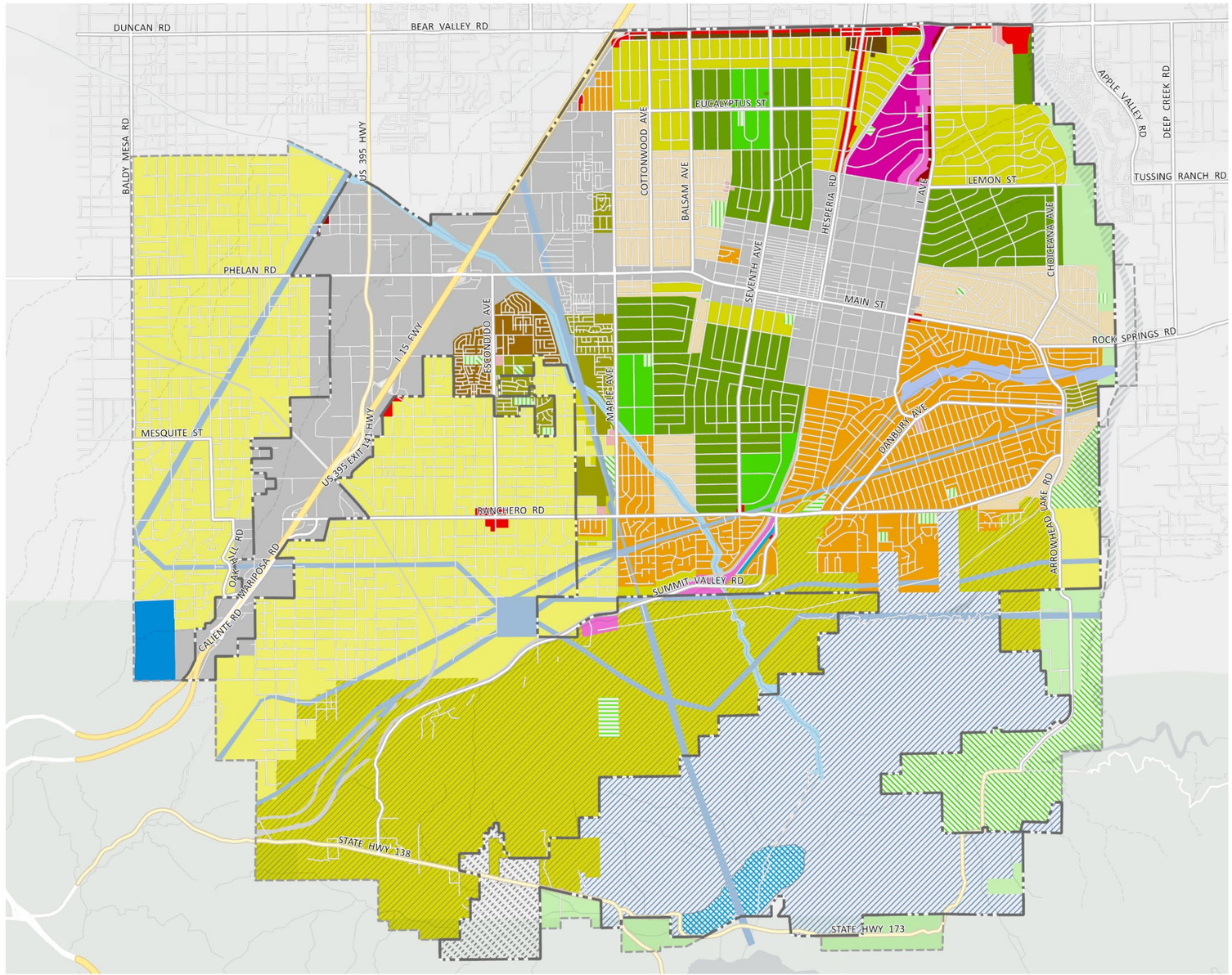


Exhibit LU-1

General Plan Land Use

General Plan / Zoning

- A2 0.0 - 0.2 du/ac)
- A1-2 1/2 (0.21 - 0.4 du/ac)
- A1 (0.41 - 1.0 du/ac)
- RR-2 1/2 (0.0 - 0.4 du/ac)
- RR (SD) (0.0 - 0.4 du/ac)
- RR-1 (0.41 - 1.0 du/ac)
- RR-20000 (1.1 - 2.0 du/ac)
- R1-18000 (2.1 - 2.4 du/ac)
- R1 (2.5 - 4.5 du/ac)
- R1-4500 (4.6 - 8.0 du/ac)
- R3 (8.1 - 30.0 du/ac)
- C1 - Convenience Commercial (0.0 - 0.5 FAR)
- C2 - General Commercial (0.0 - 1.0 FAR)
- C3 - Service Commercial (0.0 - 0.5 FAR)
- I1 - Limited Manufacturing (0.0 - 1.0 FAR)
- I2 - General Manufacturing (0.0 - 1.0 FAR)
- P-SCHOOL - Public School (0.0 - 1.0 FAR)
- P-GOVT - Government Facility (0.0 - 1.0 FAR)
- P-PARK/REC - Park & Recreation (0.0 - 1.0 FAR)
- AU - Airport Use
- Rec-Com - Recreational Commercial
- RC - Resource Conservation
- RRC - Railroad Corridor
- AQ - Aqueduct
- UC - Utility Corridor
- SP-2013-01 - Tapestry Specific Plan
- SP-91-003 - Summit Valley Ranch Specific Plan
- SP-89-01 - Rancho Las Flores Specific Plan
- MSFC-SP - Main Street/Freeway Corridor SP

- City Boundary
- City SOI

0 3,000 6,000 9,000 FT

Source: The City of Hesperia Date: 2/24/2025

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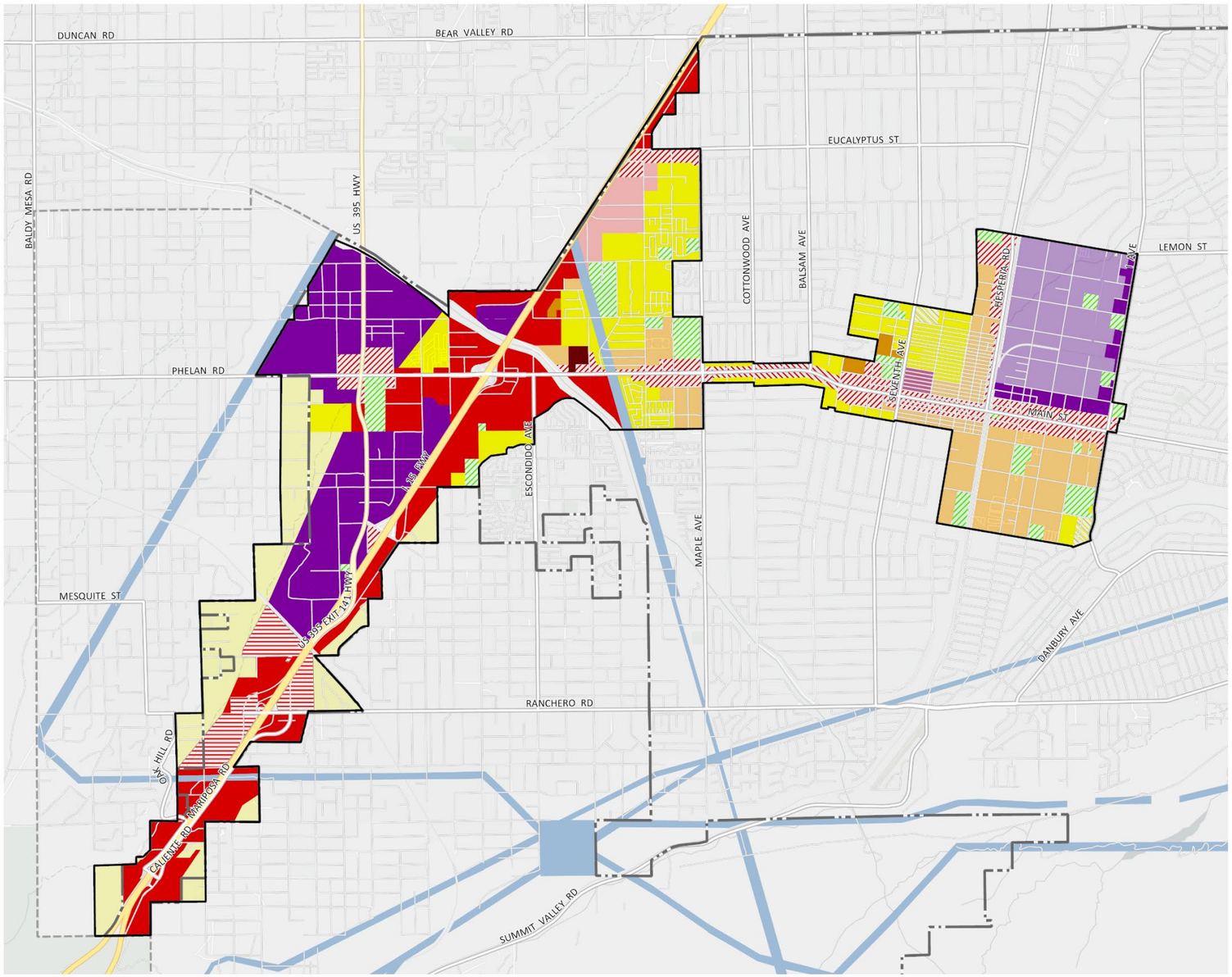


Exhibit LU-2

MSFC Specific Plan

Main Street / Freeway Corridor Specific Plan

- RER - Rural Estate Residential
- VLR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- ASC - Auto Sales Commercial
- PIO - Public/Institutional Overlay
- RC - Regional Commercial
- CIBP - Com/Ind Business Park
- GI - General Industrial
- MU - Mixed Use
- NC - Neighborhood Commercial
- OC - Office Commercial
- OP - Office Park
- PPD - Planned Development
- UC - Utility Corridor

- City Boundary
- City SOI
- MSFC Specific Plan

0 2,000 4,000 6,000 FT

Source: The City of Hesperia

Date: 2/24/2025

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DENSITY/INTENSITY

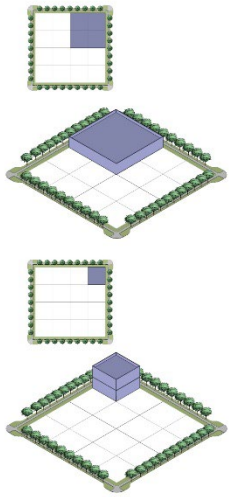
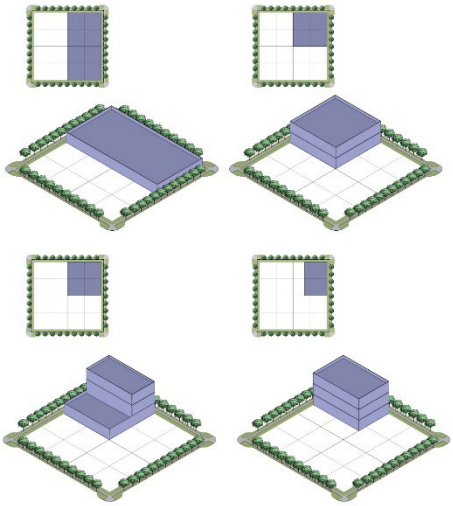
This Land Use Element sets policy for land uses in the city and the sphere of influence, establishing the foundation for future development. It also addresses the permitted density and intensity of various land uses. Density and intensity are quantitative measures used to describe how much development may occur on a property.

Density. The term density generally deals with residential development and refers to the population and housing units placed upon a property. The Hesperia General Plan describes density in terms of the number of dwelling units allowed per gross acre (du/acre). A gross acre includes streets and public rights-of-way serving the neighborhood/property being developed.

Intensity. Development intensity generally refers to non-residential development and addresses the amount of building square footage on a particular parcel or lot. Intensity can be described in many ways, including building height, total floor area, the percent of the lot the building occupies (lot coverage), or floor-area ratio (FAR).

The Hesperia General Plan uses floor-area ratio to measure non-residential intensity. The FAR defines the ratio of the total gross floor area of all buildings on a lot to the total area of the lot or parcel. Exhibit LU-2 provides examples of the calculation of the FAR on a specific piece of property. As an example, an 0.5 FAR could be either a one-story building covering fifty percent of the lot or a two-story building on twenty-five percent of the lot.

Exhibit LU-2
Floor Area Ratio

0.25 FLOOR AREA RATIO	0.50 FLOOR AREA RATIO
	

DENSITY AND INTENSITY GOALS AND POLICIES

The following goals and implementation policies will help ensure appropriate density and intensity of private development within the city:

Goal LU-1	**An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while providing opportunities for commercial and industrial uses.**
Policy LU-1.1	Maintain a balanced mix of high quality residential, retail, employment, industrial, open space, and public facility land uses to ensure a range of lifestyle options and convenient access to shops, restaurants, services, and well-paid jobs.
Policy LU-1.2	Require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.
Policy LU-1.3	Prioritize undeveloped non-residential areas west of Interstate 15 for commercial and industrial uses to promote land use compatibility and maintain the economic viability of the planning area.
Policy LU-1.4	Consider proposed development that is consistent with the Land Use Plan (i.e., it does not require a change in Land Use Designations), to be generally compatible and consistent with surrounding land uses and a community's identity. Other policies in the General Plan and development standards in the Development Code may require additional site, building, and landscape design treatment to ensure compatibility.

TABLE LU-6
LAND USE DESIGNATIONS AND ACREAGE

General Plan Land Use Designation	Description	Density/Intensity	Population per Household/ Employee per Acre	Total Acreage	Percent of Total City
Residential					
A2	General Agriculture	0.0 - 0.2 du/ac	3.3	1,776.1	2.6%
A1-2 ½	Limited Agriculture-2 ½	0.21 – 0.4 du/ac	3.3	794.0	1.2%
A1	Limited Agriculture-1	0.41 – 1.0 du/ac	3.3	4,147	6.0%
Rural Residential					
RR-2 ½	Rural Residential-2 ½	0.0 – 0.4 du/ac	3.3	13,276.5	19.2%
RR(SD)	Rural Residential-Special Development	0.0 – 0.4 du/ac	3.3	10,985.4	15.9%
RR-1	Rural Residential-1	0.41 – 1.0 du/ac	3.3	2,818.0	4.1%
RR-20000	Rural Residential-20,000	1.1 – 2.0 du/ac	3.3	3,198.7	4.6%
Residential					
R1-18000	Single-Family Residence-18,000	2.1 – 2.4 du/ac	3.3	4,686.8	6.8%
R1	Single-Family Residence	2.5 – 4.5 du/ac	3.3	705.8	1.0%
R1-4500	Single Family Residence-4,500	4.6 – 8.0 du/ac	3.3	434.6	0.6%
R3	Multiple Family Residential	8.1 – 30.0 du/ac	2.5	140.6	0.2%

TABLE LU-6
LAND USE DESIGNATIONS AND ACREAGE

General Plan Land Use Designation	Description	Density/Intensity	Population per Household/ Employee per Acre	Total Acreage	Percent of Total City
Commercial					
C1	Neighborhood Commercial	0.0– 0.5 FAR	10.08	71.5	0.1%
C2	General Commercial	0.0 – 1.0 FAR Up to 30 du/ac	10.08 2.5	415.6	0.6%
C3	Service Commercial	0.0 – 0.5 FAR	7.83	67.3	0.1%
Industrial					
I1	Limited Manufacturing	0.0 – 1.0 FAR	7.83	268.5	0.4%
I2	General Manufacturing	0.0 – 1.0 FAR	7.83	495.5	0.7%
Public					
P-School	Public Schools	0.0 – 1.0 FAR	-	155.5	0.2%
P-Govt	Government Facilities	0.0 – 1.0 FAR	-	110.6	0.2%
P-Park/Rec	Park and Recreation Facilities	0.0 – 1.0 FAR	-	1,856.7	2.7%
Specific Plan					
SP-89-01	Rancho Las Flores Specific Plan	-	-	492.3	0.7%
SP-91-003	Summit Valley Ranch Specific Plan	-	-	786.2	1.1%

TABLE LU-6
LAND USE DESIGNATIONS AND ACREAGE

General Plan Land Use Designation	Description	Density/Intensity	Population per Household/ Employee per Acre	Total Acreage	Percent of Total City
SP-2013-01	Tapestry (Silverwood) Specific Plan	-	-	9,366.3	13.6%
MSFC-SP	Main Street / Freeway Corridor Specific Plan	-	-	8,923.4	12.9%
Other					
Airport	Airport Use	-	-	20.6	0.0%
Rec-Com	Recreation – Commercial	-	-	277.3	0.4%
RC	Resource Conservation	-	-	314.8	0.5%
RRC	Railroad Corridor	-	-	514.3	0.7%
AQ	Aqueduct	-	-	598.3	0.9%
TC	Transportation Corridor	-	-	398.0	0.6%
UC	Utilities Corridor	-	-	946.7	1.4%
			Totals	**69,042.9**	**100.00%**

Notes:

The total acreage for the Main Street Freeway Corridor Specific Plan (MSFC-SP) does not include the approximately 132 acres of aqueduct, 101 acres of railroad corridor, 301 acres of utility corridor, and 398 acres of major transportation corridors, and 845 acres in roadways that is included in the total identified in Table LU-4 Main Street and Freeway Corridor Specific Plan Land Uses. The acreages for the aqueduct, railroad corridors, utilities, and major transportation corridors are identified under "Other" in this table; roadways were included with the adjacent land use designation. Therefore, the total acreage identified in Table LU-4 of 10,637 acres is consistent with the total of the MSFC-SP and the aqueduct, railroad, utility, and transportation corridors.

Land Use Designations

Residential Development

The General Plan Land Use Map establishes adequate areas for residential densities varying from one (1) unit per five (5) acres to thirty (30) units per acre, in order to meet the needs of projected population growth within the community. In addition, densities of up to thirty (30) dwelling units per acre are permitted within the Main Street and Freeway Corridor Specific Plan area. Other Specific Plan areas may also identify alternative densities and are not bound by the densities identified on the General Plan Land use map.

Tables LU-7 through LU-15 detail the density, intent and uses allowed under the various residential designations. Each designation uses gross acreages to determine density. Net lots sizes may be smaller than the minimum as long as the overall density of the land use designation is not exceeded.

TABLE LU-7
RR-SD (RURAL RESIDENTIAL-SPECIAL DEVELOPMENT)

Density	0.0-0.4 dwelling units per acre for subdivisions without a Specific Plan. Ultimate density for any specific plan will be based on the quality of the proposal, adherence to the General Plan and incorporation of sustainability principles into the development. For all development within the RR-SD designation that is not within a Specific Plan or is not a single-family dwelling on an existing lot, a gross density of one dwelling unit per 2½ acres (0.0-0.4 dwelling units per acre) shall not be exceeded. Upon preparation, review, and adoption of a comprehensive Specific Plan a higher density than 0.4 dwelling units per acre may be established based upon environmental, topographic, and infrastructural capacity of the land as defined by supporting documentation. The maximum density of a specific plan will be based on the quality of the proposal, adherence to the General Plan and incorporation of sustainability principles into the development. Density transfers and clustering are acceptable and encouraged in order to increase open space preservation. Concurrent to approval of a Specific Plan, a Zone Change and General Plan

TABLE LU-7
RR-SD (RURAL RESIDENTIAL-SPECIAL DEVELOPMENT)

	Amendment shall be approved to conform the zoning and the land use designation to the Specific Plan.
Intent	The Rural Residential-Special Development (RR-SD) designation is intended to include areas with minimal or no infrastructure or public services, exhibiting varying topography, environmental sensitivity, or other developmental constraints. Areas designated RR-SD merit special planning attention and approaches which go beyond General Plan policies at the city-wide scale. The RR-SD designation is placed upon areas within Summit Valley and Honda Valley that will require comprehensive planning prior to development. Specific Plans within this designation should: Include a detailed implementation program including facility phasing and funding. Carefully prescribe balancing of development and open space within a planning area in an economically feasible manner. Provide special regulations that are responsive to unique local conditions. Allow flexibility necessary for long range planned community projects.
Uses	Rural residential uses are appropriate for this zone, as well as large animal uses. With the implementation of a Specific Plan, including necessary improvements, suburban residential, commercial and mixed uses would be permitted.

TABLE LU-8
RR-2 ½ (RURAL RESIDENTIAL-2 ½)

Density	0.0-0.4 dwelling units per acre for subdivisions without a Specific Plan. Up to 4.0 dwelling units per acre for Specific Plans Areas within this designation may be developed at a maximum gross density not to exceed 0.4 dwelling units per acre (one dwelling unit per 2½ acres), with adequate infrastructure and services needed to support this level of development.
Intent	The RR-2½ designation is intended to preserve rural residential uses. The majority of the RR-2½ designation is located in the Sphere of Influence within the Oak Hills Community Plan. It is intended to maintain the area's existing rural lifestyle.
Uses	The RR-2½ designation permits equestrian and other large animal uses. This designation is appropriate in areas characterized by large lot sizes and sparse single family residential development, free from environmental constraints, which have been identified for protection of rural lifestyles.

TABLE LU-9
RR-1 (RURAL RESIDENTIAL-1)

Density	0.41-1.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities between one dwelling unit per 0.41 acres and one dwelling unit per acre (approximately two and one-half acre to one acre lot sizes), with adequate infrastructure and services needed to support this level of development.
Intent	The Rural Residential with a one acre minimum lot size (RR-1) designation is intended for detached single family residential uses. This designation is appropriate in areas characterized by rural residential uses on a minimum one acre lot size and is intended to protect large animal keeping.
Uses	The RR-1 designation encompasses mostly existing single-family residential neighborhoods. Parcels within this

TABLE LU-9 RR-1 (RURAL RESIDENTIAL-1)	
	designation are or will be served with adequate infrastructure and public facilities to support this level of development. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.

TABLE LU-10 RR-20000 (RURAL RESIDENTIAL-20,000)	
Density	1.1-2.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from one dwelling unit per acre to two dwelling units per acre (approximately one acre to 20,000 square foot lot sizes), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Rural Residential with a minimum lot size of 20,000 square feet (RR-20000) is intended for single family residential uses with some large animal keeping, depending on lot size. The RR-20000 designation is intended to maintain a more rural lifestyle than the R1-18000 designation through allowing more animal keeping, including horses.
Uses	Areas that are designated RR-20000 are almost entirely developed with existing single-family residences on 20,000 square foot or 30,000 square foot lots. New development within this area should be consistent with the existing surrounding neighborhood. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.



TABLE LU-11
RI-18000 (SINGLE-FAMILY RESIDENCE-18,000)

Density	2.1-2.4 dwelling units per acre Areas within this designation may be developed at a maximum gross density of two dwelling units per acre (approximately 18,000 square foot lot sizes), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Single-family Residence with a minimum lot size of 18,000 square feet (R1-18000) is intended for single family residences that do not keep large animals. This designation is intended to generally limit equestrian uses and keeping of other large animals unless they are permitted through the lot size requirements identified in the Municipal Code.
Uses	The Mesa forms the majority of the R1-18000 designation. New development within this area should be consistent with the existing surrounding neighborhood. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.

TABLE LU-12
RI (SINGLE-FAMILY RESIDENCE)

Density	2.5-4.5 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from 2.5 to 4.5 dwelling units per acre (minimum 7,200 square foot lot sizes to 18,000 square foot lots), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Single-family Residence designation is intended for detached single family residential uses characterized by a more suburban setting. Sewer will be required for all new

TABLE LU-12
RI (SINGLE-FAMILY RESIDENCE)

	dwelling units developing within this density with lots smaller than 18,000 square feet in area.
Uses	Equestrian and other large animal uses are not intended for this designation. Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts.

TABLE LU-13
RI-4500 (SINGLE-FAMILY RESIDENCE-4,500)

Density	4.6-8.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from one dwelling unit per 0.21 acres to 0.125 acres (minimum 4,000 square foot lot sizes to less than 7,200 square foot lots), with adequate infrastructure and services needed to support this level of development. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions
Intent	The Single-family Residence with a minimum average lot size of 4,500 square feet (R1-4500) is intended for single family residential uses and is characterized by lots smaller than the standard 7,200 square feet.
Uses	Sewer will be required for all new dwelling units developing within this density. Development within this designation should offer a variety of lot sizes, housing types, and public amenities. Development in this area shall include amenities such as parks and pools for residents of the subdivision and are encouraged to work with other projects to create centrally located parks for multiple subdivisions. Equestrian and other large animal uses are not intended for this designation.

TABLE LU-14
R3 (MULTIPLE FAMILY RESIDENCE)

Density	8.1-30.0 dwelling units per acre Areas within this designation may be developed at maximum gross densities ranging from 8.1 to 30.0 dwelling units per acre. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructural conditions.
Intent	The Multiple Family Residence (R3) designation is intended for multiple family uses in an urban setting. Sewer will be required for all new dwelling units developing within this density.
Uses	Housing types may include townhouses, condominiums, duplexes, triplexes, apartments, or manufactured housing developments. Active recreational facilities such as playground equipment, basketball and tennis courts, clubhouses, and pools, spas and water parks shall be provided as well as passive recreational facilities including benches, barbeques, and water features and other non-recreational features such as entry statements and decorative walls shall be provided within new development. Horses and other large animal uses are not intended within this district.

Table LU-15 summarizes the densities allowed by each of the residential designations.

TABLE LU-15
RESIDENTIAL DENSITIES

Designation	Legend	Dwelling Units Per Acre (DU/AC)	Typical Lot Size1,2	Population Density (persons per acre-ppa)3,4
Rural Residential-Special Development[3]	RR-SD	0.0-0.4 DU/AC 0.0-4.0 DU/AC (with Specific Plan)	2 ½ acres[1] Dependent upon Specific Plan	0.7 ppa Dependent upon Specific Plan
Rural[3] Residential-2½	RR-2½	0.0-0.4 DU/AC	Minimum 2½ acres[1]	0 to 1.3 ppa

TABLE LU-15
RESIDENTIAL DENSITIES

Designation	Legend	Dwelling Units Per Acre (DU/AC)	Typical Lot Size1,2	Population Density (persons per acre-ppa)3,4
Rural[3] Residential-1	RR-1	0.41-1.0 DU/AC	1 acre to 2½ acres[1]	1.4 to 3.3 ppa
Rural[3] Residential-20000	RR-20000	1.1-2.0 DU/AC	½ acre to 1 acre[2]	3.3 to 6.6 ppa
Single-family[3] Residence- 18000	R1-18000	2.1-2.4 DU/AC	18,000 square feet to 20,000 square feet[2]	6.9 to 7.9 ppa
Single-family Residence[3]	R1	2.5-4.5 DU/AC	7,200 square feet to 18,000 square feet[2]	8.3 to 14.9 ppa
Single-family[3] Residence-4500	R1-4500	4.6-8.0 DU/AC	4,000 square feet to 7,200 square feet[2]	15.2 to 26.4 ppa
Multiple family Residence[4]	R3	8.1-30.0 DU/AC	5 Acres[5]	26.5 to 99.4 ppa

[1] Gross Lot Size is used for designations one acre or larger in size.
[2] Net Lot Size is used for designations less than one acre in size.
[3] Population density per acre based on 3.3 persons per household for single-family residence.
[4] Population density per acre based on 2.5 persons per household for multiple-family residence.
[5] Lot Size less than 5 Acres is allowed with the submittal of a proposed multi-family project.

RESIDENTIAL DEVELOPMENT USES

Small-Lot Subdivisions

The City of Hesperia provides a variety of housing types, ranging from large-lot residential uses concentrated at the eastern portion of the city to small-lot subdivisions, generally located west of Maple Avenue. Single-family residential subdivisions with lots less than 7,200 square feet in size are considered small-lot subdivisions. City stakeholders have identified concerns about small-lot subdivisions providing adequate services for the new residents, including:

- Parks
- Schools
- Police
- Fire

Multi-Family Residential Lot Sizes

The City's multifamily districts are generally located: 1) east of the railroad, south of Main Street, 2) immediately south of Bear Valley Road along Sequoia Street, and 3) between the Civic Plaza and the railroad (the Township Area). The township area includes a multitude of parcels that were subdivided into lots as small as 25 feet by 100 feet. While the majority of these lots have since been combined to widths of 50 or 100 feet, many still require consolidation prior to development in order to meet the City's Development Code minimum setbacks. In addition, sewer does not completely service many of the areas and has limited the amount of development that may occur on these parcels.

The Multiple Family Residence designation permits development at a density of 8.0-30.0 dwelling units per acre, but has developed with single-family residences on one lot instead because the lack of infrastructure and lot size has limited the number of units per acre. Single-family residences are mixed in with duplexes and triplexes through most of this area. Consequently, linear design and lack of open space or amenities characterize these developments.

Oak Hills Community Plan Area

Within the Oak Hills Community Plan area, residential densities are anticipated to remain fairly low due to existing parcel sizes, infrastructure, and community interest in maintaining a rural lifestyle. Many of these lots were created through sectional subdivisions approved by San Bernardino County. In many cases, these lots lack legal access over dedicated roadways, and some lots lack physical access as well. In the event that portions of the Oak Hills Community Plan area are annexed into the City of Hesperia, accessibility to parcels will need to be analyzed and provided prior to development.

Animal Uses

Under San Bernardino County Code regulations (as adopted by the City upon incorporation) animal uses on residential lots were a function of lot size, with lots of 20,000 square feet and over permitting equestrian and other large animal uses. Equestrian and rural animal uses have been established on larger lots throughout the city, both north and south of Main Street, and in the residential area east of I Avenue. As the community continues to become more urbanized, the continuation of these animal uses in a manner which is compatible with the increasing urbanization will need to be addressed. Recreational facilities such as equestrian trails and staging areas should be located within residential areas designated for continuation of animal uses, while other areas of the city desiring a more urban environment may continue to restrict large animal and livestock uses.

Spatial Issues and Aesthetics

With the introduction of small lot subdivisions to the city, bringing houses and residents in closer proximity to each other, issues arise which can create disharmony in the spatial as well as aesthetic qualities of these neighborhoods. Small lot subdivisions can potentially result in incompatible architecture, housing units too close to each other, inappropriate building mass on one property visually overwhelming another property, limited open space, and lack of adequate yard space for recreational and other uses which were, in the past, common on the larger residential properties of the city. Appropriate land use regulations are necessary to deal with these issues.

In addition, older residential areas may, due to age and/or lack of appropriate property maintenance, fall into disrepair. Maintaining the integrity and soundness of these residential areas is necessary for the City to respect its history and to serve those who reside on those properties.

RESIDENTIAL GOALS AND POLICIES

The following goals and implementation policies are incorporated to guide the City with respect to its residential development.

Goal LU-2	**Residential development that is visually pleasing and compatible with existing uses, neighborhoods, and the natural desert environment.**
Policy LU-2.1	Plan for a variety of residential product types to accommodate rural and suburban lifestyles and all economic and demographic segments of the City's population.
Policy LU-2.2	Require that new residential developments are located, scaled, buffered, and designed so as to not hinder the economic viability and continuity of areas planned for nonresidential uses.
Policy LU-2.3	Enhance the sense of identity and increase the feeling of pride among residents, business owners, employees, and visitors by encouraging excellent physical design and continual property maintenance and improvements.
Policy LU-2.4	Encourage lot consolidation of multi-family residential properties through creation of a lot consolidation incentive program.
Policy LU-2.5	Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.

Policy LU-2.6	Require new development in areas planned for mixed use to incorporate high-quality and innovative design with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.

AGRICULTURE

As with residential land use designations, the agricultural land use designations specify a range of permitted densities (units per acre) within each designation. Actual densities obtained within each site are limited based upon the site or development's capacity to accommodate roads and easements, drainage facilities, required setbacks, open spaces and amenities, infrastructure necessary to serve the proposed density and seismic, noise, drainage or other hazards. Agricultural uses are intended for rural areas within the city that accommodate a larger range of animal uses.

The General Plan land use designations are as follows:

TABLE LU-16
A2 (GENERAL AGRICULTURAL)

Density	0.0-0.2 dwelling units per acre The General Agricultural (A2) designation has a maximum gross density not to exceed 0.2 dwelling units per acre (one dwelling unit per five acres).
Intent	The A2 designation is intended to protect agricultural uses. This designation is appropriate in areas characterized by large lot sizes, varying topography, proximity to the Mojave River, or distance from public services such as sewers.
Uses	The A2 designation encompasses those uses which are customarily conducted in areas not yet suited for urban development or which should be permanently set aside for general agricultural purposes. This district provides areas for commercial agricultural operations, agricultural support services, livestock keeping, rural residential uses, and similar uses.

TABLE LU-17
A1-2 ½ (LIMITED AGRICULTURAL – 2 ½)

Density	0.21-0.4 dwelling units per acre The Limited Agricultural with a minimum 2½-acre lot size (A1-2½) has a gross density range of 0.21 (one dwelling unit on less than five acres) to 0.4 dwelling units per acre (one dwelling unit per 2½ acres).
Intent	This designation is intended to protect rural lifestyles within the city and sphere of influence.
Uses	The A1-2½ designation encompasses mostly subdivided properties containing a single-family dwelling. Rural residential uses, livestock keeping, horses, and other large-animal uses are intended to be protected and preserved within this designation. The amount of commercial agricultural uses and large animal uses allowed is dependent upon lot size and standards included in the Municipal Code.

TABLE LU-18
A1 (LIMITED AGRICULTURAL)

Density	0.41-1.0 dwelling units per acre The limited agricultural with a minimum one-acre lot size (A1) has a gross density range of 0.41 dwelling units per acre (one dwelling unit on 2½ acres) to 1.0 dwelling unit per acre (one dwelling unit on one acre).
Intent	This designation is intended to continue the current rural lifestyle for residents living in A1-and A1-2½ designated areas.
Uses	The A1 designation encompasses mostly existing single-family residential neighborhoods. Residential uses, livestock keeping, equestrian, and other large-animal uses are suited for areas within this designation. The amount of commercial agricultural uses and large animal uses allowed is dependent upon lot size and standards included in the Municipal Code.

Table LU-19 summarizes the residential densities allowed under the various agricultural land use designations.

TABLE LU-19
AGRICULTURAL RESIDENTIAL DENSITIES

Designation	Legend	Dwelling Units Per Acre (DU/AC)	Typical Lot Size[1,2]	Population Density (persons per acre-ppa)[3,4]
General Agricultural[2]	A2	0.0-0.2 DU/AC	Minimum 5 acres[1]	0 to 0.7 ppa
Limited[3] Agricultural-2½	A1-2½	0.21-0.4 DU/AC	2½ acres to 5 acres[1]	0.7 to 1.3 ppa
Limited[3] Agricultural-1	A1	0.41-1.0 DU/AC	1 acre to 2½ acres[1]	1.4 to 3.3 ppa

[1] Gross Lot Size is used for designations one acre or larger.

[2] Population density per acre is based on 3.3 persons per household for single-family residential.

COMMERCIAL

The commercial designations are designed to permit a wide variety of neighborhood, general office, and retail uses. Commercial designations are intended to serve local neighborhood needs as well as regional and highway commercial needs, including opportunities for a wide range of services, retail, and wholesale functions. Specific uses permitted within each designation are listed in the underlying zone district.

Floor Area Ratio, or FAR, is included with each applicable non-residential designation. The FAR's are given as an intensity range that all non-residential buildings shall fall between, depending upon designation. FAR determines the allowable building area based upon the lot size. Multiplying the FAR by the lot size results in the maximum allowable building square footage. The Floor Area Ratio should not be taken as a guarantee for building size; minimum development code standards such as height limitations, parking, landscaping, and internal access may also limit building size. Examples of the calculation of floor area ratios can be found within Exhibit LU-2 on Page LU-31.

Tables LU-20 through LU-22 detail the allowable intensity as well as the intent and uses for each of the commercial land use designations.

TABLE LU-20
CI (NEIGHBORHOOD COMMERCIAL)

Intensity	FAR: 0.0-0.5 Development within the Neighborhood Commercial designation should occur at a Floor Area Ratio not to exceed 0.5. Businesses within the C1 designation should be smaller in floor area than the other commercial designations and should be less-intense in impacts such as traffic and noise due to the proximity of residentially designated properties.
Intent	The Neighborhood Commercial (C1) designation is intended to meet the needs of local neighborhood residents.
Uses	Neighborhood commercial properties should generally be located on sites of 15 acres or less, within or adjacent to residentially-designated areas and at intersections of collector or arterial streets. Uses within neighborhood commercial areas should include convenience-type goods and services intended to provide for the daily (short-term) needs of surrounding residential neighborhoods. Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic as well as buffering from adjacent residential uses.

TABLE LU-21
C2 (GENERAL COMMERCIAL)

Intensity	FAR: 0.0-1.0 Development within the General Commercial designation should occur at a Floor Area Ratio not to exceed 1.0.
Density	Up to 30 du/ac
Intent	The General Commercial (C2) designation is intended for goods and services of a general nature as well as professional offices that will meet both the short and long-term needs of the City's population and to allow for multiple family uses in an urban setting. Sewer will be required for all new dwelling units developing within this designation.

TABLE LU-21
C2 (GENERAL COMMERCIAL)

Non-Residential Uses	General commercial uses should generally be located on sites a minimum of five (5) acres in size with access from arterial streets. It is recognized that many vacant properties, particularly along Bear Valley Road, do not meet this minimum site size. These properties are to be considered developable despite this deficiency. Site design within general commercial use areas should include effective internal circulation designed to minimize traffic impacts on adjacent arterial streets. Consolidation of multiple lots is encouraged in order to create a cohesive retail center rather than multiple strip commercial stores.
Residential Uses	Housing types may include townhouses, condominiums, duplexes, triplexes, apartments, or manufactured housing developments. Active recreational facilities such as playground equipment, basketball and tennis courts, clubhouses, and pools, spas and water parks shall be provided as well as passive recreational facilities including benches, barbeques, and water features and other non-recreational features such as entry statements and decorative walls shall be provided within new development. Horses and other large animal uses are not intended within this district.

TABLE LU-22
C3 (SERVICE COMMERCIAL)

Intensity	FAR: 0.0-0.5 Development within the Service Commercial designation should occur at a Floor Area Ratio not to exceed 0.5.
Intent	The Service Commercial (C3) designation is intended for utilization as a buffer between residential or commercial uses and industrial uses.
Uses	Service commercial uses include business-to-business retail and wholesale sales and services. All business operations shall be conducted within an enclosed building, and no outdoor storage shall be permitted. Service Commercial properties should be located on arterial streets.

Commercial Development Issues

Mixed Use

As residential and commercial patterns change and concern for climate appropriate sustainable developments grow, there is an increasing need for mixed use developments, specifically those combining residential and commercial uses. Because such uses are often incompatible, specific land use policies are needed to ensure the economic success as well as to allow both the residents and the commercial businesses to be able to coexist in harmony.

Incompatibility with Residential Uses

Commercial uses, by their nature, generate traffic, activities, light and noise which can be incompatible with adjacent residential uses. Through proper design of both the commercial and the residential developments these incompatibilities can be minimized if not eliminated.

Cooperation among Businesses and Property Owners

Commercial economic vitality requires a critical mass of commercial and service users within a combined geographical area in order to attract the necessary number of customers and clients for the success of all of the businesses. Such success is necessary for the financial and economic stability and growth of the city. To achieve this, cooperation among businesses and property owners to create areas which serve their existing and potential customers is desirable. The City's land use policies should encourage and promote such cooperation.

Signs and Commercial Glare

The nature of commercial districts requires extensive use of signage, lighting and a variety of activities. When such aspects of a commercial district are in conflict, the economic vitality and financial base of the district can be threatened. Further, when such aspects spill over onto adjacent land uses, most specifically residential, it can diminish the quality of life and the economic value of these adjacent land uses. Thus, it is important for the City's land use policies to help ensure that the vitality of the commercial areas is maintained, while protecting the adjacent residential areas from negative influences.

Aesthetics

Due to the diverse number of properties, property owners and uses, commercial and other business structures adjacent to or in close proximity to each other can be incompatible in terms of massing, architecture and similar features. In addition, because commercial structures are intended to attract the interest of both pedestrians and motorists along the streets which front the commercial property, efforts to provide an attractive frontage are made, but often the sides and rears of the buildings are ignored aesthetically, even while they are visible from both rights-of-way as well as adjacent properties and their users. Such lack of adequate aesthetic effort can degrade not just the commercial district itself, but also those areas surrounding the commercial district.

Commercial Goals and Policies

The following are the Goals and Implementation Policies to regulate commercial development within the city. Other goals and policies appropriate to their specific areas can be found in the Main Street and Freeway Corridor Specific Plan, and the Tapestry Specific Plan..

Goal LU-3	**Balanced and efficient commercial development that is attractive, safe, accessible, and strengthens the local economy.**
Policy LU-3.1	Maintain sufficient lands to provide a full range of commercial services that meet the needs of current and future residents.
Policy LU-3.2	Encourage a diverse mix of commercial and service businesses that provide employment opportunities and support the local tax base.
Policy LU-3.3	Promote the development of retail, restaurant, and entertainment uses along Main Street to facilitate a more pedestrian-friendly environment.

Policy LU-3.4	Encourage the inclusion and beautification of on-site pedestrian pathways, particularly connecting parking lots to business entrances, through the use of landscaping.
Policy LU-3.5	Require theme elements on all major commercial developments to distinguish them from other centers, foster individuality, and promote gathering opportunities.
Policy LU-3.6	Require varied planes and textures and variety in materials to provide superior architectural design on commercial buildings.
Policy LU-3.7	Require delivery areas to be separated from pedestrian areas.

INDUSTRIAL

Industrial districts are appropriate for areas having or planned to have adequate sanitation, water, transportation, drainage, utilities, and public services available to meet the needs of this type of development. The industrial designations are not intended for general commercial uses, either of a retail or service nature that will attract non-industrial users, vehicular traffic, or incompatible uses into the industrial area.

When possible, industrial areas should be separated from single family residential areas by commercial or multiple family residential designations, natural or manmade barriers such as drainage courses, utility easements, railroad tracks, or major arterials. Adequate land use and design buffers to mitigate impacts of truck traffic, noise, emissions, dust, and other potential land use conflicts must be addressed through the design review process within the Industrial designations.

Tables LU-23 and LU-24 detail the intensity, intent and uses identified for the two industrial land use designations.

TABLE LU-23
I-1 (LIMITED INDUSTRIAL)

Intensity	FAR: 0.0-1.0 Development within the Limited Industrial designation should occur at a Floor Area Ratio not to exceed 1.0.
Intent	The Limited Industrial (I1) designation is intended to include lighter industrial uses along with ancillary commercial uses which are incidental to the primary industrial use of the property. Supportive service commercial uses may also be allowed.
Uses	Wholesale or retail sale of industrial supplies, transportation equipment, building equipment and materials, indoor manufacturing uses, and similar uses may be permitted in this district.

TABLE LU-24
I-2 (GENERAL INDUSTRIAL)

Intensity	FAR: 0.0-1.0 Development within the General Industrial designation should occur at a Floor Area Ratio not to exceed 1.0.
Intent	The General Industrial (I2) designation is intended to permit the establishment of manufacturing and related uses within the city in areas which are protected from encroachment by incompatible residential and retail manufacturing uses.
Uses	This district permits the heaviest types of manufacturing and industrial uses with approval of a site plan or conditional use permit. Manufacturing, warehousing, and fabrication uses are all appropriate for this designation.

Industrial Development Issues

Adjacent Residential Areas

As with commercial land uses, industrial land uses can diminish both the quality of life as well as the value of adjacent residential land uses. While inherently incompatible when adjacent to each other, design techniques can

be used to minimize the conflicts between the two land uses. Adjacent residential areas should not limit the potential uses within industrial areas.

Adequate Infrastructure

Industrial uses require public infrastructure that adequately serves their needs. These include streets of sufficient size and design to handle trucks, adequate water supply and adequate sewage and other disposal and treatment. The City should adopt policies which provide not just for the expansion of existing industrial development but ones which encourage new industrial development to locate in the city by providing the infrastructure needed.

Aesthetics

Modern industrial areas provide a pleasing environment not just for the businesses and its workers, but compliment the general area, reducing its impact upon surrounding land uses. Through the use of various land use and building design techniques, the aesthetic nature of the industrial area can be assured.

Industrial Goals and Policies

The following are the Goals and Implementation Policies to regulate industrial development within the city.

Goal LU-4	**Industrial development that expands the City's tax base and provides a range of employment activities while minimizing the impacts to the community and environment.**
Policy LU-4.1	Maintain sufficient lands to allow for a full range of industrial businesses that serve the community and surrounding areas.
Policy LU-4.2	Encourage a diverse mix of industrial businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

Policy LU-4.3	Encourage the development of logistics warehousing in areas designated Commercial Industrial Business Park west of Interstate 15 to leverage direct and convenient access to the freeways.
Policy LU-4.4	Explore opportunities to encourage industrial development in the area north of Main Street, between the railroad tracks and I Avenue. Pursue grant funding to improve roadway and utility infrastructure, as available.
Policy LU-4.5	Require architectural treatment on all street-facing sides of a building, such as varied planes, textures, and materials, to achieve high quality design.
Policy LU-4.6	Require landscape plantings into industrial projects to define and emphasize building entrances, inclusive of those areas along the front of the building facing a parking lot.
Policy LU-4.7	Require delivery areas to be separated from pedestrian areas.

PUBLIC LAND USES

The public land use designations are intended to identify land which is or will be utilized for public facilities or uses including community facilities, schools, parks, libraries, utility easements and substations, water and sewage facilities, hospitals, emergency services, fire stations, municipal buildings, and other uses serving a public interest. These designations are especially appropriate for land that is under ownership by a public agency.

Use of such publicly designated land shall be governed by the public entity controlling the land with approval of a public facility review for new construction or uses, pursuant to the Municipal Code, Title 16: Development Code, or the Main Street and Freeway Corridor Specific Plan, Public Institutional Overlay zone.

Tables LU-25 through LU-27 detail the intensity, intent and allowable uses on property with these public designations.

TABLE LU-25
P-SCHOOL (PUBLIC-SCHOOL)

Intensity	None
Intent	The Public-School (P-School) designation is intended to identify properties owned or leased by school districts.
Uses	The P-School designation includes schools and properties of the Hesperia Unified School District and Snowline Joint Unified School District, including elementary schools, sixth-grade academies, middle schools, junior high schools, high schools and continuation schools, but not include charter schools, private or church schools.

TABLE LU-26
P-GOVT (PUBLIC-GOVERNMENT)

Intensity	FAR: 0.0-2.0 Development within the Public-Government designation should occur at a Floor Area Ratio not to exceed 2.0.
Intent	The Public-Government (P-Govt) designation is intended to identify properties owned or leased by government agencies.
Uses	P-Govt designation includes city, county, state, and federal properties and uses such as City Hall, county, state, and federal administrative offices and other facilities, fire stations, police stations, and animal control offices.

TABLE LU-27
P-PARK/REC (PUBLIC –PARK/RECREATION)

Intensity	None
Intent	The Public-Park/Recreation (P-Park/Rec) designation is intended to encompass properties owned by the Hesperia Recreation and Park District.
Uses	The P-Park/Rec designation includes properties such as Hesperia Recreation and Park District's office, public parks,

TABLE LU-27
P-PARK/REC (PUBLIC –PARK/RECREATION)

	recreational facilities, and trails. Some trails exist within utility corridors.

PUBLIC LANDS GOALS AND POLICIES

The following goal details the policy as it relates to designating land for public uses.

Goal LU-5	**High quality public facilities that serve the needs of the community through schools, parks, open space, services, and utilities and infrastructure.**
Policy LU-5.1	Coordinate with the Hesperia Parks and Recreation District to protect and improve public parks, trails, open space areas, public plazas, historical assets, and public facilities to define and enhance the community's quality of life.
Policy LU-5.2	Manage the development of public facilities to assure adequate levels of service, while remaining compatible with existing and future land uses.
Policy LU-5.3	Encourage use of stealth design for wireless communications facilities and other related facilities.

Table LU-28 summarizes the floor area ratios for the various non-residential land use designations, specifically those relating to commercial, industrial and public uses.

TABLE LU-28
NON-RESIDENTIAL DEVELOPMENT INTENSITIES

Designation	Legend	Floor Area Ratio (FAR)
Neighborhood Commercial	C1	0.0-0.5
General Commercial	C2	0.0-1.0
Service Commercial	C3	0.0-0.5
Limited Industrial	I1	0.0-1.0
General Industrial	I2	0.0-1.0
Public- School	P- School	None
Public- Government	P- Govt	0.0-2.0
Public- Park/ Recreation	P- Park/Rec	None

RESOURCE CONSERVATION

Table LU-29 details the intent and uses for the land designated as Resource Conservation. Such land is found only in the Oak Hills Community Plan area, outside of the city boundary but within the sphere of influence. Land use regulations can be found in the Oak Hills Community Plan.

TABLE LU-29
RC (RESOURCE CONSERVATION)

Intent	The Resource Conservation (RC) designation is intended to encourage limited rural development that maximizes preservation of open space, watershed, and wildlife habitat areas.
Uses	This designation identifies areas where rural residences may be established on lands with limited grazing potential or substantial topography but which have significant open space values. In addition, the RC designation establishes areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

Note: All RC designated property is located outside of the City of Hesperia but within the Oak Hills Community Plan. All development within this designation is regulated by the Community Plan.

RECREATION COMMERCIAL

The Recreation-Commercial land use designation is intended to provide for recreational uses within natural drainage courses and other similar areas. Table LU-30 details the intent and the uses allowed for these areas.

More specific goals and policies for these areas can be found in both the Conservation and the Open Space Elements.

TABLE LU-30
REC-COM (RECREATIONAL-COMMERCIAL)

Intent	The Recreational-Commercial (Rec-Com) designation is intended to provide for areas of recreational opportunities within the Antelope Valley wash. This designation identifies areas of existing recreational activities (the golf course) as well as an area where recreational-commercial activities could occur in the future. There are two overlay districts that effect this designation- the 100-Year Floodplain (FP) overlay, and the Dam Inundation (DI) overlay. In addition, the Federal Emergency Management Agency (FEMA) has identified a portion of this wash as Flood Way, which does not allow structures within this area. A more thorough discussion of flood hazards and safety issues can be found in the Safety Element of this general Plan
Uses	Allowable uses within this designation include active recreational uses such as golf courses, ball fields, fairgrounds, motorcycle parks, and archery and shooting ranges, passive recreational uses such as hiking and equestrian trails, as well as agricultural farming uses. Land within the Rec-Com designation should be protected from extensive grading that will alter the general landform of these areas.

SPECIFIC PLAN DESIGNATIONS

The Specific Plan designation is intended for adopted Specific Plans within the city. Specific plans may be prepared for any area within the city but typically should be utilized for land with environmental constraints, lack of infrastructure, or unique land use concerns which require specific land use and/or design standards. Specific plans must be consistent with all elements of the General Plan. Once a Specific Plan is adopted, its standards and regulations govern the uses and development of properties within the plan area.

Specific plans should:

- Include a detailed implementation program including facility phasing and funding.
- Carefully prescribe balancing of development and open space within a planning area in an economically feasible manner.
- Provide special regulations that are responsive to unique local conditions.
- Allow flexibility necessary for long range planned community projects.

Specific plans allow for greater design flexibility and planning than stricter standards in the Development Code may permit. The increased design flexibility within a comprehensive planning framework allows for density transfers, mixing of uses and building types, and use of special development standards and criteria which address the particular features and attributes of a site.

Planned residential communities within the SP designation shall include provisions for public and private open space, including neighborhood parks and paseos and community facilities including recreation centers and active recreational facilities such as pools, water parks, and gymnasiums as determined through the development review process. All commercial or industrial uses within a specific plan shall be adequately buffered and separated from existing or planned residential uses, both within and outside the specific plan area.

The City currently has four specific plans: the Main Street and Freeway Corridor, Tapestry (now referred to as Silverwood), Rancho Las Flores, and the Summit Valley Ranch Specific Plan.

LAND USE OVERLAYS

Overlays within the General Plan are intended to identify parcels that may be affected by natural or man-made hazards and that require special attention prior to development. There is an underlying base designation for all properties within an overlay. Developments consistent with the allowable uses and standards of the overlay and the designation are permitted. In the event the overlay district standards differ from those of the underlying designation, the more restrictive standards shall apply.

TABLE LU-31
OS/D (OPEN SPACE/DRAINAGE)

Intent	The Open Space/Drainage (OS/D) designation identifies areas within the wash east of the Interstate 15 freeway that are planned to remain in a minimally developed or natural condition because of environmental constraints, special visual qualities, available natural resources or the need for public open space. The OS/D designation is intended to protect, enhance, or maintain land for purposes of natural and cultural resource preservation, recreation, protection of sensitive environments, protection from natural hazard areas, or public uses. This designation is appropriate in areas which are unsuitable for development or which have been determined to have special value to the community in an undeveloped state. This designation is similar to the Wash Protection Overlay District established by the Main Street and Freeway Corridor Specific Plan for the Oro Grande Wash.
Uses	The allowable uses within this designation include limited recreational uses such as trails and natural preserve areas. Typical permitted uses within the Open Space area would include recreational uses, horticulture, agriculture, communication facilities, and similar uses which would not involve substantial grading or construction. In addition, a portion of the OS/D area will be needed for drainage purposes. Grading should be strictly limited in this designation to preserve the existing natural state of the land and habitat.

TABLE LU-31
OS/D (OPEN SPACE/DRAINAGE)

	Residential properties required to dedicate land within the OS/D overlay may consider the gross lot size (prior to dedications) to calculate allowable number of animals.

Goals and policies for lands with an Open Space/Drainage Overlay Designation can be found in both the Conservation and the Open Space Elements.

TABLE LU-32
FP (100-YEAR FLOODPLAIN OVERLAY)

Intent	The 100-Year Floodplain (FP) overlay is consistent with the boundaries of the Federal Emergency Management Agencies (FEMA's) 100-year floodplain boundaries. Properties within this overlay will have an underlying designation that will govern the land uses permitted on site, but shall also comply with FEMA's standards for building within the 100-year floodplain. The 100-year floodplain area is defined by FEMA by reviewing the long term average period between floods of a certain size and identifying the size of a flood that has a 1 percent chance of occurring during any given year (Safety Element Background Technical Report, ECI Consultants, 2010).
Uses	All structures built within the FP overlay shall raise pad elevations one foot or more above the base flood elevation identified on the Flood Insurance Rate Map (FIRM) and shall not increase flood levels during the base flood discharge.

Goals and policies dealing with the 100 Year Floodplain Overlay areas can be found in the Safety Element.

TABLE LU-33
DI (DAM INUNDATION OVERLAY)

Intent	The Dam Inundation overlay is intended to identify the potential area of flooding caused by a seismically induced inundation. This refers to the flooding that results when water retention structures such as dams fail due to an earthquake (Safety Element Background Technical Report, ECI Consultants, 2010). The dam inundation area is the land that may be flooded due to failure of the Mojave Forks Dam and the Cedar Springs Dam.

Goals and policies dealing with the 100 Year Floodplain Overlay areas can be found in the Safety Element.

AIRPORT OVERLAYS

There are three airport overlays within the General Plan: the Airport Safety zone (AS); the Airport Approach and Transitional zone (AAT); and the Airport Notice area (AN). These overlays are consistent with the standards of the Hesperia Airport Comprehensive Land Use Plan and the Federal Aviation Administration's (FAA) required areas and imaginary surfaces.

TABLE LU-34
AS (AIRPORT SAFETY ZONE)

Restrictions	The Airport Safety zone (AS) consists of the "Primary Surface" and the "Runway Protection Zone" (RPZ) (see description below). The Primary Surface, which is immediately around the runway, is an Object Free Area (no structures or vehicles). It is also recommended that no structures be allowed in the Runway Protection Zone. Very low density residential uses may be permitted as long as no portion of any structure encroaches within the Approach Surfaces (see discussion of this surface under "Airport Approach and Transitional Zone"). All development shall obtain a standard form of Avigation easement, as recommended by the Hesperia Airport Comprehensive Land Use Plan.

TABLE LU-35
AAT (AIRPORT APPROACH AND TRANSITIONAL ZONE)

Restrictions	Properties within the Airport Approach and Transitional Zone (AAT) may be subject to additional height limitations resulting from the FAA Approach and Transitional Surfaces as described in the Hesperia Airport Comprehensive Land Use Plan and summarized below. Structures that would project within the FAA Approach and Transitional Surfaces should not be allowed. The Hesperia Airport Comprehensive Land Use Plan recommends that new development intensity does not exceed one dwelling unit per acre (minimum of 1 acre lot sizes). All development shall obtain a standard form of Avigation easement as recommended by the Hesperia Airport Comprehensive Land Use Plan. Any construction or alteration of structures that are located within 9,200 feet of the Hesperia Airport runway and encroach within an imaginary surface that extends upward at a slope with a ratio of 100 horizontal to 1 vertical from the nearest point of the runway shall submit an FAA Form 7460 to the Federal Aviation Administration (FAA) for review. A determination of no hazard must be received prior to approval of any permit.

TABLE LU-36
AN (AIRPORT NOTICE AREA)

Restrictions	The Airport Notice area (AN) may be subject to some noise impacts and low-flying aircraft. All development shall provide an Avigation easement, as recommended by the Hesperia Airport Comprehensive Land Use Plan, which acknowledges noise impacts and low-flying aircraft.

Goals and implementation policies for those areas with one of the three airport overlays can be found in the Noise Element.

SUSTAINABILITY

With the growing shortage of natural resources as well as the limits placed on such resources because of the geography and location of the city, it is imperative that the City adopt land use policies which ensure community wide sustainability. Such policies are also being mandated by both State and federal law and regulations.

Such sustainable practices are also needed to ensure the current and future quality of life for the residents of Hesperia and to ensure harmonious and cooperative relationships with surrounding communities and other public agencies.

Sustainability Goals and Policies

The following goal and implementation policies are incorporated in the Land Use Element.

Goal LU-6	**A well designed, well maintained, and sustainable community that enhances the quality of life for residents, workers, and visitors.**
Policy LU-6.1	Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
Policy LU-6.2	Encourage quality design in all new construction to further improve the built environment of the city.
Policy LU-6.3	Pursue code enforcement actions to advance proper maintenance of residential, commercial, and industrial properties in all areas of the city.
Policy LU-6.4	Continue the graffiti suppression and removal program, and encourage neighborhoods to take an active role in the program as well.

Policy LU-6.5	Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.

COMMUNITY-WIDE QUALITY OF LIFE AND PROPERTY

The City has a responsibility to ensure that the community as a whole be developed and maintained in a manner which assures the quality of life for its residents as well as maintains the quality and value of the property within the city.

Community-wide Quality of Life and Property Goals and Policies

Goal LU-7	**A balanced mix of land uses and development types that results in fiscal sustainability and support continuously improving public facilities and services.**
Policy LU-7.1	Require new development to pay its fair share of the cost for on- and off-site capital improvements.
Policy LU-7.2	Approve development only when necessary infrastructure and services will be available and provided prior to or concurrent with occupancy. Require that proposed development demonstrate it will be adequately served without negatively impacting existing capacities and levels of service.
Policy LU-7.3	Identify and pursue funding to improve those areas of the city which may require additional attention due to lack of infrastructure, maintenance, or substandard structures.

LAND USE ELEMENT SUMMARY OF GOALS AND IMPLEMENTATION POLICIES

Density and Intensity	
Goal LU-1	**An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while providing opportunities for commercial and industrial uses.**
Policy LU-1.1	Maintain a balanced mix of high quality residential, retail, employment, industrial, open space, and public facility land uses to ensure a range of lifestyle options and convenient access to shops, restaurants, services, and well-paid jobs.
Policy LU-1.2	Require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.
Policy LU-1.3	Prioritize undeveloped non-residential areas west of Interstate 15 for commercial and industrial uses to promote land use compatibility and maintain the economic viability of the planning area.
Policy LU-1.4	Consider proposed development that is consistent with the Land Use Plan (i.e., it does not require a change in Land Use Designations), to be generally compatible and consistent with surrounding land uses and a community's identity. Other policies in the General Plan and development standards in the Development Code may require additional site,

	building, and landscape design treatment to ensure compatibility.
Residential	
Goal LU-2	**Residential development that is visually pleasing and compatible with existing uses, neighborhoods, and the natural desert environment.**
Policy LU-2.1	Plan for a variety of residential product types to accommodate rural and suburban lifestyles and all economic and demographic segments of the City's population.
Policy LU-2.2	Require that new residential developments are located, scaled, buffered, and designed so as to not hinder the economic viability and continuity of areas planned for nonresidential uses.
Policy LU-2.3	Enhance the sense of identity and increase the feeling of pride among residents, business owners, employees, and visitors by encouraging excellent physical design and continual property maintenance and improvements.
Policy LU-2.4	Encourage lot consolidation of multi-family residential properties through creation of a lot consolidation incentive program.
Policy LU-2.5	Permit density transfers and clustering as a means of achieving more efficient housing construction and providing areas of usable common open space, in addition to payment of development impact fees.
Policy LU-2.6	Require new development in areas planned for mixed use to incorporate high-quality and innovative design

	with walkable environments, human-scale, gathering spaces, and vibrant businesses that competitively attract consumers and consumer spending in the evolving retail sales and services market.
Commercial	
Goal LU-3	**Balanced and efficient commercial development that is attractive, safe, accessible, and strengthens the local economy.**
Policy LU-3.1	Maintain sufficient lands to provide a full range of commercial services that meet the needs of current and future residents.
Policy LU-3.2	Encourage a diverse mix of commercial and service businesses that provide employment opportunities and support the local tax base.
Policy LU-3.3	Promote the development of retail, restaurant, and entertainment uses along Main Street to facilitate a more pedestrian-friendly environment.
Policy LU-3.4	Encourage the inclusion and beautification of on-site pedestrian pathways, particularly connecting parking lots to business entrances, through the use of landscaping.
Policy LU-3.5	Require theme elements on all major commercial developments to distinguish them from other centers, foster individuality, and promote gathering opportunities.

Policy LU-3.6	Require varied planes and textures and variety in materials to provide superior architectural design on commercial buildings.
Policy LU-3.7	Require delivery areas to be separated from pedestrian areas.
Industrial	
Goal LU-4	**Industrial development that expands the City's tax base and provides a range of employment activities while minimizing the impacts to the community and environment.**
Policy LU-4.1	Maintain sufficient lands to allow for a full range of industrial businesses that serve the community and surrounding areas.
Policy LU-4.2	Encourage a diverse mix of industrial businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
Policy LU-4.3	Encourage the development of logistics warehousing in areas designated Commercial Industrial Business Park west of Interstate 15 to leverage direct and convenient access to the freeways.
Policy LU-4.4	Explore opportunities to encourage industrial development in the area north of Main Street, between the railroad tracks and I Avenue. Pursue grant funding to improve roadway and utility infrastructure, as available.

Policy LU-4.5	Require architectural treatment on all street-facing sides of a building, such as varied planes, textures, and materials, to achieve high quality design.
Policy LU-4.6	Require landscape plantings into industrial projects to define and emphasize building entrances, inclusive of those areas along the front of the building facing a parking lot.
Policy LU-4.7	Require delivery areas to be separated from pedestrian areas.
Public Uses	
Goal LU-5	High quality public facilities that serve the needs of the community through schools, parks, open space, services, and utilities and infrastructure.
Policy LU-5.1	Coordinate with the Hesperia Parks and Recreation District to protect and improve public parks, trails, open space areas, public plazas, historical assets, and public facilities to define and enhance the community's quality of life.
Policy LU-5.2	Manage the development of public facilities to assure adequate levels of service, while remaining compatible with existing and future land uses.
Policy LU-5.3	Encourage use of stealth design for wireless communications facilities and other related facilities.

Community-wide Quality of Life	
Goal LU-6	**A well designed, well maintained, and sustainable community that enhances the quality of life for residents, workers, and visitors.**
Policy LU-6.1	Prioritize growth that furthers a regional balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life.
Policy LU-6.2	Encourage quality design in all new construction to further improve the built environment of the city.
Policy LU-6.3	Pursue code enforcement actions to advance proper maintenance of residential, commercial, and industrial properties in all areas of the city.
Policy LU-6.4	Continue the graffiti suppression and removal program, and encourage neighborhoods to take an active role in the program as well.
Policy LU-6.5	Promote the use of green building standards and Leadership in Energy and Environmental Design (LEED), or other equivalent programs, in both private and public projects.
Fiscal Sustainability	
Goal LU-7	**A balanced mix of land uses and development types that results in fiscal sustainability and support continuously improving public facilities and services.**

Policy LU-7.1	Require new development to pay its fair share of the cost for on- and off-site capital improvements.
Policy LU-7.2	Approve development only when necessary infrastructure and services will be available and provided prior to or concurrent with occupancy. Require that proposed development demonstrate it will be adequately served without negatively impacting existing capacities and levels of service.
Policy LU-7.3	Identify and pursue funding to improve those areas of the city which may require additional attention due to lack of infrastructure, maintenance, or substandard structures.

Attachment 5

HEALTH AND SAFETY ELEMENT

HEALTH AND SAFETY

1.0 PURPOSE STATEMENT

The Health and Safety Element is a required element of the General Plan. This element identifies potential natural and human-caused hazards that could affect the City of Hesperia's (City's) residents, businesses, and services; establishes a framework that anticipates these hazards and impacts; and prepares the community to minimize exposure to these risks. This element is also intended to improve the health of residents by incorporating healthy community policies and programs. These efforts are designed to reduce exposure to environmental pollution and improve air quality and address the need for healthy food physical activity, safe/sanitary housing, public facilities, and meaningful civic engagement. The Health and Safety Element seeks to protect life and property from impacts due to natural and human-made disasters as well as ensuring a healthy community.

To achieve these purposes, the Health and Safety Element: 1) identifies the potential hazards that can significantly affect Hesperia, 2) provides policies that, if implemented, can minimize the potential risk to residents, workers, and visitors; 3) provides policies that, if implemented, can reduce the losses to property resulting from a given disaster; 4) identifies procedures that the City can use to respond to emergency situations; and 5) addresses contemporary planning issues of community health and wellness. Investing in both public safety and community health helps make Hesperia more sustainable, viable, healthy, and prosperous.

The Health and Safety Element provides the public, decision makers, and City staff with policies that will help create a community that is minimally at risk from natural hazards; that responds quickly, effectively, and efficiently to hazards; and that is healthier for residents. This involves the design, development, and maintenance of neighborhoods, commercial areas, and industrial districts as safe and healthy places to live, shop, work, and interact. It also involves the development and maintenance of essential facilities that remain fully functional after a disaster. This element identifies disaster preparedness, response, and recovery systems that can reduce loss of life, injury, damage to property and infrastructure, and economic losses and social dislocation, and in the process promote sustainability.

2.0 BACKGROUND

RELATIONSHIP TO STATE LAW

Section 65302 of the State of California Government Code identifies seven mandatory elements in a general plan, including Health and Safety. Section 65302(g) of the Government Code requires that the Health and Safety Element contain background information and policies to address natural hazards, an analysis of vulnerabilities from climate change, policies to improve climate change adaptation and resilience, and an assessment of residential areas with evacuation constraints. Hesperia's safety issues are:

- Seismic and geologic hazards
- Flood and inundation hazards
- Urban and wildfire hazards
- Hazardous waste and materials
- Emergency preparedness and response
- Climate change resilience

Section 65302(h) of the California Government Code also requires that a general plan include goals, policies, and objectives to further environmental justice when a city has a disadvantaged area within its jurisdiction. In that event, the general plan must address seven required topics:

- Reduction of pollution exposure
- Improvement in air quality
- Opportunities for physical activity
- Access to healthy food
- Affordable, safe, and sanitary homes
- Access to public facilities and services
- Increasing opportunities for resident involvement

This element includes a discussion for each health and safety issue and identifies goals and policies. This element is supported by the Safety and Healthy Community Background Reports (Appendix SF and EJ), which provide detailed information for each issue addressed in this element.

CONSISTENCY WITH THE GENERAL PLAN

The Health and Safety Element provides policy direction that complements the policies of other General Plan elements, most notably the Land Use, Conservation, Circulation, Housing, and Open Space Elements. Crucial relationships exist between the Health and Safety Element and the other General Plan elements. How land uses are determined in areas prone to hazards, what regulations limit development in these areas, and how hazards are mitigated for development, are issues that tie the elements together.

For instance, the Open Space Element considers how hazards affect City parks and facilities but also recognizes that parks can provide strategies to reduce flood risks. The Open Space Element strives to preserve and/or manage development in natural open space (e.g. washes, bluffs, ridges, etc.) that may cause damage to the built environment. The Housing Element is also closely tied to the Health and Safety and Circulation Elements because future development must be protected from hazards, be able to adapt to climate change hazards, and have access to evacuation routes.

Table SF-1 identifies the issues discussed in this element and identifies other elements that include discussions that also address these issues.

TABLE SF-1
COORDINATION WITH OTHER ELEMENTS

ISSUES	Circulation	Conservation	Housing	Land Use	Noise	Open Space
Safety						
Seismic and Geologic Hazards		X		X		X
Flooding Hazards	X	X		X		X
Fire Hazards	X	X		X		X
Hazardous Materials	X			X		
Emergency Preparation/Response	X	X		X		
Climate Change Resilience		X	X	X		X
Healthy Community	X	X	X	X	X	X

CONSISTENCY WITH OTHER PLANS

The Health and Safety Element is also consistent with other local plans. These include the Hesperia Local Hazard Mitigation Plan, Emergency Operation Plan, Climate Action Plan, and various local regulations. This ensures that the City has a unified strategy to address the wide range of public safety and resilience issues affecting the community.

Hesperia Local Hazard Mitigation Plan

Hesperia's Local Hazard Mitigation Plan (LHMP) is prepared in accordance with the federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency's (FEMA) hazard mitigation assistance guidance. Hesperia's LHMP assesses hazard vulnerabilities from natural and human-caused hazards, including risk to people and facilities, and identifies short-term mitigation actions to reduce or eliminate hazard risks. Hazards evaluated in the LHMP include earthquake/geologic hazards, flooding, severe/extreme weather, dam failure/inundation, wildfire, human-caused hazards, and climate change. The current LHMP, as certified by the Federal Emergency Management Agency, is incorporated into this Health and Safety Element by reference, as permitted by California Government Code Section 65302.6. It is available online at: https://www.cityofhesperia.us/1307/Hazard-Mitigation.

Hesperia Emergency Operations Plan

The City of Hesperia's Emergency Operations Plan is an all-hazard plan that describes how Hesperia will respond to large-scale emergencies and disasters in the City. The Emergency Operations Plan is used to implement operational procedures and protocols to protect public safety. The Emergency Operations Plan includes a framework for emergency management activities along with responsibilities for the various City departments. The Emergency Operations Plan is a collaborative effort among City departments with input from San Bernardino County Sheriff's Department, San Bernardino County Fire Protection District, Hesperia Unified School District, healthcare entities, businesses, and local stakeholders. More information about the plan can be found on the City's website at: http://ca-hesperia.civicplus.com/1446/Emergency-Operations.

Hesperia Climate Action Plan

The Climate Action Plan describes a series of community-wide and municipal measures and actions that will aid the City in reducing GHG emissions to meet community goals. The Climate Action Plan outlines a course of action for the City government and the community of Hesperia to reduce per capita greenhouse gas emissions and adapt to effects of climate change. It provides clear guidance to City staff regarding when and how to implement key provisions and sets an implementation and monitoring framework for its strategies. Furthermore, it demonstrates that the General Plan Update policies and Climate Action Plan strategies would reduce emissions to the reduction target. The Climate Action Plan is available online at: https://www.cityofhesperia.us/409/Hesperia-General-Plan.

Healthy Community Technical Report

Hesperia commissioned a Healthy Community Technical Report (Appendix EJ) to provide baseline information that could support the goals, policies, and programs for this general plan element. This report analyzed the health of Hesperia residents; identified disadvantaged communities using state- and locally defined criteria in Government Code Section 65302; analyzed features of the City's built and social environment that need to be improved based on a community survey; and concluded with an analysis of unincorporated disadvantaged communities to comply with state law.

The Healthy Community Technical Report documented significant health challenges facing residents of Hesperia, but conditions which are also prevalent in the High Desert as a whole. These include premature adverse health conditions among residents, high prevalence of risk factors that could be reduced, and links to the conditions of the built environment. Equally important, many of the City's residential neighborhoods have lower resources and could therefore benefit from proactive programs that direct additional investments in infrastructure, housing, and services for them.

Vulnerability Assessment Technical Report

Under California law, the safety element is required to include a vulnerability assessment that looks at how people, buildings, infrastructure, and other key community assets may be affected by climate change. The City's Climate Change Vulnerability Assessment analyzes how eight different climate-related hazards (air quality and smoke, drought, extreme temperatures, human health hazards, flooding, landslides, severe storms, and wildfire) may affect 48 different population groups and community

assets. Each population or asset received a score of low, medium, or high vulnerability for each climate-related hazard.

The Vulnerability Assessment indicates that Hesperia's populations and assets are most vulnerable to wildfire, extreme temperatures, and severe storms. Populations are specifically most vulnerable to wildfire, extreme temperatures, and severe weather, which directly affect health. The most vulnerable population groups are persons with chronic illness and/or disabilities, seniors, households in poverty, linguistically isolated immigrant communities, and homeless persons. Hazards such as wildfire, extreme temperatures, and severe weather pose heightened risks to these groups due to socioeconomic and health factors, including lack of access to healthcare in the high desert region.

To increase community resilience and help lower vulnerability, the Health and Safety Element includes goals and policies, several of which are particular to the populations and assets that received a score of "high" in the Vulnerability Assessment. Hesperia's Vulnerability Assessment is included in the Safety Element Background Report, **Appendix SF** to this element.

3.0 ISSUES

SEISMIC AND GEOLOGIC HAZARDS

Seismic and geologic hazards are caused by the movement of different parts of the earth's surface. Seismic hazards include earthquakes and hazardous events caused by them. Geologic hazards involve land movements that are not linked to seismic activity but can inflict harm to people or property.

Seismic Hazards

Seismic activity occurs along boundaries in the earth's crust, called faults. Pressure along the faults builds over time and is ultimately released, resulting in ground shaking, commonly referred to as an earthquake. Earthquakes can also trigger other hazards, including surface rupture (cracks in the ground surface), liquefaction (causing loose soil to lose its strength), landslides, and subsidence (sinking of the ground surface).

Earthquakes

Earthquakes present the greatest potential for loss of life or property and economic damage in Hesperia. Damaging earthquakes affect widespread areas and trigger many secondary effects that can overwhelm the ability of local jurisdictions to respond. Nearby faults include the San Andreas, North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto faults. All of these faults have the potential to generate moderate to large earthquakes.

Southern California is known for the San Andreas Fault, a 400-mile-long fault running from the Mexican border to a point offshore west of San Francisco. The San Andreas Fault is the principal boundary between the Pacific and North American Plates. This fault is the "master fault" in Southern California because it has frequent large earthquakes and controls the seismicity of the area.

The closest zoned faults include the North Frontal Fault, which includes the Ord Mountains Fault, approximately two miles east of Hesperia; the Ord Mountains Fault; and the San Andreas Fault, approximately four miles to the southwest at its closest point. The North Frontal Fault, given its location near Hesperia, has the potential to cause the most severe shaking in the City; loss estimation modeling indicates that a maximum magnitude 7.2 earthquake on this fault would be a worst-case scenario for the City.

There are no Alquist-Priolo Earthquake Fault Zones in the City. **Exhibit SF-1** shows the location of regional faults and Alquist-Priolo Fault Zones.

Earthquakes are likely to continue to occur on an occasional basis. A major earthquake along any of the nearby faults could result in substantial casualties and damage, although the greatest risk in Hesperia is from the North Frontal Fault and San Andreas Fault due to their proximity and high potential to cause a severe earthquake. A major earthquake on either fault could damage or destroy transportation infrastructure, such as I-15, SR-138, SR-173, SR-395, or bridges, limiting access in and out of the community.

Liquefaction

In addition to ground shaking, earthquakes may generate surface fault rupture and secondary ground failure in the form or liquefaction or slope failure. In addition to the physical damage from the motion of an earthquake, damage can result from liquefaction. Liquefaction happens primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within 50 feet of the surface. Soils susceptible to liquefaction are typically found in low-lying, current, or former floodplains. Geologically young, loose, unconsolidated sediments occur throughout the Hesperia area, but shallow groundwater occurs only within the Mojave River floodplain, where water has been recorded at depths of less than 30 feet Therefore, areas along the floodplains of Mojave River are likely to face liquefaction during an earthquake and liquefaction-related lateral spreads, which can occur adjacent to stream channels and deep washes. Lateral spreads can cause extensive damage to pipelines, utilities, bridges, roads, and other structures.

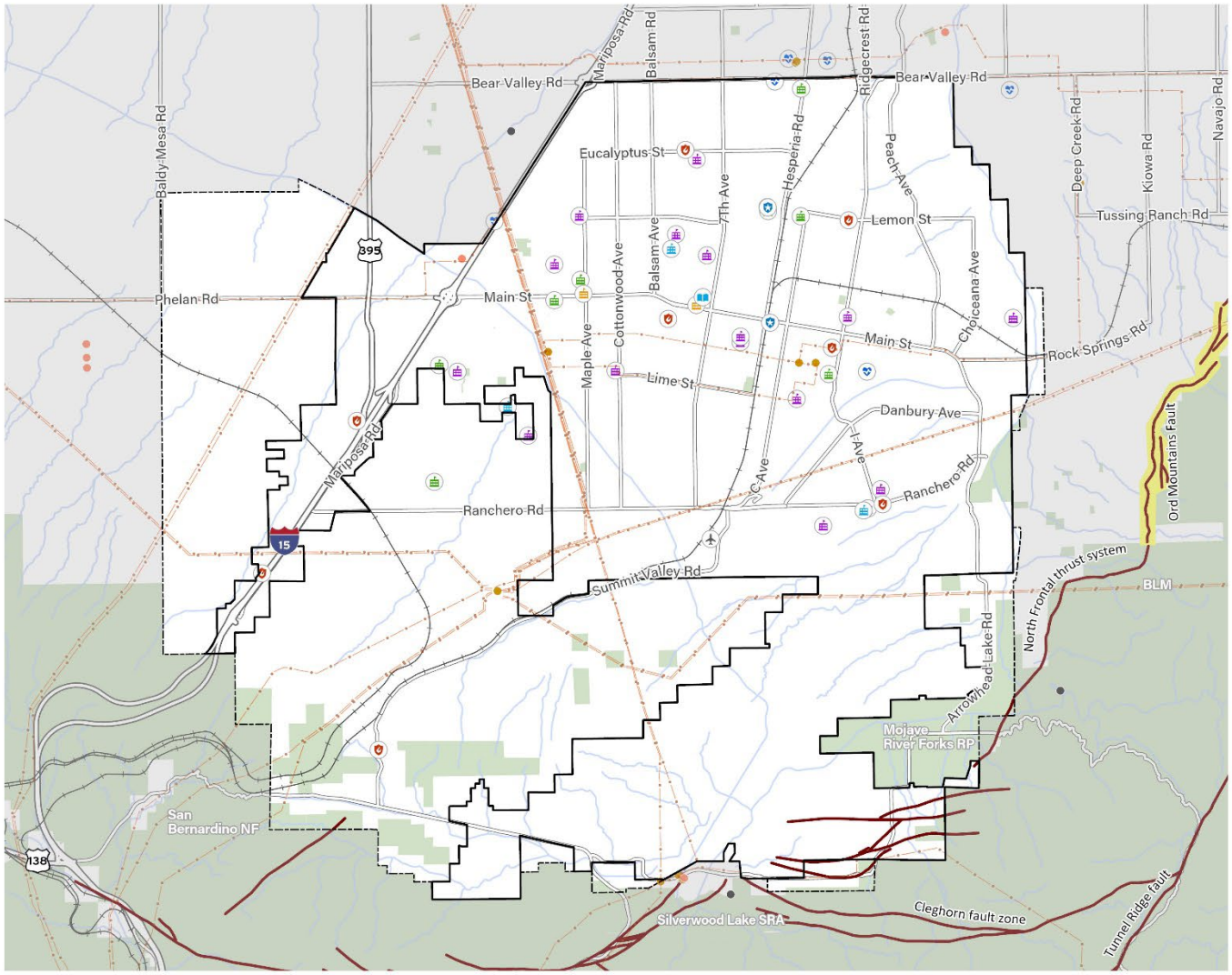
Slope Failure

Slope failure is a common secondary effect of earthquakes. Although most of Hesperia is on terrain that is basically level or gently sloping, there are a few natural slopes in the southern portion of the City vulnerable to this hazard.

Seiches

Seiches due to seismic shaking could occur in Silverwood Lake, Hesperia Lake, and any recharge basin in the City that is filled with water at the time of the earthquake. In unlined lakes and basins, sloshing of water against the basin sides could result in erosion and surficial slope failures.

Exhibit SF-1 Regional Fault Lines



Source: CGS, 2022; CalOES, 2024; PlaceWorks, 2024.

Geologic Hazards

Hesperia lies within the Mojave Desert Province, an arid region of overlapping alluvial fans, desert plains, dry lakebeds, and scattered mountain ranges. Hesperia is underlain by the informally named Victorville Fan, which is shed primarily from the San Gabriel Mountains, and whose composition reflects the rocks eroded by the various streams that enter the valley from the south. Deposition is ongoing, with the youngest alluvium filling drainage channels and the Mojave River floodplain.

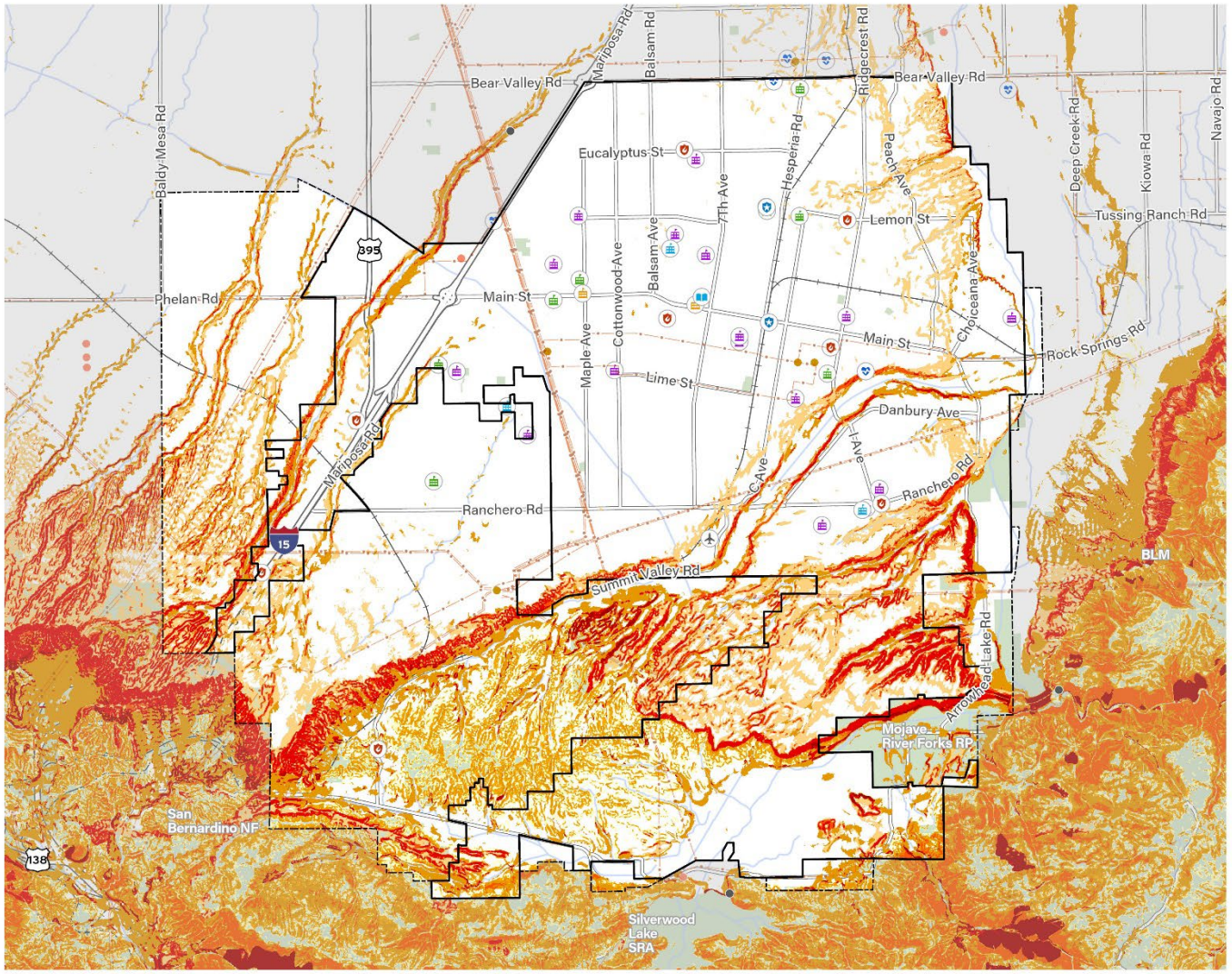
Geologic hazards such as landslides, erosion, and subsidence depend on the geologic composition of the area. Landslides and rock falls usually occur in sloped areas, especially areas with steep slopes, and in loose and fragmented soil areas. Landslides, rockfalls, and debris flows occur continuously on all slopes—some processes act very slowly, others are sudden. Groundwater withdrawal is a major cause of subsidence because it can lead to compaction of fine-grained sediments like clay.

The foothills in southern Hesperia are in moderate to very high landslide susceptibility zones. Landslides pose the greatest geologic hazard in the City and are more likely in winter during heavy rainfall years. **Exhibit SF-2** illustrates areas in Hesperia that are most susceptible to landslides.

Climate change may result in heavier rainfall periods and drier dry periods, and rainfall may be concentrated in more intense precipitation events. Heavy rainfall could increase the number of landslides or make landslides larger than normal. Increased wildfire frequency can destabilize hillsides due to loss of vegetation and changes in soil composition, contributing to greater runoff and erosion. The combination of drier climate in the future, wildfires, and the occasional extreme downpour is likely to cause more mudslides and landslides.

Hesperia is also susceptible to hazards from erosion, which is the geological process in which earthen materials are worn away and transported by natural forces, such as water or wind, causing the soil to deteriorate. Eroded topsoil can be transported into streams and other waterways. Water erosion is when water removes soil and transports it elsewhere. Highly erosive soil can damage roads, bridges, buildings, and other structures.

Exhibit SF-2 Landslide Susceptibility Areas



Source: DOC/CGS, 2022; CalOES, 2024; PlaceWorks, 2024.

The following goal and implementation policies aim to reduce the effects of seismic and geologic hazards in the City of Hesperia:

Goal SF-1	**Minimize injury, loss of life, property damage, and economic and social disruption caused by seismic shaking and other earthquake-induced hazards, and by geologic hazards such as slope instability, compressible and collapsible soils, and subsidence.**
Policy SF-1.1	Require preparation of geotechnical and engineering geological investigations, prepared by State-certified professionals (geotechnical engineers and engineering geologists, as appropriate) following the most recent guidelines by the California Geological Survey and similar organizations, as a condition of approval, for all projects proposed in areas identified as within geologic and/or seismic hazard zones (see Exhibits SF-1 and SF-2). These reports shall provide mitigation measures to reduce those hazards identified at a site to an acceptable level. City staff that review geotechnical, geological, and structural reports submitted by development applicants, and that review grading operations, shall have the necessary professional credentials and certifications in their area of expertise to conduct these reviews.
Policy SF-1.2	Require development to minimize grading and other changes to the natural topography to protect public safety and reduce the potential for property damage as a result of geologic hazards.

Policy SF-1.3	Require preparation of liquefaction assessment studies, as a condition of approval, for all projects proposed in areas identified by the California Department of Conservation as potentially susceptible to liquefaction. The studies shall be prepared by State-certified professionals (geotechnical engineers and engineering geologists, as appropriate) following the most recent guidelines by the California Geological Survey.
Policy SF-1.4	Encourage owners of unreinforced masonry buildings to assess the seismic vulnerability of their structures and conduct seismic retrofitting as necessary to improve the buildings' resistance to seismic shaking.

FLOODING HAZARDS

Flooding is when water rises and overflows onto normally dry land. Floods are one of the most frequent natural hazards in Hesperia and among the costliest natural disasters nationwide in terms of human hardship and economic loss. They cause substantial damage to structures, landscapes, and utilities as well as life and safety issues.

Floods prompt the second-greatest number of disaster declarations in the state and are a regular feature in Hesperia. To maintain flood insurance for properties throughout the City, Hesperia adopts and maintains Flood Hazard Protections Regulations as required by FEMA. On August 20, 2023, tropical Storm Hilary caused significant damage in San Bernardino County, including Hesperia, with initial estimates indicating repair costs could reach $26 million. The storm caused extensive damage to public infrastructure, including bridges, roads, and water basins.

Like most of southern California, Hesperia is subject to unpredictable rainfall. Every few years, the region is subjected to periods of intense and sustained precipitation. Most of the flooding happens in the numerous washes, natural drainage courses, drainage easements, and floodways. Construction of the Mojave Forks Dam in 1971 greatly reduced the impact of flooding along the Mojave River, although a few parcels adjacent to the river are still at risk. Most of Hesperia is on alluvial fans, flat to sloping

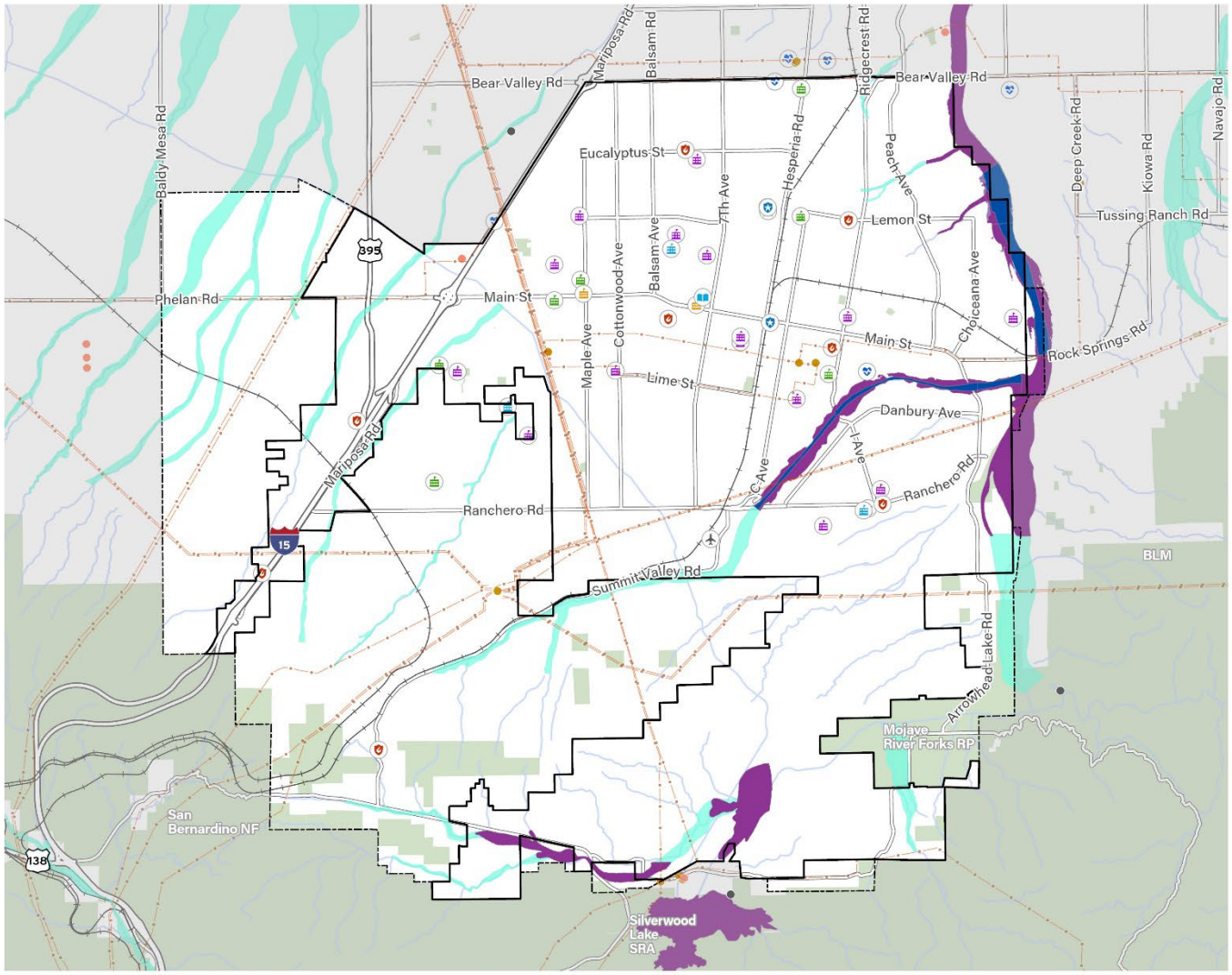
areas covered with sediment deposited by shallow, intermittent streams that spread out from their source in the mountains to the south. Alluvial fan flooding is unpredictable, and floodwaters can travel at dangerously high speeds, be highly erosive, and can carry large amounts of sediment and other debris. These characteristics make it difficult to assess the flood risk and develop reliable mitigations for alluvial fans.

Areas at an elevated risk of flooding are divided into 100- and 500-year flood zones. A 100-year flood zone has a 1 percent chance of experiencing a major flood in any given year, and a 500-year flood zone has a 0.2 percent chance of flooding in any given year. The 100-year floodplain in Hesperia is primarily along the Mojave River, Antelope Valley Wash, and Summit Valley, as shown on **Exhibit SF-3**.

Several structures in the Antelope Valley Wash area are in this zone. In the Summit Valley area, most homes are above the floodplain, but access to these homes can be cut off during severe flooding of the West Fork of the Mojave River. SR-138, SR-173, and several major roadways, including I Avenue, Rock Springs Road, and Ranchero Road, are within the 100-year flood zone. Owners of all structures in the 100-year flood zone are required to purchase and maintain flood insurance as a condition of receiving a federally backed mortgage or home equity loan on that structure.

Though climate change may not change average precipitation levels significantly, it is expected to cause more years with extreme precipitation events, that is, more years with intense storm systems that drop substantial volumes of rain over a short period and cause flooding. Because of this, floods are expected to happen more often in Hesperia, and climate change may expand the parts of the City that are considered prone to flooding.

Exhibit SF-3 Flood Hazard Zones



Source: FEMA, 2022; CA DWR, 2023; CalOES, 2024; PlaceWorks, 2024.

Dam Failure

A dam failure is an uncontrolled release of water from a reservoir because of structural failures or deficiencies. Dam failures can range from minor to catastrophic, harming human life and property downstream. In addition, ecosystems and habitats can be destroyed by fast-moving floodwaters, debris, and sedimentation from the inundation. Failures are rare but not unprecedented; they can be caused by overtopping, foundation defects, piping and seepage failures, or conduit and valve failures. Many dam failures are the secondary result of other natural disasters, such as earthquakes, landslides, and extreme storms.

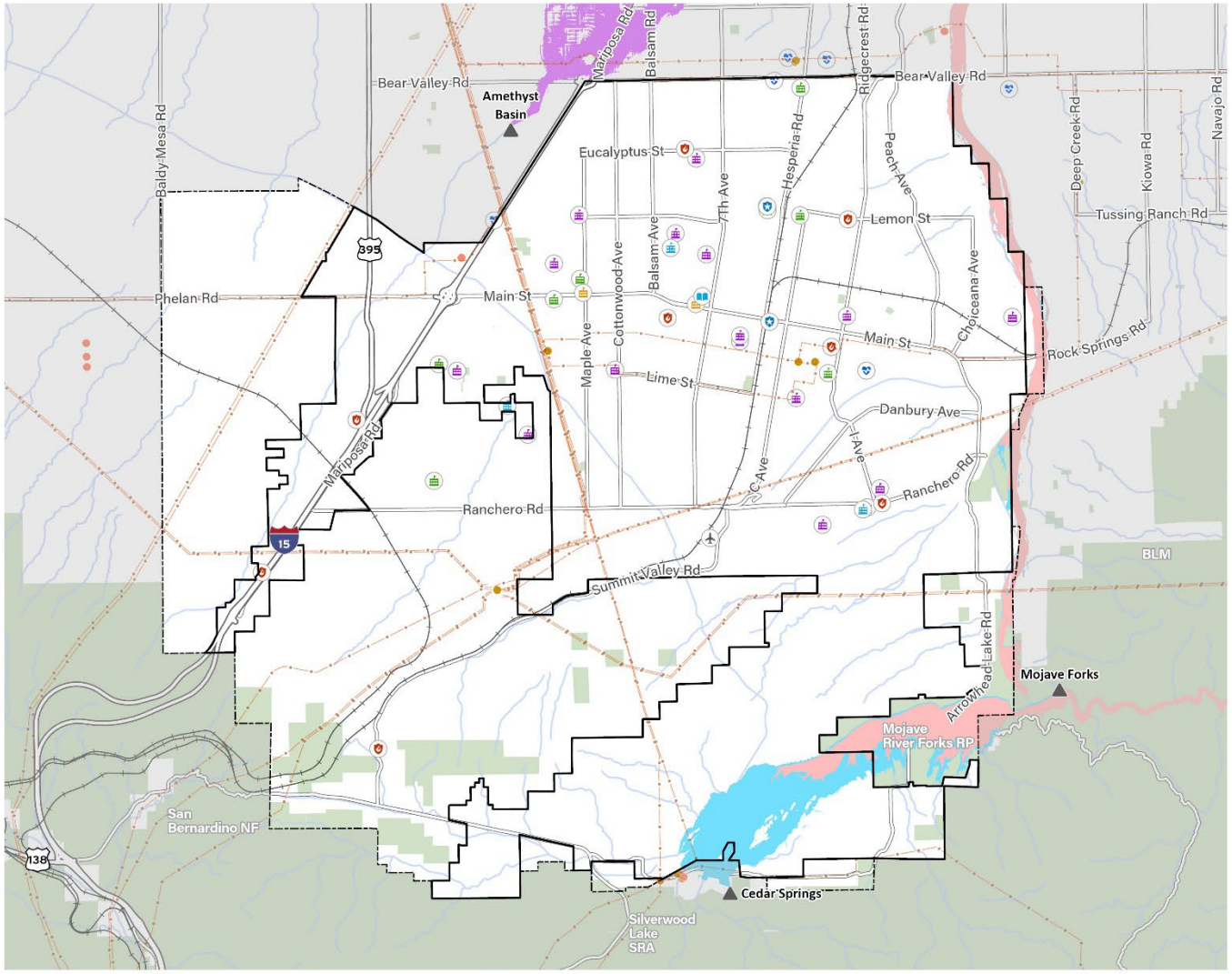
Three dams can inundate portions of Hesperia if they fail—the Mojave Forks Dam, owned by the U.S. Army Corps of Engineers; the Cedar Springs Dam; and Lake Arrowhead Dam, owned by the California Department of Water Resources. The Amethyst Basin Dam is to the north of the City limits, and the inundation area would not flood areas within Hesperia.

As shown on **Exhibit SF-4**, if these dams outside the City's boundary failed, the inundation zone would generally be confined to land adjacent to the Mojave River along the City's eastern border. Water released by the Mojave Forks Dam would be confined to the bed of the Mojave River, the mouth of Antelope Valley Wash channel, and several other smaller tributaries. Water released by the Cedar Springs Dam would flood a significant portion of eastern Summit Valley, an area that is mostly undeveloped except for SR-173. Water from Lake Arrowhead Dam would most likely be contained in the Mojave Forks reservoir.

As mandated by the National Dam Inspection Act, the U.S. Army Corps of Engineers has the responsibility to conduct inspections of all dams under federal control, including Mojave Forks Dam. The purpose of these inspections is to check the structural integrity of the dam and appurtenant structures, ensuring protection of human life and property. Periodic inspections disclose conditions that might disrupt operation or dam safety.

The California Department of Water Resources (DWR), Division of Safety of Dams, inspects dams on an annual basis to ensure they are safe and perform as intended. DWR also reviews applications for dam construction, removal, alteration, or repair; has inspection oversight over dam construction projects; and periodically reviews the stability of dams and their critical related structures. The Division of Safety of Dams works closely with dam owners to identify and correct issues on an ongoing basis.

Exhibit SF-4 Dam Inundation Areas



Source: CA DWR, 2024; CalOES, 2024; PlaceWorks, 2024.

To reduce the impacts of flooding and dam inundation, the City will act on the following goal and implementation policies.

Goal SF-2	**Minimize injury, loss of life, property damage, and economic and social disruption caused by flooding and inundation hazards.**
Policy SF-2.1	Require hydrological studies, prepared by a State-certified engineer with expertise in this area, as a condition of approval for all projects proposed in the 100-year or 500-year floodplain, as shown on Exhibit SF-3. These studies shall assess the impact that the new development will have on the flooding potential of existing development down-gradient. The studies shall provide mitigation measures to reduce this impact to an acceptable level. Single-family homes shall be exempt, except for infill lots with natural drainage courses, washes, master plan of drainage are subject to providing hydrology reports.
Policy SF-2.2	Participate in the National Flood Insurance Program and require that all owners of properties located within the 100-year floodplain and repeat-flood properties in the 500-year floodplain purchase and keep flood insurance for those properties.
Policy SF-2.3	Maintain, and improve where needed, the storm drain systems, with an emphasis on those areas that flood repeatedly. This entails maintaining and regularly cleaning the storm drains and other flood-control structures in low-lying areas so floodwaters can be effectively conveyed away from structures. Explore the construction of additional drainage channels where necessary.

Policy SF-2.4	Coordinate with the Hesperia Recreation and Park District to explore the use of floodplains as parks, nature trails, equestrian parks, golf courses, or other types of recreational facilities that can withstand periodic inundation.
Policy SF-2.5	Encourage new development and existing property owners to slow or absorb floodwaters, including through installation of permeable pavements and green infrastructure.
Policy SF-2.6	Coordinate with the Hesperia Recreation and Park District and surrounding jurisdictions to conduct habitat restoration projects in passive recreation areas to improve the capacity of local ecosystems to absorb or slow floodwaters.
Policy SF-2.7	Prepare to respond to a potential dam failure from dams shown in Exhibit SF-4.

FIRE HAZARDS

Fire hazards include wildfires, wildland-urban interface fires, and structural fires. The combination of complex terrain, climate, vegetation, and development patterns contributes to an elevated risk of wildfire. Historically, the fire season extended from early summer through late fall of each year during the hotter, dryer months, although fires can occur year-round. Fire conditions arise from a combination of high temperatures, low moisture content in the air and plants, accumulation of vegetation, and high winds.

Wildfire

Wildfires are a necessary part of the natural ecosystem in southern California, but they become a hazard when they extend out of control into developed areas and cause loss of property, injuries, or loss of life.

Wildfires occur on mountains, hillsides, and grasslands. Fuel, weather, and topography are primary factors that affect how wildfires spread. Hesperia is in the lower Mojave section of the Southeastern Deserts Bioregion, an area characterized by isolated, steep-sided mountain ranges separated by broad alluvial basins. The predominant vegetation types in this area are desert

shrub, creosote bush shrub, and succulent shrub. Other important vegetation types include Joshua Tree woodland, shad-scale scrub, blackbrush scrub, and desert scrub-steppe. Approximately one-third of the desert floor in the Mojave section is devoid of vegetation, limiting the surface fuel loads available to burn. However, flammable vegetation exists in the southern hillsides of Hesperia. The climate of Hesperia keeps the grass dry and more readily combustible during fire season.

Several historic wildfires have impacted Hesperia, shown on **Exhibit SF-5**. On June 19, 2024, the Hesperia Fire burned 1,330 acres in southeastern Hesperia. An evacuation warning was ordered for the Lake Arrowhead Equestrian Estates neighborhood.

Changing climate is expected to increase the wildfire risk in and around Hesperia. Warmer temperatures brought on by climate change can exacerbate drought conditions, weakening plants and creating more fuel for wildfires. Increased winds result in more erratic fire behavior, making fires harder to contain. Warmer temperatures are also expected to last until later in the year, extending the wildfire season.

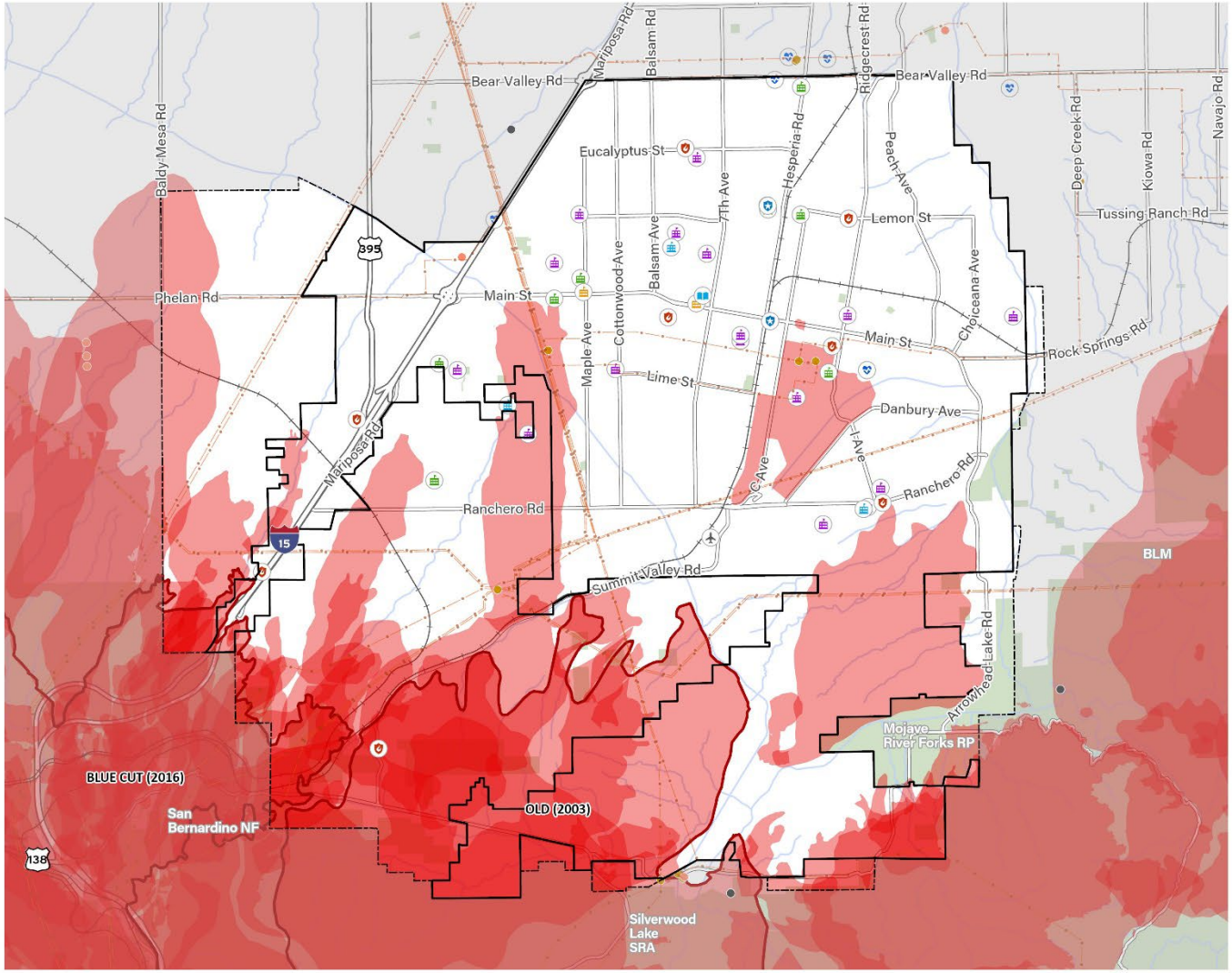
Fire Hazard Severity Zone

The California Department of Forestry and Fire Protection establishes Fire Hazard Severity Zones, designated as moderate, high, or very high severity. Incorporated areas such as Hesperia are considered local responsibility areas. **Exhibit SF-6** shows the Fire Hazard Severity Zones in and around Hesperia. California law requires properties in a Very High Fire Hazard Severity Zone or in a State Responsibility Area to be disclosed in real estate transactions. This is important because the relatively rapid turnover of home ownership can create an information gap; as a result, uninformed homeowners in fire hazard areas may attempt landscaping or other home modifications that could increase the risk of fire hazards.

Wildland-Urban Interface Area

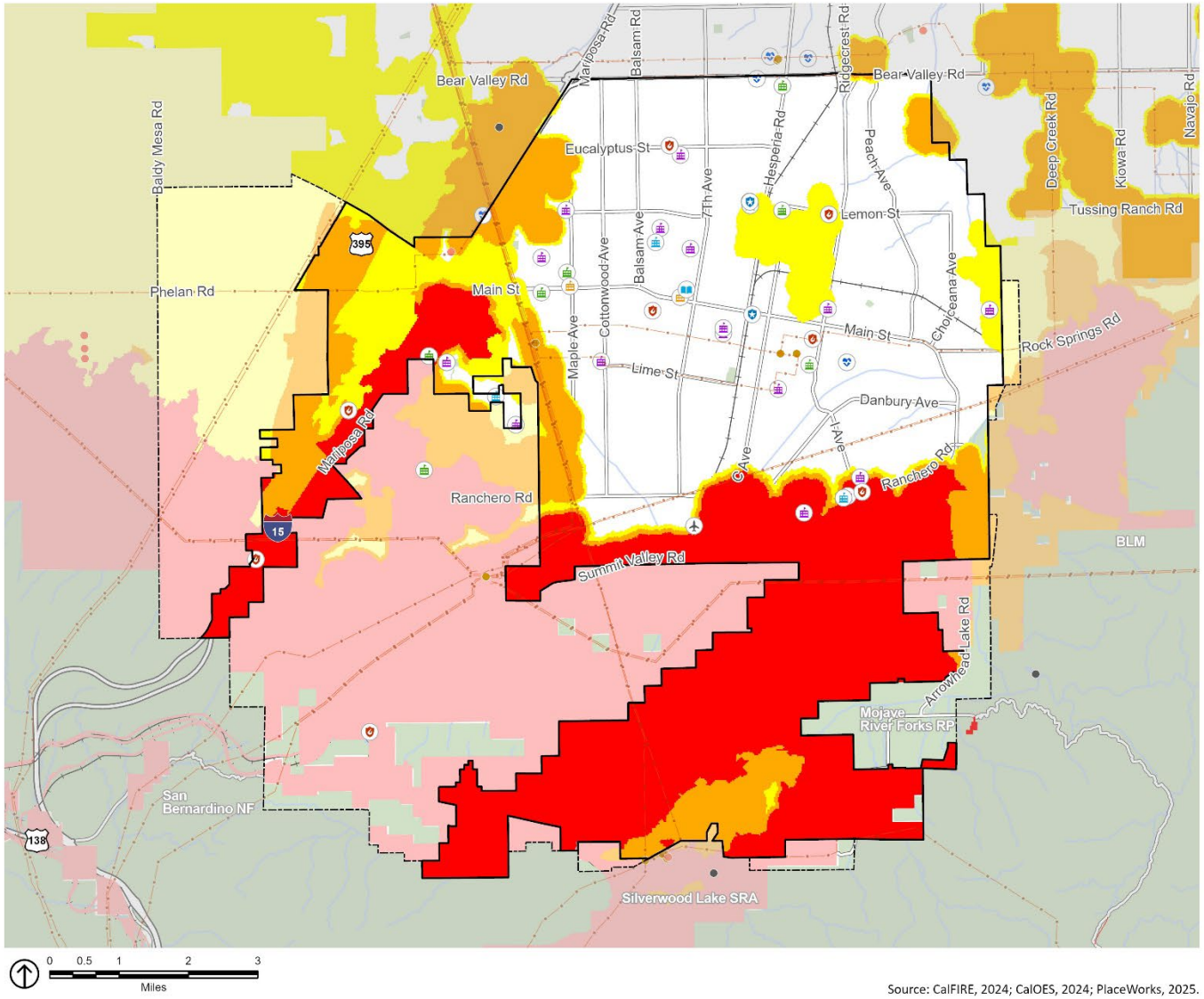
In addition to the Very High Fire Hazard Severity Zone designation by the California Department of Forestry and Fire Protection, the City has areas designated as Wildland-Urban Interface. The Wildland-Urban Interface is an area where buildings (e.g., housing) and infrastructure (e.g., cell towers and water supply facilities) mix with flammable wildland vegetation, allowing wildland fires to spread to buildings and structures easily. **Exhibit SF-7** identifies the Wildland-Urban Interface in Hesperia.

Exhibit SF-5 Historic Wildfire Perimeters



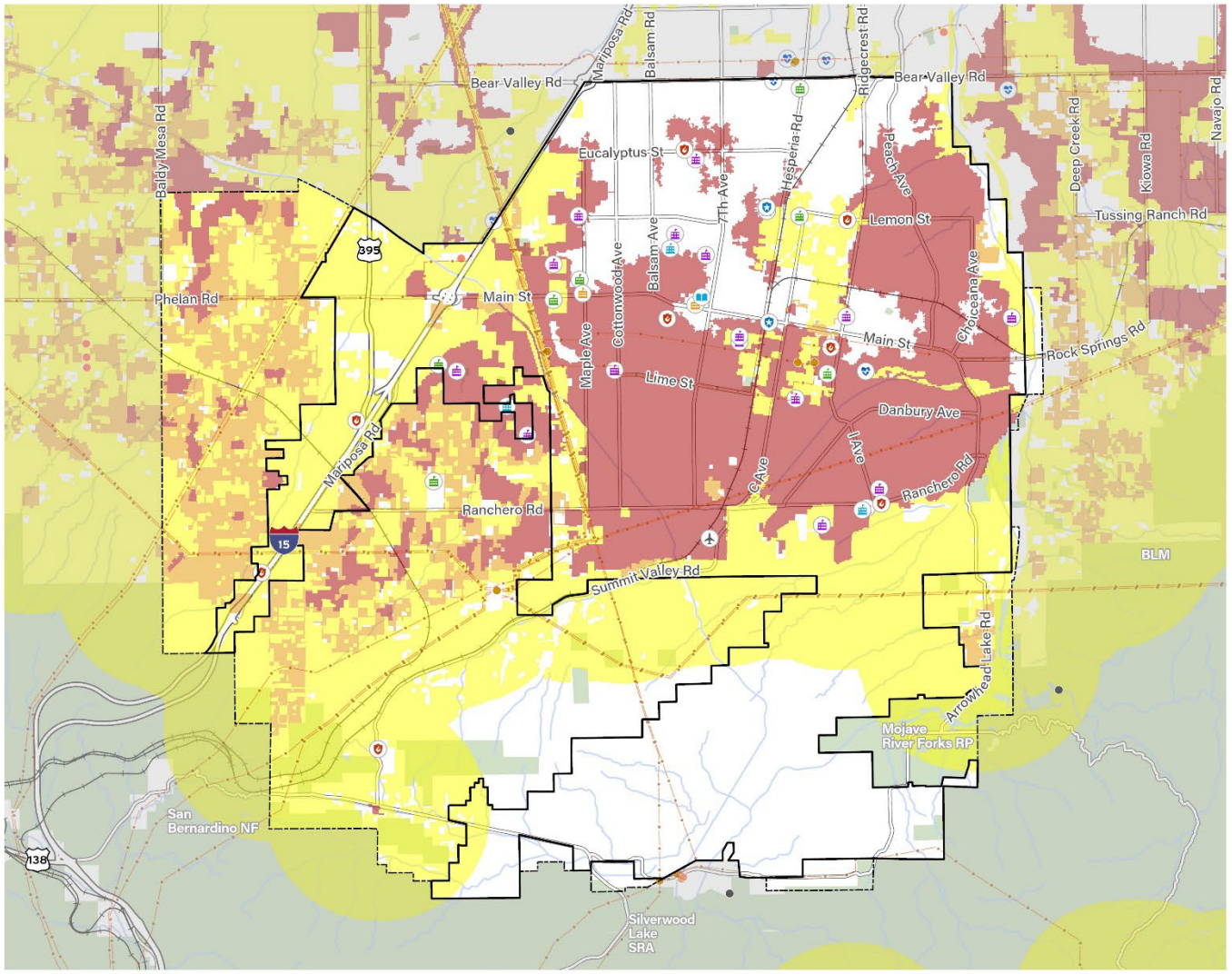
Source: CalFIRE, 2024; CalOES, 2024; PlaceWorks, 2024.

Exhibit SF-6 Fire Hazard Severity Zones



Source: CalFIRE, 2024; CalOES, 2024; PlaceWorks, 2025.

Exhibit SF-7 Wildland-Urban Interface Areas



City Boundary
SOI Boundary
Parks and Open Space
Transmission Lines
Airports
Dams
Electric Power Plants
Electric Sub Stations
Fire Stations
Hospitals
Libraries
Police Offices
Elementary School
Middle School
High School
K - 12 School

Wildland Urban Interface
Interface Zone
Intermix Zone
Influence Zone

Source: CalFIRE, 2024; CalOES, 2024; PlaceWorks, 2024.

Structural Fires

Hesperia is also at risk from structural fires. These fires burn in built-up environments, destroying buildings and other human-made structures. Structural fires are often due to faulty wiring, mechanical equipment, or combustible construction materials. The absence of fire alarms and fire sprinkler systems often exacerbates the damage associated with a structural fire. Structural fires are largely caused by human accidents, although arson causes some events. Older buildings lack modern fire safety features and may face greater risk of fire damage. A small number of structure fires are reported annually in Hesperia, but depending on the size, age, and occupancy of the structure, the economic and social losses can be substantial.

Fire Protection

The San Bernardino County Fire Protection District provides fire prevention and suppression services in Hesperia on a contract basis. The County Fire Protection District also provides ambulance service to local High Desert hospitals. In addition to three fire stations near Hesperia, the San Bernardino County Fire Protection District operates four fire stations in Hesperia (listed below):

- Hesperia Fire Station #302 at 17288 Olive Street
- Hesperia Fire Station #304 at 15660 Eucalyptus Street
- Hesperia Fire Station #305 at 8331 Caliente Road
- Hesperia Fire Station #306 at 17801 Ranchero Road

Due to the increase in population and associated rise in traffic, emergency calls to the Fire Department have steadily risen. Response times are controlled by the distance between the responding fire station and the site; factors that may affect the response time include obstructions provided by the aqueduct and the railroad lines, multiple alarms, traffic congestion, and availability of personnel and equipment.

If needed, fire stations from nearby communities, such as Victorville and Apple Valley, can respond to emergency calls in Hesperia. All three cities are part of the San Bernardino County Operational Area, which allows for mutual aid agreements among jurisdictions. These agreements enable additional emergency resources to be deployed by unaffected members of the group, as needed.

In addition to local resources, numerous local, state, and federal agencies are available to assist the San Bernardino County Fire Protection District depending on the nature of the incident. Emergency response across all jurisdictions in California adheres to the Standardized Emergency Management System, ensuring a coordinated and efficient approach to managing emergencies.

The following goal and policies aim to reduce fire hazards in Hesperia.

Goal SF-3	**Minimize injury, loss of life, property damage, and economic and social disruption caused by wildland and urban fires.**
Policy SF-3.1	In cooperation with the San Bernardino County Fire Protection District, ensure, to the maximum extent possible, that fire services—such as firefighting equipment and personnel, infrastructure, and response times—are adequate for all sections of the City.
Policy SF-3.2	Encourage new development outside of Very High Fire Hazard Severity Zones. Development in the Very High Fire Hazard Severity Zones shall demonstrate compliance with applicable state and local building and fire code regulations as well as appropriate mitigation measures and design considerations.
Policy SF-3.3	Require new developments in Very Fire Hazard Severity Zones (see Exhibit SF-6, Fire Hazard Severity Zones) to include the following, at a minimum, in applicable permit applications: ▪ Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards and with consideration to site conditions, including slope, structures, and adjacencies.

	■ Identification of defensible space for all buildings and plans for maintenance plan of defensible space. ■ More than one point of ingress and egress to improve evacuation, emergency response, and fire equipment access and adequate water infrastructure for water supply and fire flow that meets or exceeds the standards in the California Fire Safe Regulations. This specifically includes two sections of the California Code of Regulations, Title 14, Division 1.5, Chapter 7: Subchapter 2, Articles 1–5 (commencing with section 1270, SRA Fire Safe Regulations), and Subchapter 3, Article 3 (commencing with section 1299.01, Fire Hazard Reduction Around Buildings and Structures Regulations). ■ Class A roof materials for new and replacement roofs. ■ Location and source of anticipated water supply. ■ Fire protection plans for long-term, comprehensive fuel reduction and management, consistent with California Fire Code, Chapter 49. Fire protection plans shall include a risk analysis, fire response capabilities, fire safety requirements, mitigation measures, design considerations for nonconforming fuel modifications, and wildfire education maintenance and limitations.
Policy SF-3.4	All new development in the wildland-urban interface or Very High Fire Hazard Severity Zone must comply with fire-resistant landscaping and defensible space requirements. These standards shall meet or exceed Title 14 of the California

	Code of Regulations. This specifically includes Division 1.5, Chapter 7, Subchapter 2, Articles 1 to 5 (commencing with section 1270, SRA Fire Safe Regulations), and Division 1.5, Chapter 7, Subchapter 3, Article 3 (commencing with section 1299.01, Fire Hazard Reduction Around Buildings and Structures Regulations). New development shall also comply with the Public Resource Code Section 4291 (State Defensible Space Requirements), which requires the following: ■ Create a defensible space of at least 100 feet around the structure. ■ Remove all dead plants, grass, weeds, and other flammable vegetation from the defensible space. ■ Remove tree limbs that are within 10 feet of the chimney or stovepipe of the structure. ■ Trim tree limbs that are within 6 feet of the ground or within 10 feet of the structure. ■ Remove all dead branches, leaves, and other debris from roofs and rain gutters. ■ Create horizontal and vertical spacing between trees and shrubs to prevent the spread of fire. ■ Space trees at least 10 feet apart from each other. ■ Maintain the defensible space throughout the year, not just during fire season. ■ Obtain any necessary permits from local fire agencies before conducting any vegetation management activities. ■ Provide and maintain access to the property for emergency vehicles.

Policy SF-3.5	Require development, including infrastructure, in the wildland-urban interface or Very High Fire Hazard Severity Zone, as indicated on Exhibit SF-6 and SF-7, to establish and maintain vegetation management practices to reduce the risk of wildfire ignition and spread. These practices shall include fire-safe site planning, home hardening, vegetation management, the use of native drought-tolerant and fire-resistant species, and defensible space consistent with State and San Bernardino County Fire Protection District regulations.
Policy SF-3.6	In coordination with San Bernardino County Fire Protection District, require that new development be located where fire and emergency services have sufficient capacity to meet project needs, and require existing development be upgraded to provide necessary capacity as part of the proposed development activities to ensure new development has adequate fire protection.
Policy SF-3.7	Require new development to provide adequate access for fire and emergency vehicles and equipment that meets or exceeds State standards in two parts of the California Fire Safe Regulations (California Code of Regulations, Title 14, Division 1.5, Chapter 7): Subchapter 2, Articles 1–5 (commencing with section 1270, SRA Fire Safe Regulations), and Subchapter 3, Article 3 (commencing with section 1299.01, Fire Hazard Reduction Around Buildings and Structures Regulations).
Policy SF-3.8	Ensure that street and building address signage support firefighting crews and emergency response teams in their response to fire under low-visibility conditions, including installation of high-visibility signage for streets and building addresses that meet or exceed the standards in the California Fire Safe Regulations (California Code

	of Regulations Title 14, Division 1.5, Chapter 7, Articles 2 and 3, Sections 1273 and 1274).
Policy SF-3.9	Coordinate with State and regional partners to ensure roadways in fire hazard severity zones comply with current fire safety regulations. The City will maintain City-owned roadways to meet current regulations to the extent feasible and given the absence of other site constraints. These regulations include standards for evacuation and emergency vehicle access, vegetation clearance, and other requirements of the California Fire Safe Regulations in California Code of Regulations Title 14, Division 1.5, Chapter 7), specifically Subchapter 2, Articles 1–5 (commencing with section 1270, SRA Fire Safe Regulations), and Subchapter 3, Article 3 (commencing with section 1299.01, Fire Hazard Reduction Around Buildings and Structures Regulations).
Policy SF-3.10	Encourage owners of unsprinklered high-occupancy structures to retrofit their buildings to include automatic fire sprinklers.
Policy SF-3.11	Make available and share relevant educational and outreach materials, rebate programs, and incentives with the public to help residents understand appropriate fire mitigation and preparedness activities, such as vegetation management, home hardening, defensible space, evacuation routes, and emergency evacuation procedures during a fire hazard.
Policy SF-3.12	Coordinate with CAL FIRE, San Bernardino County Fire Protection District, and landowners to ensure maintenance of existing fuel breaks, vegetation clearance, and emergency access routes for effective fire suppression on public and private roads, especially evacuation routes.

Policy SF-3.13	Develop programs and provide updates, as appropriate, that ensure recovery and redevelopment after a large fire and reduce future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire-resistant landscape planning, and fire-retarding building design and materials.
Policy SF-3.14	Coordinate with the Hesperia Water District to maintain an adequate, long-term water supply for fire suppression needs for the community.
Policy SF-3.15	Coordinate with San Bernardino County Fire Protection District to provide resources to seniors and physically disabled residents to assist in maintaining defensible space around their homes.
Policy SF-3.16	Seek designation as a Fire Risk Reduction Community through CAL FIRE.
Policy SF-3.17	Work with the San Bernardino County Fire Protection District to monitor Insurance Services Office ratings for the City of Hesperia and the sphere of influence.
Policy SF-3.18	Evaluate the feasibility of a fee structure to improve fire response services in the City.
Policy SF-3.19	Work with San Bernardino County Fire Protection District to minimize risks to existing development by identifying existing non-conforming development and support San Bernardino County Fire Protection District's Ready, Set, Go, Fire Program to assist property owners in upgrading buildings and properties to current fire safe standards, in terms of road standards and vegetative hazard, requiring all development to meet or exceed CCR, division 1.5, chapter 7, subchapter 2, articles 1 -5 requirements (SRA Fire Safe Regulations).

HAZARDOUS MATERIALS

Hazardous materials are substances that pose a significant risk to public safety, or human and environmental health. Hazardous materials are used every day in industrial, commercial, medical, and residential applications. The primary concern associated with a hazardous materials release is the short- and/or long-term effect to the public from exposure to these substances.

Several State agencies monitor hazardous materials/waste facilities. The Regional Water Quality Control Board and the California Department of Toxic Substances Control monitor and document potential and known contamination sites. The leaking underground storage tank list produced by the Regional Water Quality Control Board and the California Department of Toxic Substances Control EnviroStor database indicates 13 cleanup sites (all case closed) and 12 school investigation sites (no action required).

The most serious concern regarding hazardous materials sites in Hesperia is the potential for leaks and reactive chemical interactions as a result of an earthquake compromising their storage containers. Hazardous materials spills have happened with past earthquakes, even when the building does not suffer significant damage.

Hazardous materials can also be released accidentally during transportation because of vehicle crashes. The release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud, or direct contamination of water, people, and property. Transportation of most hazardous materials in the region occurs on truck routes along major roadways that pass through Hesperia, such as I-15, SR-138, SR-173, and SR-395. The most vulnerable areas along this route are considered the on-/off-ramps and interchanges. The State requires vehicles transporting hazardous materials to have placards to identify the chemicals they carry and whether they are corrosive, flammable, and/or explosive. The drivers must carry detailed “material data sheets” for each of the substances on board. These documents help emergency response personnel assess the situation immediately upon arrival at the scene of an accident and take the appropriate precautionary and mitigation measures.

In addition to major roadways, other hazardous materials are transported through Hesperia on the BNSF railway, which bisects the City from north to south. Hazardous materials are shipped via the railway, and though a rail accident in the City is unlikely, it could have devastating effects.

The California Department of Transportation regulates the transport of hazardous materials/wastes and explosives through the City. I-15, SR-138, SR-173, and SR-395 are open to vehicles carrying hazardous materials/wastes. San Bernardino County Fire Protection District, San Bernardino County Office of Emergency Services, and Hazardous Materials Division of the San Bernardino County Fire Protection District are responsible for hazardous materials accidents at all locations in the City. If a hazardous material spill poses an imminent public health threat, the City will support local regulating agencies in notifying the public.

High-pressure gas and hazardous liquid pipelines also extend across the City. Pipeline operators are responsible for the continuous maintenance and monitoring of their pipelines. Excavations or drilling near pipelines should be conducted only after proper clearance by the appropriate utility agencies or companies. This is done locally by the Underground Services Alert of Southern California, or DigAlert.

The San Bernardino County Fire Protection District, which is the local Certified Unified Program Agency, manages hazardous materials and waste in Hesperia. The Certified Unified Program Agency consolidates, coordinates, and makes consistent the regulatory activities of several hazardous materials and hazardous waste programs, including Hazardous Materials Management, California Accidental Release Prevention, Hazardous Waste Management, Underground Storage Tanks, Aboveground Storage Tanks, and Emergency Response. All businesses that handle more than a specified amount of hazardous or extremely hazardous materials are required to submit a Hazardous Materials Business Plan to the local Certified Unified Program Agency. These businesses are also required to prepare Risk Management Plans, detailed engineering analyses that identify the potential accident factors present, and the mitigation measures that can be implemented to reduce this accident potential.

The following goal and implementation policies are aimed at reducing the hazards of hazardous materials in Hesperia.

Goal SF-4	Minimize the potential for hazardous materials contamination in Hesperia.
Policy SF-4.1	In cooperation with the San Bernardino County Fire Protection District, Hazardous Materials Division, continue to enforce disclosure laws that require all users, generators, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate city, county, state, and federal agencies of a change in quantity or type of materials, and in the event of a violation.
Policy SF-4.2	Identify roadways along which hazardous materials are routinely transported and maintain these roadways to prevent vehicle accidents and the release of hazardous materials. If critical facilities, such as schools, medical facilities, childcare centers, or other facilities with special evacuation needs are located along these routes, the City, together with these facilities, will identify emergency response plans that can be implemented in the event of a roadway accident nearby that results in the release of hazardous materials.
Policy SF-4.3	Continue to reduce or eliminate the use of hazardous materials by using nontoxic, safer alternatives that do not pose a threat to the environment, or buying and using only the smallest amount of a hazardous substance to get the intended job done. Encourage residents and businesses in the City to do the same.
Policy SF-4.4	Prohibit new facilities that will be involved in the production, use, storage, transport, or disposal of hazardous materials within identified hazard zones or within 1,000 feet of existing land uses that may be adversely impacted by such activities.

Policy SF-4.5	Prohibit new sensitive uses within 1,000 feet of existing facilities that are involved in the production, use, storage, transport, or disposal of hazardous materials or in identified hazard zones.
Policy SF-4.6	Prohibit any new facilities that use or store hazardous materials in quantities that would place them in the State's Toxics Release Inventory (TRI) or Small Quantity Generators (SQG) databases to be located in a natural hazard zone.

EMERGENCY PREPARATION AND RESPONSE

The California Office of Emergency Services defines a disaster as an event that causes significant disruption to a community or society, leading to severe danger and substantial losses to people and property. When a disaster occurs, the threatened community strives to protect its residents, care for victims, and restore basic services as soon as possible.

The San Bernardino County Sheriff's Department and San Bernardino County Fire Protection District conduct emergency preparedness activities in Hesperia. The San Bernardino County Sheriff's Department provides local police services and leads evacuation efforts in close cooperation with the Fire Protection District. The San Bernardino County Fire Protection District provides fire prevention and suppression as a community-based, all-hazard emergency services provider. If needed, the Apple Valley Fire Protection District may respond to emergency calls in Hesperia.

The Town of Apple Valley and the City of Hesperia are part of the San Bernardino County Operational Area, which has mutual aid agreements allowing additional emergency resources to be deployed from unaffected members of the group as needed. Numerous other local, state, and federal agencies are available to assist the San Bernardino County Fire Protection District depending on the type of incident.

In response to a disaster, the community needs to respond quickly, dynamically, and as effectively as possible. People impacted by a disaster generally respond actively to the situation, seeking safety for themselves, their families, and others, improvising if necessary to respond to changing conditions. However, some basic level of preparedness can be very useful.

Emergency managers realize the need to regularly educate and/or remind individuals, families, and businesses about potential hazards and urge them to be prepared. Agencies responsible for emergency response need to review and update their preparedness plans and emergency operations plan as new conditions and requirements develop, which is a continuous process.

Planning can help speed the response to an emergency while ensuring that the response is appropriate to the situation. Coordination between all levels of responders is critical. Direct, clear updates on the situation, provided in a timely manner by public officials, are important and prompt cooperation from the public. The City of Hesperia Alert Center hosts an online webpage for residents to view all alerts and emergencies in the City. Hesperia residents also use the Ready San Bernardino County app to help individuals prepare and plan for how to respond to a disaster in the area.

When an incident occurs anywhere in Hesperia, the San Bernardino County Sheriff's Office and/or the San Bernardino County Fire Protection District is typically the first to arrive at the scene, where they secure the area and determine if other agencies need to be involved.

Emergency Shelters

Earthquakes, flooding, wildfires, and other disasters can render housing uninhabitable. Displaced households need alternative short-term shelter provided by family and friends, temporary rentals, or public shelters established by relief organizations such as the Red Cross or Salvation Army in facilities around the City.

Potential short-term shelter locations in Hesperia include parks, schools, and churches. These locations are generally ideal for short-term emergency shelters because they have open space where people can set up tents, restroom facilities and possibly kitchens, and large parking lots where displaced families can park their cars and recreational vehicles, which can be used for housing. Because not all of these facilities may be available or fully functional after a disaster, having several options is ideal. The selection of which sites to open during an emergency should be made after consideration of the hazard involved, and the potential for that hazard to progress (e.g., a northward-moving wildfire) into the area of a shelter. These are short-term shelter facilities to be used for a few hours to a few days.

Long-term alternative housing may require import of manufactured homes; occupancy of vacant units; and eventually, the repair or reconstruction of new private and public housing.

Emergency Evacuation

Evacuation refers to moving people that are at risk during a disaster to a safer location, using routes that do not pose a significant danger to the evacuees. The Sheriff's Department typically serves as the lead organization in issuing and carrying out evacuations, supported by the Fire Protection District as appropriate. The Public Works department typically assists in identifying the best evacuation routes and barricading the evacuated areas.

With advanced warning, evacuation can effectively reduce injury and loss of life during a catastrophic event. Primary emergency access and evacuation routes include I-15, which intersects the City from north to south through the western portion of the City; SR-395, which intersects the City from north to south through the western portion of the City, and other local roadways that connect to these primary evacuation routes. In certain disaster situations, Hesperia may experience an influx of evacuees living in the mountains to the south and southwest of the City when emergencies, such as wildfires or severe weather events, threaten those mountain communities.

Exhibit SF-8 shows the results of an evacuation route analysis conducted through the Resilient IE project, illustrating the water crossings under potential evacuation routes identified by the San Bernardino County Transportation Authority. These are a critical concern because they can endanger lives during floods, delay and compromise evacuation and response efforts, and damage infrastructure. All evacuation routes in Hesperia face potential disruption from flooding or earthquake if they block roadways, damage the roadway surface, or collapse bridges and overpasses.

Exhibit SF-9 shows residential parcels with evacuation constraints in compliance with California Government Code Section 65302(g)(5), and evacuation routes identified by the City. **Exhibit SF-9** identifies residential developments in any hazard area that do not have at least two emergency evacuation routes, as well as parcels that are at least a half mile from a designated potential evacuation route. The lack of multiple emergency access points may create difficulties if there is a need to evacuate.

The City is participating in the San Bernardino County Transportation Authority's Emergency Evacuation Network Resilience Study, which will meet the requirements of California Government Code Section 65302.15 when completed. The Emergency Evacuation Network Resilience Study is anticipated to be completed in February 2026.

Exhibit SF-8 Evacuation Routes with Water Crossings

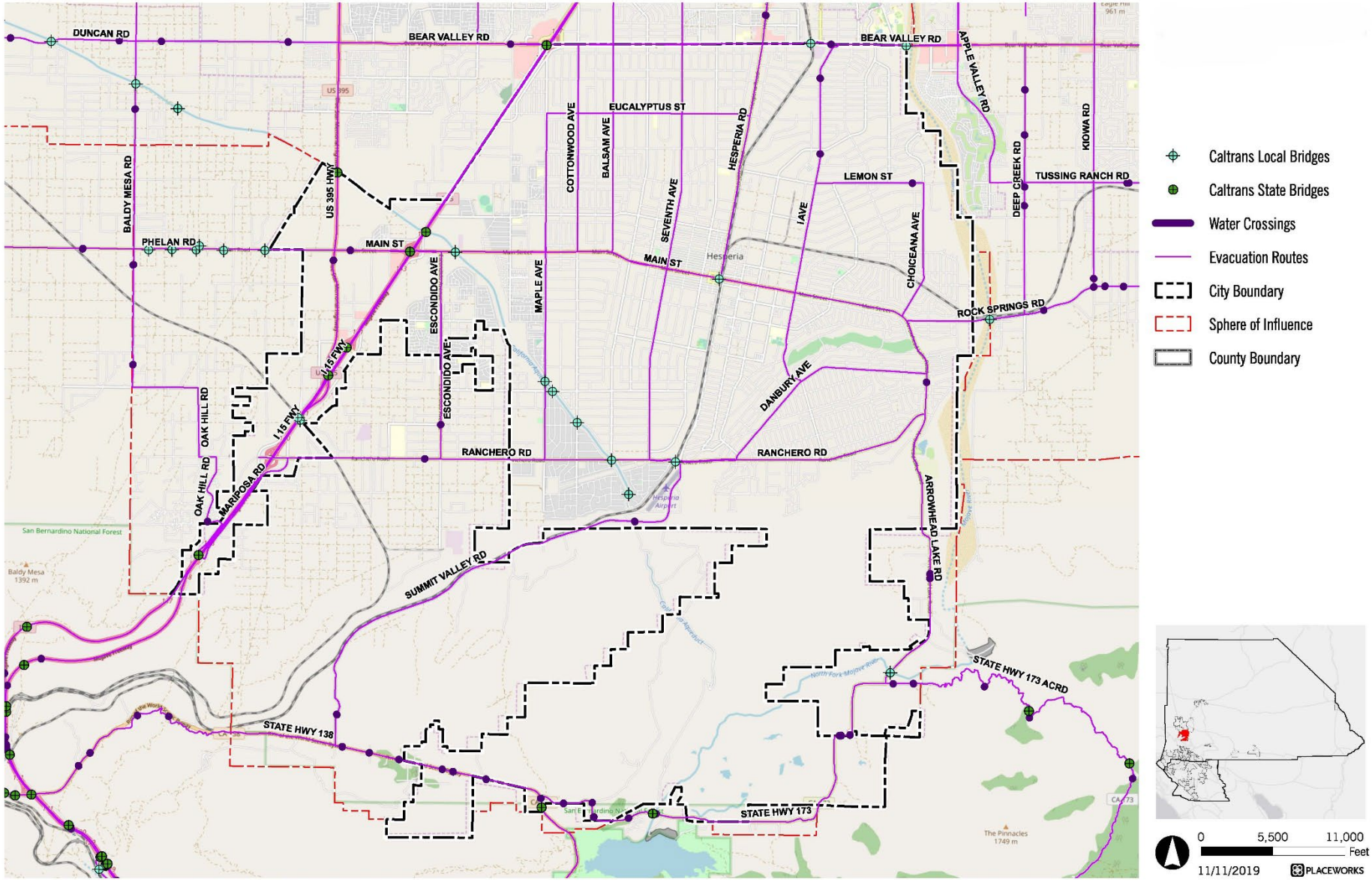
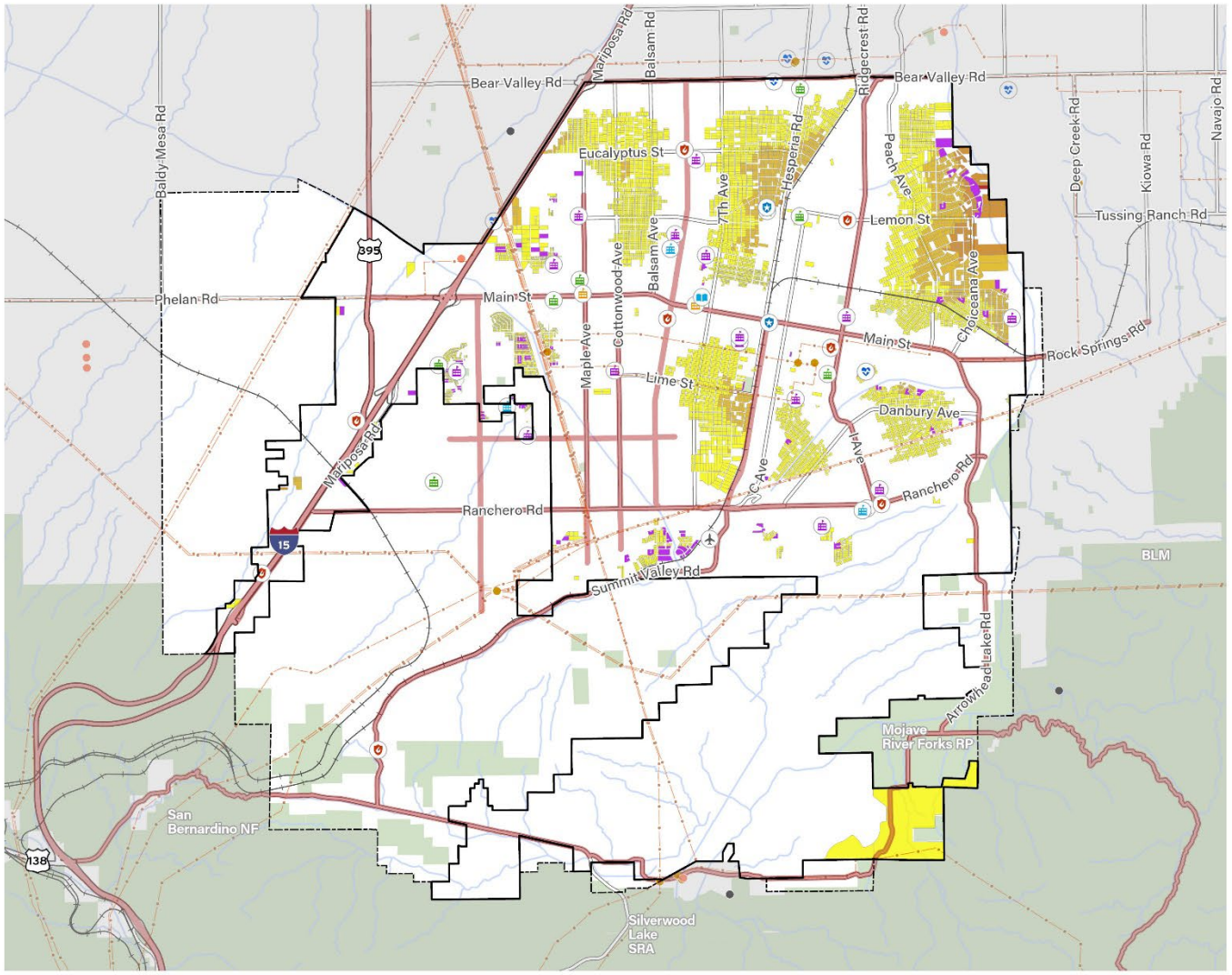


Exhibit SF-9 Evacuation Constrained Residential Parcels



Source: City of Hesperia, 2010; CalOES, 2024; PlaceWorks, 2024.

Recovery

Many communities are well prepared for a disaster but ill prepared for recovery. They may hope that if their pre-disaster planning is effective, long-term damages will be small. However, some post-disaster recovery efforts are necessary to restore community life. This includes the re-establishment of essential services and the rebuilding and repair of damaged properties. Recovery is an opportunity to improve the community so that it becomes more sustainable and less likely to be impacted by a future, similar disaster. Having a recovery plan in place can help with the decision-making process of reconstruction and improve communication with other levels of government that were involved in the disaster response phase and now have a vested interest in the recovery process.

The following goal and implementation policies aim to make Hesperia more disaster resistant.

Goal SF-5	**A community prepared to withstand and recover from natural disasters and other emergencies.**
Policy SF-5.1	Consistent with Public Resources Code Section 4290.5, require new development of 30 units or more in Fire Hazard Severity Zones, as shown on Exhibit SF-6, to have two ingress and egress routes that account for existing and proposed traffic evacuation volumes at buildout.
Policy SF-5.2	Coordinate with emergency responders and Caltrans to maintain potential evacuation routes to ensure adequate capacity, safety, and viability of those routes in the event of an emergency, including making improvements to existing roads as needed to support safe evacuations.
Policy SF-5.3	Continue to participate in the countywide Ready San Bernardino County emergency alert system and Storm Ready Program with the National Weather Service, issuing evacuation notices for

	affected neighborhoods in a timely manner in languages and formats accessible to all residents.
Policy SF-5.4	Maintain a FEMA-certified and adopted Local Hazard Mitigation Plan (LHMP). Implement and regularly update the LHMP through a partnership consisting of representatives from all City departments, the San Bernardino County Fire Protection District and Sheriff's Department, local quasi-governmental agencies, private businesses, citizens, and other community partners involved in emergency relief and/or community-wide services.
Policy SF-5.5	Upon update and certification by the Federal Emergency Management Agency, incorporate the Hesperia Local Hazard Mitigation Plan (LHMP) into this Health and Safety Element by reference, as permitted by California Government Code Section 65302.6.
Policy SF-5.6	Continue to support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with regional, state (SIMS), and federal standards, guidelines, and/or recommendations (NIMS).
Policy SF-5.7	Maintain mutual aid agreements with neighboring cities and the San Bernardino County Operational Area. Cooperate with other public agencies to ensure adequate medical and other emergency services, including assessing and projecting future emergency service needs.
Policy SF-5.8	Ensure to the fullest possible extent that, in the event of a major disaster, including extreme weather events, critical, dependent care, and high-occupancy facilities remain functional.
Policy SF-5.9	To the greatest extent possible, locate new essential public and critical facilities, such as police stations, schools, and community centers, outside of mapped hazard zones. If essential

	facilities must be located in these zones, site and design them to minimize the risk of damage and maintain their operational capacity during and after a hazard. Require all essential and critical facilities in an identified hazard zone (100-year/500-year flood zone, dam inundation zone, fire hazard severity zone, landslide susceptibility zone, or others), to develop disaster response and evacuation plans that address the actions that will be taken in the event of an emergency.
Policy SF-5.10	Coordinate with local and regional agencies to establish resilience centers to support residents, in accordance with State guidance. Resilience centers consist of well-used, existing, community-serving facilities that are equipped to provide residents and workers with shelter, water, restrooms, showers, and electricity during poor air quality events, extreme heat events, or disasters. Ensure that resilience centers are not in areas at risk from hazards and equitably located to the extent possible, are equipped with renewable energy generation and backup power supplies, and accessible by the City's most vulnerable residents. Work with transit, dial-a-ride, and paratransit services to provide transit services to and from resilience centers for seniors and people with disabilities in the community.
Policy SF-5.11	Coordinate with the Victor Valley Transit Authority and community service organizations to assist with evacuation efforts for those with limited English proficiency, who lack access to a vehicle, and/or who have limited mobility.
Policy SF-5.12	Offer educational programs to promote measures that residents and businesses should take prior to, during, and after an emergency. Promote public awareness of City emergency response plans, resources, risk reduction, and preparation of emergency kits. Provide emergency preparedness

	educational programs in languages and formats accessible to all Hesperia residents and businesses.
Policy SF-5.13	In cooperation with the San Bernardino County Fire Protection District, develop and hold regular Community Emergency Response Team (CERT) training exercises to residents and members of the business community to empower individuals and neighborhoods and increase disaster awareness and emergency response capability.
Policy SF-5.14	Support and participate in San Bernardino County Transportation Authority's regional evacuation study to identify evacuation route capacity, safety, and viability and evacuation locations under a range of hazard scenarios.

CLIMATE CHANGE RESILIENCE

Changes to the global climate system are expected to affect future occurrences of natural hazards in and around Hesperia. Many hazards are projected to become more frequent and intense in coming years and decades, and in some cases, these trends have already begun. Key climate change considerations that affect Hesperia include increasing temperatures and changes in precipitation. Overall, precipitation levels are expected to increase slightly, with more years of extreme precipitation events and droughts that last longer and are more intense. According to California's *Fourth Climate Change Assessment,* Hesperia can expect to experience various climate-related hazard events.

Climate change is expected to lead to an increase in wildfires across San Bernardino County due to hotter and drier conditions. More frequent and intense wildfires may also create poor air quality for Hesperia. As the climate changes, warmer temperatures will create more pollutants, such as ozone, wildfire smoke, dust, and pollen, contributing to poor air quality. Warmer temperatures are projected to cause an increase in extreme heat events. The number of extreme heat days, defined in Hesperia as a day when the high temperature is at least 98°F, is expected to rise from a historical annual average of 5 days to 36 days by the middle of the century (2035 to 2064), and an average of 59 days by the end of the century (2070 to 2099).

Both droughts and floods are expected to become more frequent because climate change is expected to cause rainfall in fewer, more intense storms. Although Hesperia is likely to experience minimal change in overall annual rainfall levels from climate change, the region is also expected to see an increase in the number of extreme rainfall events. Also, climate change can increase infection rates from various diseases because many of the animals that carry diseases are more active during warmer weather. When temperatures are warmer earlier in the spring and later in the winter, animals are active for longer, increasing the time that diseases can be transmitted.

Resilient IE

The Resilient IE project is a joint effort between the Western Riverside Council of Governments and San Bernardino County Transportation Authority to prepare the western Riverside County-San Bernardino County region for the increasing climate-related hazards. Resilient IE supports regional and local efforts to prepare for and mitigate risks on the region's transportation infrastructure associated with climate adaptation.

The Resilient IE Toolkit is a collection of resources that provide data on the risk from climate-related hazards and tools and resources for developing and implementing climate adaptation and resilience strategies to reduce these risks. The toolkit specifically addresses the anticipated increasing risks and impacts of climate-related hazards on the inland areas of southern California. The primary function of this toolkit is to facilitate greater resilience and adaptive capacity in the face of climate-related impacts in the western Riverside County-San Bernardino County region. It is available online at: https://wrcog.us/285/Resilient-IE.

Air Quality

Air quality is determined by the composition of gases and particles in the atmosphere, and it is a critical aspect of environmental health. Air pollution comes from mobile sources (e.g., cars, trucks, airplanes) and stationary sources (e.g., agricultural and industrial uses). The Mojave Air Quality Management District has the responsibility to create strategies and monitor the targets set by State and federal standards for San Bernardino County’s High Desert.

The increasing frequency of fire statewide creates more frequent degradation of air quality, leading to respiratory health effects. Wildfire smoke consists of a mix of gases and fine particulate matter from burning vegetation and materials. The pollutant of most concern from wildfire

smoke is $PM_{2.5}$, which can deeply penetrate lung tissue and affect the heart and circulatory system. Although wildfire smoke is a health risk to everyone, sensitive groups experience more severe acute and chronic symptoms from exposure to wildfire smoke. Sensitive groups include children (particularly younger children), older adults, people with chronic respiratory or cardiovascular disease, and low-resourced persons.

In many regions of the United States, climate-driven changes in weather conditions, including temperature and precipitation, are expected to increase ground-level ozone and particulate matter (such as windblown dust or smoke from wildfires). These changes worsen existing air pollution. More wildfires will release particulate matter and other pollutants into the air. Possible changes in wind patterns may also trap air pollutants in Victor Valley, increasing exposure to air pollution.

Drought

A drought is an extended period when precipitation levels are well below normal. Drought may affect domestic water supply, regional energy production, public health, and wildlife and contribute to wildfire. Like most of California and the western United States, Hesperia chronically experiences drought cycles.

The US Drought Monitor recognizes a five-point scale for drought events: D0 (abnormally dry), D1 (moderate drought), D2 (severe drought), D3 (extreme drought), and D4 (exceptional drought). According to the US Drought Monitor, the most intensive recent drought was during most of 2022, when all of San Bernardino County was classified as “severe” drought. As of June 2024, San Bernardino County, including Hesperia, was not classified in a drought. During severe drought, water shortages are common, and water restrictions may be imposed to meet essential community needs. The Hesperia Water District’s 2020 Water Shortage Contingency Plan contains actions to implement and enforce regulations and restrictions for managing a water shortage when it declares a water shortage emergency under the authority of the California Water Code.

Given Hesperia’s desert climate and reliance on groundwater, the City is generally not considered especially vulnerable to drought. However, chronic drought can affect groundwater levels if decreased basin inflow and increased demand for water are not managed effectively.

Although droughts are a regular feature of California’s climate, climate change will likely lead to more frequent and intense droughts statewide.

Overall, precipitation levels are expected to stay similar to historic levels in Hesperia, potentially increasing by the end of the century.

Extreme Heat

Extreme heat has no universal definition, but California guidance documents define extreme heat as hotter than 98 percent of the historical high temperatures for the area measured between April and October of 1961 to 1990. In Hesperia, the extreme heat threshold is 98°F. A heat wave is an event with five extreme heat days in a row, so in Hesperia, a heat wave would be five days in a row over 98°F.

The Center for Disease Control and Prevention recognizes extreme heat as a serious public health concern. The most vulnerable to extreme heat are children and youth, households in poverty, immigrant/linguistically isolated communities, low-resourced people of color, outdoor workers, persons experiencing homelessness, persons living in mobile homes, persons with chronic illnesses and/or disabilities, persons without access to lifelines, and older adults.

According to the US Census, roughly a quarter of all housing in the City was built before 1980 and is unlikely to have air conditioning or effective insulation to regulate indoor temperatures. During extreme heat days, temperatures in poorly insulated homes may reach unhealthy temperatures. Therefore, people living in these homes, especially vulnerable populations, are at higher risk for heat-related illnesses during extreme heat events.

The warmer temperatures brought by climate change are likely to cause more extreme heat events locally. Depending on the location and emissions levels, the state Cal-Adapt database indicates the number of extreme heat days is expected to rise from a historical annual average of 5 to 36 days by the middle of the century (2035 to 2064), and an average of 59 days by the end of the century (2070 to 2099).

Severe Weather

Severe weather is generally any destructive weather event, but in Hesperia it manifests as localized storms that bring heavy rain, hail, thunderstorms, and strong winds. Severe weather is usually caused by intense storm systems, although strong winds can occur without a storm. The dangers posed by severe weather vary widely—injuries or deaths, damage to buildings and structures, fallen trees, roads, and railways blocked by debris, and fires sparked by lightning. Severe weather often produces high winds

and lightning that can damage structures and cause power outages. Lightning can ignite wildfires and structure fires that can damage buildings and endanger people.

In Hesperia, most severe weather is linked to high winds, often accompanying severe storms, that can cause significant property damage, threaten public safety, and have adverse economic impacts from business closures and power loss. Santa Ana winds have caused extensive damage and increased the fire damage level dramatically. Santa Ana winds are warm, dry winds that blow from the east or northeast (offshore). Santa Ana winds often blow with exceptional speed through the Cajon Pass, beginning in Hesperia. Wind speeds are typically east to west at 40 miles per hour (mph) through and below passes and canyons, with gusts to 74 mph. Additionally, an "atmospheric river" is a relatively common weather pattern that brings southwest winds and heavy rain. Atmospheric rivers can be associated with heavy precipitation, landslides, and high winds.

Electricity utilities throughout California, including Edison, have begun to occasionally "de-energize" or turn off the electricity for power lines that run through areas with an elevated fire risk. Public Safety Power Shutoffs are intended to reduce the risk of power lines sparking or being damaged and starting a wildfire. As previously described, these activities result in a loss of power for customers served by the affected power lines. A Public Safety Power Shutoff can happen at any time of year, but usually during high wind events and dry conditions. Public Safety Power Shutoffs may be limited to specific communities or affect broad swaths of the state.

Climate change is expected to cause an increase in intense rainfall and strong storm systems, such as atmospheric rivers. However, the frequency of Santa Ana winds is expected to decrease, particularly in the fall and spring months. An increase in intense rainfall and strong storm systems means that Hesperia could see more intense weather in the coming years and decades, although not all forms of severe weather may increase. However, heavy rainfall can increase the frequency and severity of other hazards, including flooding.

Human Health Hazards

Human health hazards are bacteria, viruses, parasites, and other organisms that cause diseases and illness in people. Some of these diseases may cause only mild inconvenience, but others are potentially life threatening. These diseases are often carried by animals, such as mice and rats, ticks, and mosquitos. Warmer temperatures and high precipitation levels can lead to

larger populations of disease-carrying animals and therefore a greater risk of disease and higher rates of infection.

Populations most vulnerable to human health hazards are those who spend a disproportionate amount of time outdoors (such as outdoor workers or persons experiencing homelessness), those with fragile immune systems or existing illnesses (which may include persons with chronic illnesses and seniors), and those who live in substandard housing or do not have access to health insurance and medical care (households in poverty, low-resourced people of color, immigrant/linguistically isolated communities, and cost-burdened/low-income/overcrowded households). Many of the vector-carrying organisms thrive in warmer and wetter conditions, and therefore the overall risk of human health hazards is expected to increase.

The following goal and policies aim to make Hesperia more resilient to climate change.

Goal SF-6	**A resilient community able to adapt to climate change hazards.**
Policy SF-6.1	Promote water conservation measures in all public and private development.
Policy SF-6.2	Work with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies, including for fire suppression needs.
Policy SF-6.3	Support local agencies to promote public awareness on resilience initiatives related to poor air quality, drought, extreme heat, severe weather, water conservation, and human health hazards.
Policy SF-6.4	Coordinate with the Victor Valley Transit Authority to increase shading and use of heat-mitigating materials on pedestrian walkways and at transit stops.
Policy SF-6.5	Develop and maintain an Extreme Heat Action Plan in accordance with State guidance.

Policy SF-6.6	Promote the use of drought-tolerant green infrastructure, including landscaped areas, as part of cooling strategies in public and private spaces.
Policy SF-6.7	Encourage local businesses to develop workplace heat safety protocols and provide training for employers and employees in heat-exposed occupations.
Policy SF-6.8	Improve the resiliency of City-owned structures to severe weather events and support homeowners and business owners to improve the resilience of their buildings and properties through retrofits, weatherization, and other improvements.
Policy SF-6.9	Coordinate with the City's utility service providers to upgrade, harden, and/or underground their facilities and infrastructure in Hesperia, to improve their survivability of a natural or human-caused hazard event.
Policy SF-6.10	Participate in regional partnerships that support increased community resilience, such as the Inland Southern California Climate Collaborative.
Policy SF-6.11	Coordinate with the San Bernardino County Department of Public Health and healthcare providers to support free or reduced-cost medical care for low-resourced households.
Policy SF-6.12	Coordinate with local agencies, healthcare providers, and community-based organizations that provide resources to help residents respond to poor air quality events (e.g., transportation to resilience centers and supply free N95 masks).
Policy SF-6.13	Work with local contractors and community-based organizations to help low-income households and community service providers obtain or upgrade indoor air filtration systems.

3.0 HEALTHY COMMUNITY

A City's physical environment—its parks, public facilities, environmental pollution, housing, and so forth—affect the health and wellbeing of residents of a community. As a result, planners incorporate into general plans policy guidance and programs that are designed to improve the built environment and health and wellness. This section of the Health and Safety Element reflects the City's recognition of the importance of residents' health and its commitment to create a healthier living environment.

While many cities have long implemented healthy community programs, the "Planning for Healthy Communities Act" formalized that approach. State law requires that cities with a "disadvantaged community" must adopt goals, policies, and objectives to address environmental justice. The element must: a) identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities; b) promote civic engagement in the public decision-making process; and c) prioritize improvements and programs that address disadvantaged communities.

Environmental justice refers to the fair treatment and meaningful involvement of all people in the development, implementation, and enforcement of environmental regulations and policies. Fair treatment means that no group should bear disproportionate consequences from the operations of industrial, commercial, and governmental land uses. In short, environmental justice requires that all residents be treated in an equitable and fair manner with respect to environmental regulations and policies.

The Health and Safety Element establishes a broader healthy community framework that addresses SB 1000 topics, including:

- Reduction of pollution exposure
- Improvement of air quality
- Promotion of physical activity
- Promotion of access to healthy food choices
- Ensuring of safe, sanitary, and healthy housing
- Promotion of equitable access to public facilities and services
- Promotion of civic involvement in public decision-making

DISADVANTAGED COMMUNITY

The Planning for Healthy Communities Act requires local governments to identify disadvantaged communities in their planning area and to develop policies and programs that improve health conditions in those areas. SB 1000 defines "disadvantaged communities" as those disproportionally burdened by environmental pollution and with population characteristics that make these areas more sensitive to poor health. Policies must be designed to "reduce the unique or compounded health risks in disadvantaged communities" (Gov. Code, § 65302 (h)(1)(A).

As outlined in the healthy community technical report (Appendix EJ), three broad approaches are used to identify disadvantaged neighborhoods in Hesperia. These methods and results are summarized, followed by a map of the disadvantaged neighborhoods.

Method 1: Mandated criteria under CalEnviroScreen

The first methodology for identifying a disadvantaged tract is based solely on "mandated" criteria provided by CalEnviroScreen. According to this method, only one census tract in Hesperia qualifies as "disadvantaged" based on population and environmental characteristics in 2017 (CalEnviroScreen ver. 3). Compared to most communities, Hesperia has a cleaner physical environment, and no particular census tract is designated as disadvantaged due to environmental pollution. However, when CalEnviroScreen is updated in 2025, the number of census tracts that qualify as disadvantaged may change based on more recent data.

Method 2: Cumulative burden based on local data

Cumulative health risks can also be used to identify a disadvantaged tract. Cumulative risk refers to the impact of multiple pollution sources in an area. Hesperia's industrial district along the I-15 will eventually have millions of square feet of warehousing to capitalize on freeway access. Health risk assessments suggests that two census tracts zoned for industrial and commercial uses may result in a high enough pollution burden to make that tract disadvantaged once the tracts are fully developed. Because of the potential for cumulative pollution burden in the future, the City has designated both tracts as disadvantaged for planning purposes.

Method 3: Population Characteristics

While the prior two methods addressed environmental pollution, the third method for identifying a disadvantaged tract is based solely on population characteristics:

- Tracts scoring as a low resourced tract based on economic, education, and income characteristics of the household.
- Tracts scoring in the worst quartile statewide for the healthy places index and population characteristics according to CalEnviroScreen 4.
- Tracts scoring in the worst quartile for physical or mental health due in part to unhealthy lifestyle choices.

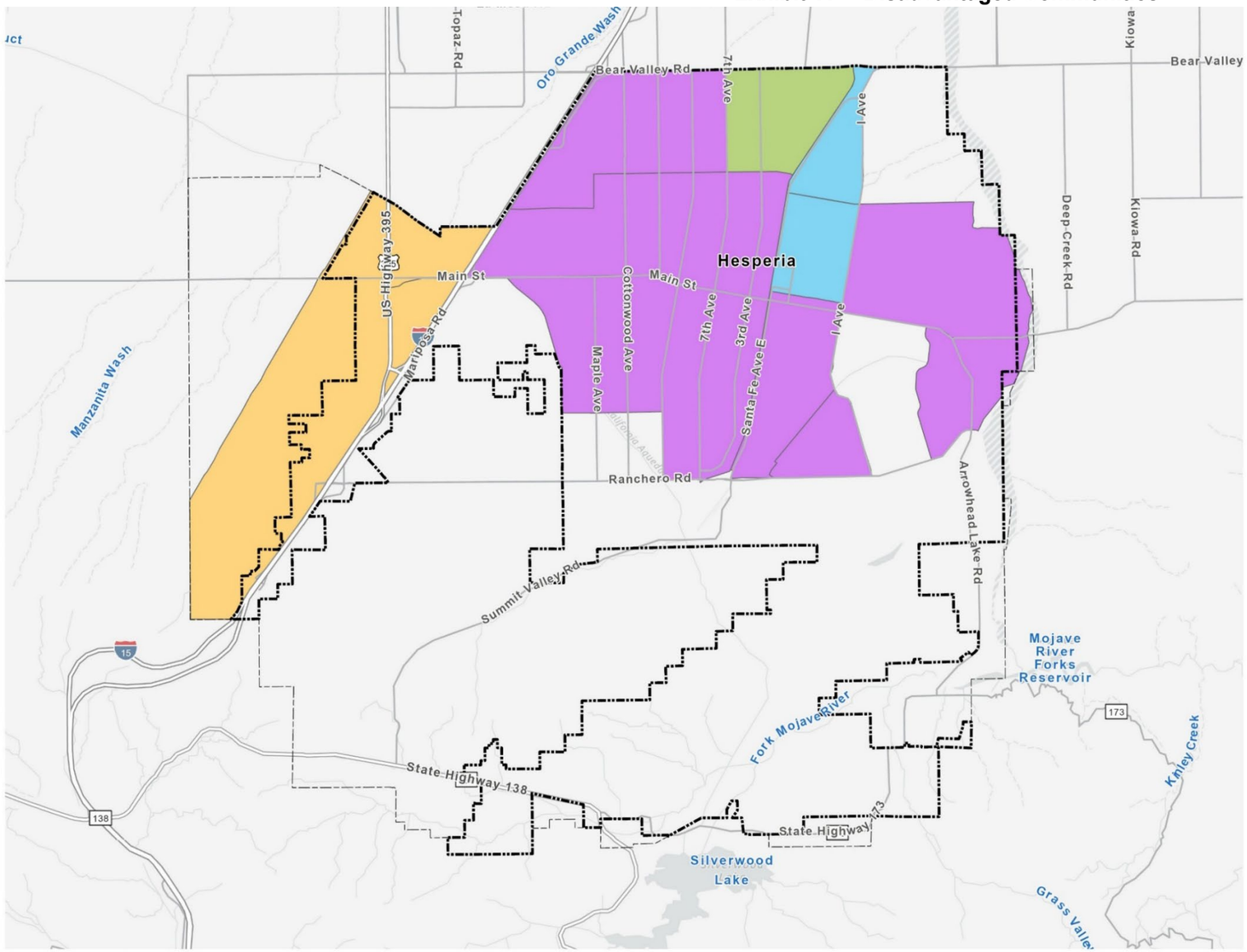
When the tracts identified earlier are included, most of Hesperia has some level of disadvantaged status; the issues just vary by location.

The Silverwood Master Plan in southern Hesperia will accommodate more than 15,000 homes and 50,000 new residents. Silverwood will be a full-service community, with new water and sewer service, park and recreation facilities, new roadways, and other key amenities. While future residents of Silverwood will receive a very high quality of new services, original Hesperia will still need housing, water, sewer, park facilities, roads and infrastructure, and other community amenities.

In contrast to Silverwood, Hesperia's existing built environment will continue to need significant investment in community amenities—housing, parks, roadways, sewer service, sidewalks, etc. Provision of these services will be essential to maintaining quality of life, preserving property values, and creating a healthy community for residents.

Exhibit 11 identifies the disadvantaged census tracts in Hesperia that provide the basis for the issues, goals, and policies that follow.

Exhibit 11 Disadvantaged Communities



- City Boundary
- Sphere of Influence Boundary
- Tracts Designated as Disadvantaged from CES 3.0
- Tracts at Risk of Cumulative Pollution Burden
- Commercial/Industrial Reinvestment Area
- Lower Resource Area designated by the California Tax Credit Allocation Committee, 2020-2024

Source: ESRI, CalEnviroScreen 4.0, PlaceWorks

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REDUCTION IN POLLUTION EXPOSURE

The State of California requires that all local governments, especially those with disadvantaged communities, focus on reducing exposure to pollution and improving air quality in their planning area. This task can be daunting for cities like Hesperia, whose local air quality is influenced by pollution emanating from the San Bernardino Valley that is transported to the High Desert with prevailing winds.

CalEnviroScreen notes several sources of pollutants that affect certain residential neighborhoods and nonresidential areas in Hesperia. Pollution sources include, but are not limited to:

- Criteria pollutants from heavy vehicle traffic along the I-15.
- Diesel emissions from warehousing and associated trucking.
- Potential exposure to lead in housing and from industrial uses.
- High levels of noise from freeways, railroads, and industry.
- Industries known to store, handle, or transport hazardous wastes.

Hesperia also has more localized sources of pollution in the community. These include dumping of trash and debris, unkempt residential and nonresidential properties that pose health and safety concerns, and airborne dust that contains biological allergens and irritants. Areas along the I-15 are also susceptible to cumulative health risks due to land use policies and the concentration of industrial uses in that area.

Finally, though the City's drinking water currently meets all state and federal water quality standards, there are potential threats to the City's groundwater. These include elevated nitrate due to septic tanks, hexavalent chromium due to natural deposits, and arsenic around the freeway area. As required by state law, the City regularly tests groundwater and takes appropriate actions to ensure that drinking water is in compliance.

The City takes a multifaceted approach to reducing exposure to pollution and improving air quality for residents. This includes enforcing land use policies that separate incompatible land uses; funding community programs to clean up local sources of pollutants; requiring new projects to mitigate their impacts as required by CEQA; regularly testing water quality and

protecting the water supply; and enforcing local ordinances for noise, vibration, and other public nuisances.

The following goals and policies are intended to protect residents from unnecessary exposure to pollution and to improve air quality in Hesperia, which will improve the health and wellbeing of residents.

Goal HC-1	**Minimize exposure to sources of pollution and improve air quality in Hesperia to benefit the health of the community**
Policy HC-1.1	Create and maintain land use patterns that protect residences and other sensitive receptors from exposure to pollution, dust, noise, odor, vibration, and other detrimental conditions to public health.
Policy HC-1.2	Require new commercial and industrial projects west of the I-15 Freeway Corridor area to prepare a cumulative health risk assessment and appropriate mitigation plan prior to approval.
Policy HC-1.3	Work with residents, neighborhood groups, and local agencies to reduce the occurrence of illegal dumping, trash and debris accumulation, and ensure the maintenance of private property.
Policy HC-1.4	Facilitate opportunities to increase landscaping and tree canopy in public and private projects and infrastructure, where appropriate, focusing on underserved areas of Hesperia.
Policy HC-1.5	Require buffers, landscaping, and other mitigation to minimize noise and vibration from railroads, airports, trucking, warehousing, industry, and other noise sources to acceptable levels.
Policy HC-1.6	Encourage the use of renewable sources of energy that will improve air quality; work with regional agencies to control and reduce potential contaminants and threats to Hesperia's aquifer.

PHYSICAL ACTIVITY

Expanding and implementing the opportunities for physical activity are important ways to improve residents' health. Key opportunities include park and recreational facilities, pedestrian routes, and bicycle routes, among others. These amenities offer opportunities for those who live, work, or visit Hesperia to experience nature, gather with friends and family, and improve physical fitness in a recreational setting.

Parks and Recreational Facilities

Hesperia's 25 parks and recreational facilities offer nearly 400 acres of land for recreational use. Useable acres excludes parking lots, washes, and facilities requiring fees. Hesperia parks are generally classified as follows:

- Private parks serving a subdivision
- Neighborhood parks that are 2 to 5 acres
- Community parks of 10 acres or more
- Special use parks that focus on specific activities
- Joint use facilities open after school hours
- Regional facilities that serve the entire City



Despite this acreage, Hesperia faces a shortfall of parks and limited convenient access to parks that are free and open to the public. The City's goal is to have five acres of parkland for 1,000 residents, which includes three acres for parks and two acres for open space. When undeveloped washes are excluded due to flood control concerns or fee-for service facilities, the City has 113 acres of usable parkland. Based on 113 park acres and a population of 100,000, Hesperia needs at least 187 acres of parkland to address the existing deficit and increase access to areas in southern and northern Hesperia. This deficit will grow over time.

Bicycle and Pedestrian Routes

Hesperia has been gradually developing a bicycle and pedestrian network. The City's proposed bicycle network offers 190 miles of bicycle routes at buildout, with two-thirds of the bicycle routes yet to be constructed. The current network includes three types of bicycle routes: Class 1 protected routes, which are separate from the street right of way; Class 2 bike lanes, which are striped lanes along the side of roadways; and Class 3 routes, which are not striped and share the same right-of-way as vehicles.

As provided for in the Circulation Element, goals and policies further clarify the intent of the City's developing bicycle network. Emphasis is on ensuring that the bicycle network connects residents to key destinations, is designed to promote safe travel, and makes use of creative opportunities (e.g., flood control channels and easements) to expand the bicycle network. The bicycle plan, when implemented, will provide 90 percent of Hesperia's housing units with a bicycle path, lane, or route within one-half a mile.

Because Hesperia was originally developed as a rural community, most of the City today does not include sidewalks, curb, or gutters. Sidewalks line only 15 percent of City streets. The majority of sidewalks are in western Hesperia where the City has seen a large number of tracts developed, the township area of the City across from the Civic Center, and south of Ranchero Road where tracts have been developed. As new development projects are proposed, the City's General Plan requires sidewalks that comply with City standards, except for older, built-out neighborhoods.

Sidewalks and bicycle routes also give residents additional opportunities for physical activity. A well-developed network of routes can also be an excellent investment in improving public safety. Approximately 32 pedestrian and bicycle collisions occur annually, the vast majority of which involve pedestrians. Main Street, Bear Valley Road, and Ranchero Road

have the most collisions. Though sidewalks and bicycle routes will not eliminate all safety threats, they will help reduce the number of collisions.

The following goal and implementation policies aim to improve the availability and equity of parks, bicycle, and pedestrian routes in Hesperia and improve the health and well-being of residents.

Goal HC-2	**Ample parks, trails, community facilities, and services that meet community needs, are well maintained, distributed equitably, and provide opportunities for active living.**
Policy HC-2.1	Create an integrated system of bike, trail, and pedestrian routes that connect neighborhoods, corridors, recreation, and other major facilities.
Policy HC-2.2	Collaborate with the Hesperia Recreation and Park District to assess development impact fees of five acres of parkland for every 1,000 new residents served by new residential developments.
Policy HC-2.3	Work with the Hesperia Recreation and Park District to provide an appropriately designed public park within a 15-minute walk of all homes to ensure equitable access from all neighborhoods.
Policy HC-2.4	Support partnerships that provide active and passive recreational activities that are affordable and accessible and sensitive to the needs of different ages and abilities.
Policy HC-2.5	Work with local schools in the community to ensure that all public schools have safe and walkable routes to school that can encourage youth to be physically active.
Policy HC-2.6	Ensure that the function and design of parks, bicycle routes, and sidewalks meet the needs of residents of different age groups and abilities, and also serve northern and southern Hesperia.

Healthy Food

When healthy food is available, affordable, and accessible in a community, it helps residents make healthier food choices. The High Desert, including Hesperia, has a demonstrated need to improve the health and well-being of residents—nutrition and lifestyle choices make a difference. At the same time, there are also opportunities to improve residents' health through responsible tobacco and alcohol regulations that can discourage the use of products that can harm health.

Grocery Stores and Healthy Food

Hesperia is home to many full-service grocers—one of the highest ratios in San Bernardino County. Most grocery stores are along Main Street or along Bear Valley Road. Despite the abundance of stores, many residential neighborhoods still have limited access to food (i.e., a condition often called a food desert) and residents must travel more than three miles—sometimes much more—to shop at a full-service grocery. Food security remains a real concern for residents with lower or fixed incomes.

Opportunities to improve access to healthy food are many. Local schools offer healthy breakfasts and lunches to all students, from kindergarten to high school, regardless of income. Local community-based agencies, like the High Desert Food Collaborative, provide low cost food to families. Hesperia seniors can obtain low cost meals at the Senior Center. And the City of Hesperia has begun approving development proposals for commercial uses, such as grocery stores, in southern Hesperia.

Residents are also at risk of poor health due to tobacco and alcohol. Approximately one in five Hesperia adults consumes alcohol or tobacco. Local school surveys also suggest a high prevalence of alcohol and tobacco use among youth and adolescents that is comparable to adults in Hesperia. Alcohol and tobacco are known to significantly increase health risks, including from increased vehicle accidents.

Hesperia is proactive in addressing tobacco and alcohol health concerns. The municipal code prohibits smoking lounges and shops, prohibits retail tobacco unless the business has been issued an off-sale alcohol license, and regulates tobacco sales. The City also enforces a social host and deemed-approved ordinance and requires the approval of a conditional use permit for any business that has an off-sale or on-sale alcohol permit.

The following goal and implementation policies aim to improve the health of residents through nutrition, education, and land use policy.

Goal HC-3	**Ample access to affordable, healthy food choices, and appropriate regulations that curb alcohol, tobacco, and drug use.**
Policy HC-3.1	Prioritize the attraction of healthy food stores in City economic development efforts, especially where a retail store, farmers' market, or community garden is beyond a 10-minute drive from homes.
Policy HC-3.2	Support nonprofits, local healthcare providers, for-profit organizations, and public agencies in providing affordable food, nutrition assistance, and related assistance to reduce food insecurity.
Policy HC-3.3	Support community efforts to expand farmers' markets, community-supported agriculture, community gardens, or other means to increase opportunities to access healthy food options.
Policy HC-3.4	Allow for the cultivation and farming of plants, including orchards; tree, field, berry, and bush crops; and commercial flower and vegetable gardens consistent with municipal code regulations.
Policy HC-3.5	Continue updating and enforcing regulations that pertain to the location and practices of tobacco retailers, prohibitions of smoking, and support tobacco education and prevention.
Policy HC-3.6	Continue updating and enforcing controls that pertain to the permitting, location, density, and operation of alcohol retailers, and support alcohol use education and prevention efforts.

HOUSING SECURITY

The Housing Element is the primary chapter within the general plan for the City's goals, policies, and objectives for housing. However, State law also requires that the environmental justice element improve the availability of safe and sanitary housing in the community because of its relationship to the health and wellbeing of residents. As demonstrated in the housing element, Hesperia residents experience high levels of overpayment and overcrowding which presents larger housing insecurity issues as well.

While a detail parcel survey is not available, windshield surveys indicate the need for improving residential properties and structures. Approximately 40 percent of the City's homes are approaching 50 years old, the point at which significant rehabilitation of plumbing, electrical, roofing, and other features are typically required. In addition, resident surveys indicate the need for better property and yard maintenance.

Achieving healthier homes for residents is an important goal for Hesperia. According to the National Center for Healthy Housing, a healthy home is one that is dry, clean, safe, ventilated, free of pests, contaminant-free, well maintained, and thermally comfortable. In addition, homes should be affordable and accessible to all people, regardless of age or ability. Homes that satisfactorily address these issues provide the best chance of residents to live healthier and longer lives with less chance of illness.

In addition to housing conditions and the need for housing rehabilitation, Hesperia residents, like many in California, experience a high level of housing insecurity due to a long-standing shortage of affordable housing. Due to the high cost of housing relative to residents' income, many Hesperia residents double up (e.g., families living together in a home) or overpay (e.g., spend more than 30 percent of their income) for housing. These conditions make it more difficult to maintain a stable residence.

Hesperia's mix of residential neighborhoods includes agricultural lots, standard residential subdivisions, higher density small lot areas, and developing mixed use districts. In some areas, older neighborhoods have aged, have a lower level of resources (e.g., amenities and income), and require greater investment to offer the desired quality of life to residents. As noted in the Housing Element, place-based efforts are needed across many of Hesperia's neighborhoods to ensure their long-term viability.

Hesperia aspires to provide quality housing opportunities for residents. To achieve this goal, efforts will be directed at improving housing conditions.

Code enforcement efforts will assist in furthering property maintenance. Zoning regulations will allow a range of housing types and products to meet the affordability and lifestyle needs of residents. And finally, for neighborhoods of greater need, place-based efforts will be focused on improving conditions present in those neighborhoods.

The following goal and implementation policies aim to improve housing security, promote fair housing, and reinvest in neighborhoods.

Goal HC-4	**Affordable, safe, and sanitary housing choices and stable neighborhoods that contribute to a high quality of life and enhance resident security.**
Policy HC-4.1	Facilitate opportunities for the provision, construction, and improvement of affordable rental and ownership housing, focusing on lower and moderate income households.
Policy HC-4.2	Continue to inspect residential buildings; enforce building, safety, and property maintenance codes; and encourage the maintenance and repair of housing in neighborhoods.
Policy HC-4.3	Collaborate with property owners to preserve the structural quality and long-term affordability of publicly assisted affordable housing, mobile home properties, and special needs housing.
Policy HC-4.4	Direct place-based (e.g., neighborhood) efforts on the provision of affordable housing, housing rehabilitation, support services, and public services in lower resource neighborhoods.
Policy HC-4.5	Administer municipal programs and activities relating to housing and community development in a manner consistent with the obligation to affirmatively further fair housing.

PUBLIC FACILITIES AND SERVICES

Quality of life is often defined by the public facilities and services available to residents (e.g., public improvements, public services, and other amenities). Public facilities and services include transit, streets and roadways, water and sanitation, fire and police, and other essential services. These amenities should be distributed to neighborhoods and districts in an equitable manner rather than concentrated in fewer neighborhoods.

As a fast-growing community, Hesperia has significant needs for new and improved roadways, education and library services, park and recreational facilities, and other services for residents and the business community. New residential, commercial, and industrial development proposed in the community requires a continued realignment of service delivery to meet the changing demand. At the same time, however, existing levels of services provided to the community must be maintained and adjusted as necessary.

Many of Hesperia's public services are provided by a combination of special districts, County agencies, or local organizations. In other instances, the City contracts with service organizations or private business to provide services. Some of the organizations that provide public facilities and services include but are not limited to:

- Transit: Victor Valley Transit Authority
- Police Services: San Bernardino County Sheriff
- Fire Protection: San Bernardino County Fire District
- Parks and Recreation: Hesperia Recreation and Park District
- Sanitation: Victor Valley Reclamation Authority (VVWRA)
- Human Services: Various nonprofit organizations
- Education and Workforce Training: Hesperia Unified
- Social Services: San Bernardino County

The healthy community technical report that underpins this element documented improvements that are needed to park facilities, public safety, transit, and health care for neighborhoods in Hesperia. Because of the many agencies that serve Hesperia residents and businesses, the City needs to monitor the output of services and where gaps exist. Establishing a more formal reporting and monitoring program would enable City decision-makers to better align services to meet community needs.

The following goal and implementation policies aim to improve the public facilities and services and coordination between responsible agencies.

Goal HC-5	**Equitable access to quality public facilities and services for all neighborhoods, including lower resource areas.**
Policy HC-5.1	Regularly repair and maintain streets in residential neighborhoods and other locations to provide safe and convenient access to homes, community amenities, and other destinations.
Policy HC-5.2	Provide responsive public safety service, including fire and police service, to all residential, commercial, and industrial areas, regardless of location.
Policy HC-5.3	Work with the Victor Valley Transit Authority to establish, maintain, and increase the frequency of transit routes to provide improved access to all areas of the community.
Policy HC-5.4	Explore strategies to attract healthcare providers to Hesperia who will address the shortage of primary, mental health, and dental care and support schools, healthcare providers, County, and community-based groups to expand medical care.
Policy HC-5.5	Collaborate with schools and businesses to improve the educational attainment of residents and to attract new businesses that expand the opportunities for living wage jobs for residents.
Policy HC-5.6	Ensure that an adequate level of water, sanitation, and drainage service is provided to meet the needs of homes, business, and public uses, with a focus on addressing areas that are underserved with respect to infrastructure and services.

CIVIC ENGAGEMENT

Creating a healthy community that furthers environmental justice is best achieved when community stakeholders (residents, businesses, etc.) participate in the process. All community members should have the opportunity to provide meaningful input into decisions that affect their health and well-being. Civic engagement is particularly important in Hesperia because the City relies on a wide array of private and nonprofit organizations and outside government agencies to provide services.

Inclusive and meaningful participation can be achieved in different ways—by ensuring that meetings are accessible in terms of language, time, and location; by addressing the public's concerns soon after they arise; and by using facilitation methods that encourage all participants' contributions. Continued engagement after a policy decision is also important to ensure that land use decisions, specific projects, and programs achieve the environmental justice objectives that were intended with legislative actions.

Internal and external communication can be a vehicle for engagement. Internally, the City of Hesperia needs to be capable of anticipating issues and problems and making decisions in a timely manner. Information should be regularly available through formal channels, so that residents can understand key issues and how the City will address them. The City's "State of the City" address, website, social media channels, budgeting process, and monitoring are important tools to "report" progress to the community.

The following goal and policies aim to improve opportunities for meaningful participation in creating a healthier community.

Goal HC-6	**Meaningful opportunities for civic engagement in the public decision-making process and implementation of programs.**
Policy HC-6.1	Use broad communication techniques and social media tools, including virtual participation, to convey and receive information from the public.
Policy HC-6.2	Continue to raise the public's and decisionmakers' awareness of the importance of a healthy environment, the issues affecting a healthy city, and the opportunities to improve health.

Policy HC-6.3	Provide appropriate aids and services leading to effective communication for persons with disabilities so they can participate in the City programs, services, and activities.
Policy HC-6.4	Encourage and support public-private partnerships that assist in providing services that meet a range of health, social service, and wellness needs of residents of Hesperia.
Policy HC-6.5	Establish and maintain a performance monitoring system for health and safety goals, policies, and metrics to ensure that adequate service levels are provided for each planning area of the City.

City of Hesperia
STAFF REPORT

Attachment 6

DATE: June 12, 2025

TO: Planning Commission Members

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner

SUBJECT: 2025 General Plan Update

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution Nos. PC-2025-08 and PC-2025-09 recommending that the City Council: 1) Certify the Addendum as being complete and in compliance with the California Environmental Quality Act (CEQA); and 2) Adopt the updated Land Use Element, Circulation Element, and Health and Safety Element.

BACKGROUND

The City Council adopted Hesperia's last General Plan update on September 7, 2010. Since then, state legislation has evolved, requiring specific revisions to maintain legal compliance. In 2024, the City engaged PlaceWorks, Inc. (Placeworks) to update the Land Use, Circulation, and Safety Elements and prepare an Addendum to the 2010 General Plan Environmental Impact Report (EIR). PlaceWorks was also contracted to draft Objective Design Standards in support of the City's recently adopted Housing Element. These standards will be advanced separately at a future date.

To prepare the update, the City and Placeworks hosted several public meetings and workshops. In 2024, four public meetings and two study sessions were held with the Planning Commission and City Council. The Commission and Council reviewed and discussed critical components of each element, as well as the Objective Design Standards. The project team also consulted stakeholder groups and distributed a public survey to gather input, particularly for the Health and Safety Element.

ISSUES/ANALYSIS

The General Plan is the City's "Constitution" and guide for development, outlining the City's vision for itself and how it will develop over time and maintain quality of life. All decisions made by the City, from the adoption of the annual budget and implementation of capital improvements to the issuance of building permits, must be consistent with the General Plan.

Since the last General Plan update in 2010, the City's population has increased from approximately 90,000 to over 100,000, and employment has grown from 11,000 to 17,000. Ongoing development interest has helped sustain this economic growth, which is expected to continue. The updated General Plan must also respond to new laws, regulations, and conditions that have emerged since 2010. For instance, recent state legislation on climate adaptation and resiliency requires cities to take steps to better withstand extreme weather events. Additionally,

new mandates have been enacted by the State legislature to address community health, education, and economic equity.

General Plan Goals

As a focused update, the primary objective of the project team was to integrate new policies and programs that comply with State law while preserving the overall vision and direction established by the 2010 General Plan. Throughout the process, input from community members, stakeholders, and City staff consistently reaffirmed that the goals set forth in the original plan remain relevant today. The focused General Plan Update supports the following goals:

- Preserve existing neighborhoods;
- Enhance the quality of residential areas across a variety of densities, with landscaping and architectural standards;
- Reinforce efforts to build a local job base and establish sales tax-producing businesses along Bear Valley Road, Main Street and the Freeway Corridor;
- Preserve lot sizes and prevent premature subdivision of land;
- Enhance the quality of life in higher residential density developments with paseos, parks and other amenities;
- Establish a circulation system of arterial and connector streets to carry traffic efficiently within and across the City;
- Support the urban design framework, which includes two new greenways to link the freeway corridor with the downtown area;
- Dedicate housing units for senior citizens as well as for all income levels; and
- Permit mixed-use developments in the downtown area and along the freeway corridor.

General Plan Elements

The General Plan Update consists of three chapters, or elements. A summary of each element and the associated issues are as follows:

Land Use: The motivating force behind updates to the Land Use Element stems from programs contained within the City's adopted Housing Element. Crucially, the update process focused on revising development standards for the R-3, C-2, and R-C designations that more clearly and concisely communicate the City's intent for these areas. The changes are summarized as follows:

- *R-3 Multiple Family Residence*: The R3 land use designation is amended to increase the maximum density of residential development from 15 dwelling units per acre to 30 dwelling units per acre and to conditionally permit group homes for seven or more persons.

- *C-2 General Commercial*: The C2 land use designation is amended to allow 100-percent residential development ranging from 20 to 30 dwelling units per acre and to permit group homes for six or fewer persons.

- *R-C Regional Commercial*: The RC zone (part of Main Street and Freeway Corridor Specific Plan) is amended to increase the maximum density of residential development from 25 dwelling units per acre to 30 dwelling units per acre. The zone is also amended to allow 100-percent residential development and to permit group homes for six or fewer persons. The development of residential uses is limited primarily to the east side of Interstate 15.

The most frequently referenced part of the General Plan is the Land Use Map. This map shows the location of residential, commercial, industrial uses, as well as schools and parks. The map also shows other features such as railroads, the airport, and the California Aqueduct. Residential uses are classified by density in dwelling units per acre. The proposed land use map does not propose new changes beyond reflecting all General Plan Amendments processed since the 2010 General Plan was adopted.

The text of the Land Use Element includes a description of the City's existing development pattern, infrastructure, and public services. In addition, the intent for each land use designation is described alongside general density and intensity standards. The goals intended to guide future growth and development include:

- Ensuring compatibility between adjacent uses;
- Preserving and enhancing residential areas;
- Promoting balanced, efficient commercial development to generate sales taxes;
- Providing for industrial development to increase opportunities for local employment;
- Investing in high-quality public facilities;
- Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification;
- Improving the quality of life for all community members; and
- Ensuring that future growth is fiscally sustainable.

Circulation: The Circulation Element describes the City's roadway network and identifies operational standards. The Transportation Plan maps the location and classification of streets within the City and illustrates the right-of way widths, as well as the curb-to-curb widths, for each classification, including special street-sections. Roadway performance is measured in terms of Level of Service (LOS), with the City's acceptable thresholds remaining at LOS D for roadway segments and LOS C for intersections.

The Circulation Element also addresses other modes of transportation like walking, biking, and transit. The Non-Motorized Transportation Plan shows the location and classification of bicycle facilities throughout the City. Most streets include space for bike lanes to encourage their use. This supports the goal of providing viable alternatives to the automobile.

The Circulation Element also addresses challenges faced by the City, including the need for additional freeway interchanges, more crossings at the railroad and the Mojave River, and the reclassification of select roadways to better serve vehicular demand. Notable changes to the roadway network are as follows:

- Relocated future I-15 interchange from Muscatel Street to Cedar Street;
- Reclassified Sultana Street from Seventh Avenue to I Avenue as Secondary Arterial (formerly Arterial);
- Reclassified Sultana Street from I Avenue to Main Street as Secondary Arterial (formerly local road);
- Modified the alignment of the Mauna Loa Street extension from Third Avenue to Hesperia Road / Lemon Street; and
- Reclassified Seventh Avenue as a Special Street section from Bear Valley Road to Ranchero Road.

The goals intended to guide the City as it continues to build out its roadway network address the following issues:

- Ensuring a safe and efficient roadway network;
- Facilitating goods movement without negatively impacting sensitive areas;
- Providing opportunities for non-motorized alternatives to vehicular travel; and
- Supporting safe and convenient regional transit.

Health and Safety: The Health and Safety Element includes both safety and environmental equity components pursuant to the California Government Code sections 65302(g) and 65302(h). The safety components focus on natural and human caused hazards, as well as emergency preparedness and response to protect the community from the effects of natural disasters and environmental hazards. The healthy community components focus on strategies to improve health and environmental equity.

Safety Topics
In Hesperia, the key safety issues include seismic and geological hazards, flood and inundation hazards, wildfires, hazardous waste and materials, emergency preparedness and response, and climate change resilience. The Safety Element works in tandem with the City's Local Hazard Mitigation Plan and Emergency Operations Plan to provide a cohesive safety approach for Hesperia.

Since the previous update to the Safety Element in 2010, several new laws have come into effect, requiring updates to the Safety Element:

- AB 2140 (2006): Allows for the incorporation of the Local Hazard Mitigation Plan into the Safety Element;
- SB 1241 (2012): Requires the review and update of the flood and wildfire sections to minimize risk to new buildings and essential facilities and identify responsible agencies and ensure coordination among agencies;
- SB 379 (2015): Requires the preparation of a climate change vulnerability assessment that identifies risks to hazards, and develop goals, policies, and implementation actions to build resilience in the community;
- SB 99 (2019): Requires the identification of residential areas in hazard zones with less than two ingress/egress routes; and
- AB 747 (2019)/1409 (2021): Requires the identification of evacuation route capacity, safety, and viability, and evacuation locations under a range of hazard scenarios.

Following extensive technical analysis, staff updated the Safety Element hazard descriptions, goals, and policies to meet current Government Code requirements. The key changes are summarized as follows:

- Incorporate the Hesperia Local Hazard Mitigation Plan by reference, as supported by AB 2140;
- Update hazard background information and mapping with the most current data from federal, state, and local sources;
- Update policies in the seismic and geologic hazards, flooding hazards, fire hazards, hazardous materials, and emergency preparation and response sections, based on the technical Background Report and California Government Code requirements;

- Address climate change vulnerability and adaptation as directed by SB 379 through a new Climate Change Resilience section, including a goal and policies based on the findings of the Climate Vulnerability Assessment; and
- Provide a matrix of actions for implementing the goals and policies of the Safety Element.

Pursuant to California Government Code Section 65302.5(b), the California Department of Forestry and Fire Protection reviewed the draft Safety Element and consulted with the City from December 2024 to January 2025. The State Board of Forestry and Fire Protection's Resource Protection Committee reviewed the Safety Element on March 4, 2025, during its regular meeting and approved the City to move forward with the public hearings and adoption of the Safety Element without revisions.

Healthy Community Topics
With the passage of SB 1000, the Planning for Healthy Communities Act, a City's general plan must incorporate goals, policies, and actions to improve health and environmental equity. In addition to SB 1000, the 2021-2029 City's Housing Element contained commitments to address issues with the built environment as a condition for its certification by the State of California. As a result, the City's General Plan Safety Element contains a Healthy Communities section that addresses both requirements and builds upon the City's Resolution 2010-030, which affirms the commitment to promoting and developing a safe and healthy Hesperia for all residents.

To inform goals, policies and programs in the Health and Safety Element, a Healthy Community Technical Report was prepared, supported by information gathered from community workshops, stakeholder interviews, and a public survey. Based on the findings and as required by Section 653902(h) of the Government Code, the Element provides goals, policies, and programs that address the following topics:

- Reduction of pollution exposure;
- Improvement in air quality;
- Opportunities for physical activity;
- Access to healthy food;
- Affordable, safe, and sanitary homes;
- Access to public facilities and services; and
- Increasing opportunities for civic involvement.

Addendum to the 2010 Environmental Impact Report: PlaceWorks prepared the Addendum to the 2010 Certified Environmental Impact Report (Certified EIR) for Hesperia's General Plan. The Addendum evaluates whether the General Plan Update (proposed project) would modify the existing General Plan in such a way that it would create new environmental impacts or substantially increase the severity of previously identified significant effects, potentially requiring further environmental review. The Addendum, in conjunction with the Certified EIR, serve as the environmental review for the proposed modifications to the existing General Plan, ensuring compliance with CEQA. The Addendum evaluates the potential environmental impacts associated with the existing General Plan as modified by the General Plan Update.

The proposed project will update the Land Use, Circulation, and Health and Safety elements, as well as the environmental equity policies to address state laws and support projected growth over the next 25 years. The proposed project is a focused update of the current General Plan to conform with new State laws related to community health, climate adaptation, resiliency, and mobility, and to bring long-term growth projections into alignment with current economic

conditions and state mandates. Differences in population, jobs, housing units, and non-residential square feet between the existing General Plan and General Plan Update at buildout are shown in the following table.

Comparison of Buildout Conditions for Existing General Plan and General Plan Update

	Existing General Plan[1] (2050)	General Plan Update (2050)	Difference
Population	144,538	162,835	+18,297
Jobs	48,527	48,502	-25
Housing Units	54,430	61,570	+7,140
Non-Residential Square Feet	67,613,266	66,733,917	-879,349

[1] The 2010 Certified EIR did not include a planning horizon, and therefore, the buildout under the existing General Plan was adjusted to account for a 2050 horizon year. The buildout under the proposed project is within the overall buildout as envisioned in the 2010 Certified EIR

Addendum Process: Pursuant to the CEQA Guidelines Section 15164, an Addendum to a previously certified EIR may be prepared under specific circumstances. The Addendum process allows for the documentation of minor project changes or technical updates that do not result in new or substantially more severe environmental impacts.

The proposed project qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed changes are consistent with the scope of the previously Certified EIR and do not meet any of the conditions outlined in Section 15162(a) and Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the Certified EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.

Tribal Consultation: In compliance with Senate Bill 18 (Government Code Section 65352.3), the City of Hesperia initiated tribal consultation by contacting California Native American tribes identified by the Native American Heritage Commission. Notification letters were sent on May 21, 2024, to the Desert Cahuilla Indians, the Cabazon Band of Mission Indians, and the Yuhaaviatam of San Manuel. The Yuhaaviatam of the San Manuel tribe responded on May 24, 2024, and requested formal consultation with the City. The City indicated that the proposed project would not allow for any ground-disturbing activities that would preclude a project from going through the standard CEQA requirements, and the Tribe concluded consultation on October 30, 2024.
In addition, since the proposed project is being evaluated through a CEQA Addendum and not a new EIR, consultation pursuant to Assembly Bill 52 (Public Resources Code Sections 21073 to 21084.3) do not apply in this instance.

Significant Impacts: CEQA requires that the EIR identify the impacts of a project and propose mitigation measures to reduce those impacts. CEQA also requires disclosure of any impacts that cannot be mitigated to a non-significant level, even if all feasible mitigations are required. The Certified EIR determined that implementation of the existing General Plan would result in significant and unavoidable impacts related to air quality, noise, and transportation. The

Addendum determined that these impacts would continue to be significant and unavoidable as part of the proposed project, as summarized:

- Air Quality
    - Results in construction emissions that would contribute substantially to an existing or projected air quality violation;
    - Results in operational emissions that would contribute substantially to an existing or projected air quality violation; and
    - Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).
- Noise
    - Results in a substantial permanent increase in ambient noise levels in the project vicinity.
- Transportation[1]
    - Causes an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system; and
    - Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

No new significant environmental impacts have been identified beyond those already assessed in the Certified EIR. While the proposed project may result in physical impacts due to future improvements, the analysis and mitigation measures from the Certified EIR will still apply. While the project involves physical impacts, it does not result in new significant environmental effects or substantially increase the severity of previously identified impacts. The analysis and mitigation measures from the previously Certified EIR remain applicable to the proposed project.

CITY GOAL SUPPORTED BY THIS ITEM

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

CONCLUSION

Adoption of the General Plan Update will bring the City's primary policy document into compliance with new state laws and mandates and ensure continued compliance with CEQA. The update will also address the changes the City has experienced in the previous 15 years since the General Plan was last updated. The update will provide guidance to the City's decision makers and staff to carry out the overall vision for the City of Hesperia. The Addendum substantiates that the proposed changes do not induce new significant environmental impacts beyond those already addressed by the 2010 General Plan EIR.

[1] The 2010 Certified EIR found impacts to Level of Service (LOS) to be significant and unavoidable. However, since CEQA no longer uses LOS as a threshold standard, and has replaced it with Vehicle Miles Traveled (VMT), the LOS significance is no longer applicable to CEQA.

ALTERNATIVE

1. Provide alternative direction to staff.

ATTACHMENT(S)

1) Resolution No. PC-2025-08 (Certifying the Addendum in compliance with CEQA)
2) Resolution No. PC-2025-09 (Adoption of the 2025 General Plan Update)
3) Addendum to the 2010 General Plan EIR*
4) Land Use Element*
5) Circulation Element*
6) Health and Saftey Element*

The attachments above noted by an * are available on the City's website at www.cityofhesperia.us and are provided under separate cover.

ATTACHMENT 1

RESOLUTION NO. PC-2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ADDENDUM TO THE CITY'S 2010 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (EIR) PURSUANT TO CEQA IN SUPPORT OF THE 2025 GENERAL PLAN UPDATE

WHEREAS, on September 7, 2010, the City Council of the City of Hesperia adopted Resolution No. 2010-057 certifying the Final EIR for the City's 2010 General Plan, which also remains applicable to development within the City; and

WHEREAS, fifteen (15) years have passed since the City of Hesperia adopted the 2010 General Plan and changes to the City's size and population, as well as new laws, regulations, and circumstances that did not exist when the original General Plan was adopted, require an update to the General Plan described herein (hereinafter referred to as "2025 General Plan Update" or "Project"); and

WHEREAS, the 2025 General Plan Update is a focused update to the three mandatory elements required by the State of California, including Land Use, Circulation and Health and Safety Elements; and

WHEREAS, the Addendum has been prepared pursuant to CEQA Guidelines Section 15164 to evaluate whether the proposed 2025 General Plan Update would result in any new significant impacts, substantially more severe impacts, or trigger the need for a subsequent or supplemental EIR under Sections 15162 or 15163; and

WHEREAS, the 2010 General Plan EIR identified significant and unavoidable impacts to air quality, noise, and traffic, but the significant and unavoidable impacts pertaining to traffic no longer apply as Level of Service (LOS) was replaced with Vehicle Miles Traveled (VMT) per Senate Bill 743 (SB 743) and CEQA Guidelines Section 15064.3, and VMT has been determined to be the applicable metric for analyzing transportation impacts under CEQA, thereby rendering LOS-based impacts no longer applicable; and

WHEREAS, the Addendum to the 2010 General Plan EIR reflects this change in CEQA law and confirms that this transition from LOS to VMT does not result in new or more severe environmental effects; and

WHEREAS, the Addendum concludes that all impacts remain within the scope of analysis in the certified 2010 General Plan EIR, and that none of the criteria in CEQA Guidelines Section 15162 or Section 15163 are met; and

WHEREAS, on June 12, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the Addendum to the 2010 General Plan EIR in connection with the 2025 General Plan Update 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 PLANNING COMMISSION AS FOLLOWS:

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

Section 2. Based upon substantial evidence presented to this Planning Commission during the above-referenced June 12, 2025, hearing, including public testimony and written and oral staff reports, this Planning Commission specifically finds as follows:

(a) An Addendum to the 2010 General Plan EIR has been prepared for the 2025 General Plan Update. The 2025 General Plan Update qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed project is consistent with the scope of the 2010 General Plan EIR and does not meet any of the conditions outlined in Section 15162(a) or Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the 2010 General Plan EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.

(b) The Planning Commission has independently reviewed and analyzed the Addendum, and finds that it reflects the independent judgment of the Planning Commission, and that there is no substantial evidence, in light of the whole record, that the project may result in new significant impacts or substantial increases in the severity of impacts that were previously identified.

Section 3. The Planning Commission hereby recommends that the City Council certify the Addendum to the 2010 General Plan EIR as being complete pursuant to Resolution No. PC-2025-08.

Section 4. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 12th day of June 2025

_____

Roger Abreo, Chair, Planning Commission

ATTEST:

_____

Maricruz Montes, Secretary, Planning Commission

ATTACHMENT 2

RESOLUTION NO. PC-2025-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2025 GENERAL PLAN UPDATE.

WHEREAS, on September 7, 2010, the City Council of the City of Hesperia adopted the City's General Plan, currently applicable with regards to development within the City; and

WHEREAS, on September 2, 2008, the City Council of the City of Hesperia adopted Resolution No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, fifteen (15) years have passed since the City of Hesperia adopted its 2010 General Plan and changes to the City's size and population as well as new laws, regulations, and circumstances that did not exist when the original plan was adopted, require an update to the General Plan described herein (hereinafter referred to as "General Plan Update" or "Project"); and

WHEREAS, on May 2, 2023 the City Council adopted the 2021-2029 Housing Element (6th Cycle Housing Element Update) which includes several program actions that require the City to amend the Development Code and update the General Plan to allow for up to 30 dwelling units per acre (du/ac) in the Multi-Family (R3) zone; to allow for 100-percent residential development ranging from 20 to 30 du/ac in the General Commercial (C-2) zone; and to allow for up to 30 du/ac in the Regional Commercial (RC) zone within the Main Street and Freeway Corridor Specific Plan**.**

WHEREAS, the General Plan Update establishes the City's overall policy development framework to help realize the community's vision to the year 2050 planning horizon; and

WHEREAS, the General Plan Update is a focused update to the Land Use, Safety, and Circulation Elements of the General Plan; and

WHEREAS, the City of Hesperia, as the lead agency, prepared an Addendum to the 2010 General Plan Environmental Impact Report ("EIR") pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, and determined that no new significant environmental impacts would occur beyond those previously analyzed in the 2010 General Plan EIR, and that the existing analysis and mitigation measures remain applicable to the proposed project; and

WHEREAS, the Planning Commission held five workshops on April 11, 2024, May 23, 2024, July 11, 2024, August 8, 2024 and September 26, 2024 to review and discuss critical components of each element; and

WHEREAS, on November 18, 2024, the City Council held a workshop to review and discuss the 2025 General Plan Update; and

WHEREAS, pursuant to California Government Code Section 65302.5(b), the California Department of Forestry and Fire Protection reviewed the draft Safety Element and consulted with the City from December 2024 to January 2025. The State Board of Forestry and Fire Protection's Resource Protection Committee reviewed the Safety Element on March 4, 2025, during its regular meeting and approved the City to proceed with the public hearings and adoption of the Safety Element without revisions; and

WHEREAS, on June 12, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed 2025 General Plan Update 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 PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission 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 Planning Commission during the above-referenced June 12, 2025, hearing, including public testimony and written and oral staff reports, this Planning Commission specifically finds as follows:

(a) An Addendum to the 2010 General Plan EIR has been prepared for the 2025 General Plan Update. The 2025 General Plan Update qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed project is consistent with the scope of the 2010 General Plan EIR and does not meet any of the conditions outlined in Section 15162(a) or Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the 2010 General Plan EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.

(b) The Planning Commission has independently reviewed and analyzed the Addendum and finds that it reflects the independent judgment of the Commission, and that there is no substantial evidence, in light of the whole record, that the project may result in new significant impacts or substantial increases in the severity of impacts that were previously identified.

(c) Adoption of the 2025 General Plan Update will achieve the following goals:

- Ensuring compatibility between adjacent uses;
- Preserving and enhancing residential areas;
- Promoting balanced, efficient commercial development to generate sales taxes;
- Providing for industrial development to increase opportunities for local employment;
- Investing in high-quality public facilities;
- Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification;
- Improving the quality of life for all community members;

- Ensuring that future growth is fiscally sustainable.
- Ensuring a safe and efficient roadway network;
- Facilitating goods movement without negatively impacting sensitive areas;
- Providing opportunities for non-motorized alternatives to vehicular travel;
- Supporting safe and convenient regional transit;
- Reducing pollution exposure;
- Improving air quality;
- Opportunities for physical activity;
- Access to healthy food;
- Affordable, safe, and sanitary homes;
- Access to public facilities and services; and
- Increasing opportunities for civic involvement

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends that the City Council approve the 2025 General Plan Update and certify the Addendum to the 2010 General Plan EIR.

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 12th day of June 2025.

_____
Roger Abreo, Chair, Planning Commission

ATTEST:

_____
Maricruz Montes, Secretary, Planning Commission

City of Hesperia
STAFF REPORT

DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

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

SUBJECT: Amending Final Tract Map No. 17915-2

RECOMMENDED ACTION

It is recommended that the City Council hold a public hearing to receive public comments and adopt Resolution No. 2025-23 to approve Amending Final Tract Map No. 17915-2 to correct an error on the Owner's Statement of the map which is located on the north side of Mojave Street and the south side of Valencia Street, west of Topaz Avenue (Applicant: NV Hesperia Investors, LLC APN: 0405-052-37).

BACKGROUND

On October 21, 2008, the City Council approved Tentative Tract Map No. 17915 to create 268 Single-family Residential lots on approximately 46 gross acres within the low density residential (LDR) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Mojave Street and the south side of Valencia Street, 335 feet west of Topaz Avenue. The map was approved for 6 phases. Tentative Tract Map No. 17915 was subsequently extended by the City and State of California multiple times. The first phase Final Tract Map No. 17915-1 was originally recorded on July 28, 2022. Consequently, the remaining phases of Tentative Tract Map No. 17915 received extensions until May 23, 2026.

Final Tract Map No. 17915-2 was approved by City Council on February 18, 2025, and has been recorded with the San Bernardino County. This map creates 205 Single-family Residential lots and 5 Lettered lots. The portion covers approximately 35.15 gross acres. This map includes phases 2 through 6. The Developer is amending Final Tract Map 17915-2 to correct an error within the Owner's Statement that lists the wrong street names to be dedicated to the City of Hesperia for right-of-way. The proper street names need to be listed in the Owner's Statement to be dedicated to the City of Hesperia for right-of-way and public use.

Staff reviewed Amending Final Tract Map No. 17915-2 and determined that it complies with all General Plan and zoning regulations and with all local ordinances related to the creation of these parcels

ISSUES/ANALYSIS

There are no issues identified with this item.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

There are no significant fiscal impacts to the City related to this action.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Resolution No. 2025-23
2. Final Tract Map No. 17915-2
3. Amending Final Tract Map No. 17915-2

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING AMENDING FINAL TRACT MAP NO. 17915-2 TO CORRECT AN ERROR ON THE OWNER'S STATEMENT WHICH IS LOCATED ON THE NORTH SIDE OF MOJAVE STREET AND THE SOUTH SIDE OF VALENCIA, WEST OF TOPAZ AVENUE (APPLICANT: NV HESPERIA INVESTORS, LLC APN: 0405-052-37).

WHEREAS, on October 21, 2008, the City Council approved Tentative Tract Map No.17915 to create 268 Single-family Residential lots on approximately 46 gross acres within the low density residential (LDR) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Mojave Street and the south side of Valencia Street, 335 feet west of Topaz Avenue. Tentative Tract Map No.17915 consists of 6 phases; and

WHEREAS, Tentative Tract Map No. 17915 was subsequently extended by the City and State of California multiple times; and

WHEREAS, on July 28, 2022, the first phase Final Tract Map No.17915-1 was recorded with the San Bernardino County. Consequently, Tentative Tract Map No. 17915 received an extension until May 23rd, 2026; and

WHEREAS, Final Tract Map No. 17915-2 creates 205 Single-family Residential lots and 5 lettered lots on approximately 35.15 gross acres; and

WHEREAS, Final Tract Map No. 17915-2 includes phases 2 through 6; and

WHEREAS, Final Tract Map No. 17915-2 was approved by City Council on February 18, 2025 and has been recorded with the San Bernardino County; and

WHEREAS, the Developer is amending Final Tract Map 17915-2 to correct an error within the Owner's Statement that lists the wrong street names to be dedicated to the City of Hesperia for right-of-way; and

WHEREAS, the proper street names need to be listed to be dedicated to the City of Hesperia for right-of- way and public use; 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. Amending Final Tract Map No. 17915-2 is hereby approved, and the City Clerk is authorized to present same to the County Recorder to be filed for record.

Section 2. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 15th day of July 2025.

Allison Lee
Mayor

ATTEST:

Jessica Giber
Assistant City Clerk

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

OWNER'S STATEMENT

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

I HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS; MOJAVE ST, TAMPICO ST, FRANCISCO ST, LAREDO AVE, CARDENAS ST, VERACRUZ ST, VALLARTA ST, AND SALINAS AVE, AS SHOWN ON THIS MAP; FOR LANDSCAPE MAINTENANCE, LOT "E" AND "F"; FOR DRAINAGE, WATER QUALITY, UTILITIES AND LANDSCAPE PURPOSES, LOT "B". VEHICULAR ACCESS RIGHTS ACROSS THE PROJECT FRONTAGE OF MOJAVE STREET, VALENCIA STREET, AND DATURA ROAD, AS WELL AS THE STREET SIDE OF CORNER LOTS. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL PUBLIC UTILITY COMPANIES SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE CITY OF HESPERIA.

NV HESPERIA INVESTORS, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: Lynn L Fetterly
LYNN L. FETTERLY

ITS: MANAGER-MEMBER

NOTARY ACKNOWLEDGMENT

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

STATE OF ~~CALIFORNIA~~ Nevada CK
COUNTY OF ~~SAN BERNARDINO~~ clark CK
ON 1-29-2025 (DATE) BEFORE ME, Carolynn A Kalivoda, Notary (INSERT NAME AND TITLE OF THE OFFICER),
PERSONALLY APPEARED Lynn L Fetterly (NAME OF PERSON SIGNING),
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/HER/THEIR SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Carolynn A Kalivoda
PRINT NAME: Carolynn A Kalivoda
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 08-29-2027
PRINCIPLE PLACE OF BUSINESS: clark COUNTY

CAROLYNN A KALIVODA
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4549-1
My Appt. Expires 08-29-2027

BENEFICIARY STATEMENT

LENNAR HOMES OF CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 13, 2024 AS DOC. NO. 2024-0136453 O.R.

BY: _____
GEOFFREY L. SMITH, AUTHORIZED SIGNATURE

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

ON January 28, 2025 (DATE) BEFORE ME, Kim Strutton, Notary Public (INSERT NAME AND TITLE OF THE OFFICER),

PERSONALLY APPEARED Geoffrey Smith (NAME OF PERSON SIGNING),

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Kim Strutton
PRINT NAME: Kim Strutton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 05/24/2026
PRINCIPLE PLACE OF BUSINESS: Riverside COUNTY

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

THE UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY IN THE PATENT RECORDED IN BOOK "E", PAGE 384 OF PATENTS.

INTERSTATE TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1913 IN BOOK 527, PAGE 4 OF DEEDS.

NADINE HIGBEE HOLDER OF A 20' WIDE EASEMENT FOR PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1946, IN BOOK 1958, PAGE 392, O.R.

CALIFORNIA ELECTRIC POWER COMPANY AND CAL INTERSTATE TELEPHONE CO. HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 180, O.R.

CALIFORNIA ELECTRIC POWER COMPANY AND CAL INTERSTATE TELEPHONE CO. HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF , FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 184, O.R.

CALIFORNIA ELECTRIC POWER COMPANY HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1955, IN BOOK 3792, PAGE 338, O.R.

HESPERIA COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1370, O.R.

HESPERIA COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1374, O.R.

SIGNATURE OMISSIONS(CONT.)

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA TELEPHONE COMPANY HOLDER OF AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PPURPOSES, RECORDED APRIL 14, 1983 AS INSTRUMENT NO. 83-079683, O.R.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1959 IN BOOK 4887 PAGE 176, O.R.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NV HESPERIA INVESTORS, LLC ON FEBRUARY 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWELVE (12) MONTHS OF RECORDATION OF THIS FINAL MAP, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 1/22/25

RUDY E. NUNEZ
LS 7394 EXP. 12/31/2025

LICENSED LAND SURVEYOR
RUDY E. NUNEZ
NO. 7394
Exp. 12/31/2025
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF HESPERIA MUNICIPAL CODES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____, 2025

MICHAEL P. THORNTON, CITY ENGINEER
CITY OF HESPERIA, CALIFORNIA
R.C.E. NO. 44226 (EXPIRES 06-30-25)
P.L.S. NO. 6867 (EXPIRES 09-30-26)

REGISTERED PROFESSIONAL ENGINEER
MICHAEL THORNTON
NO. 44226
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
MICHAEL THORNTON
NO. 6867
Exp. 09/30/26
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S CERTIFICATE

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

DATED: _____

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

By: _____
DEPUTY

AUDITOR-CONTROLLER\TREASURER\TAX COLLECTOR'S CERTIFICATE

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

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

BY: _____
DEPUTY

DATE: _____

CITY COUNCIL'S APPROVAL AND ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER, ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVED THE ANNEXED MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON SUBJECT TO COMPLETION OF IMPROVEMENTS, FOR STREET AND PUBLIC UTILITY PURPOSES, MOJAVE ST, TAMPICO ST, FRANCISCO ST, LAREDO AVE, CARDENAS ST, VERACRUZ ST, VALLARTA ST, AND SALINAS AVE, AS PART OF THE CITY MAINTAINED STREET MOJAVE ST; FOR LANDSCAPE MAINTENANCE, LOT "E" AND "F". FOR DRAINAGE, WATER QUALITY, UTILITIES AND LANDSCAPE PURPOSES, LOT "B". VEHICULAR ACCESS RIGHTS ACROSS THE PROJECT FRONTAGE OF MOJAVE STREET, VALENCIA STREET, AND DATURA ROAD, AS WELL AS THE STREET SIDE OF CORNER LOTS.

BY: _____ DATED: _____
MELINDA SAYRE
CITY CLERK OF THE CITY OF HESPERIA

COMPOSITE DEVELOPMENT PLAN NOTE

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) HAS BEEN PREPARED FOR THIS MAP AND IS ON FILE WITH THE CITY OF HESPERIA BUILDING AND SAFETY DEPARTMEN.

SOILS REPORT

A GEOTECHNICAL REPORT WAS PREPARED ON JANUARY 26, 2022 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA BY ROBERT MARKHOFF, CGE 2073 AND JOHN P. LAUER, CGE 2030 OF LOR GEOTECHNICAL, INC. REPORT IS ON FILE IN THE OFFICE OF THE CITY OF HESPERIA BUILDING AND SAFETY DEPARTMENT.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER_____

THIS _____ DAY OF_____, 2021, AT_____ M, IN

BOOK_____ OF _____TRACT MAP AT PAGES_____ , AT THE REQUEST

OF FIRST AMERICAN TITLE COMPANY

IN THE AMOUNT OF $ _____

CHRIS WILHITE
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____

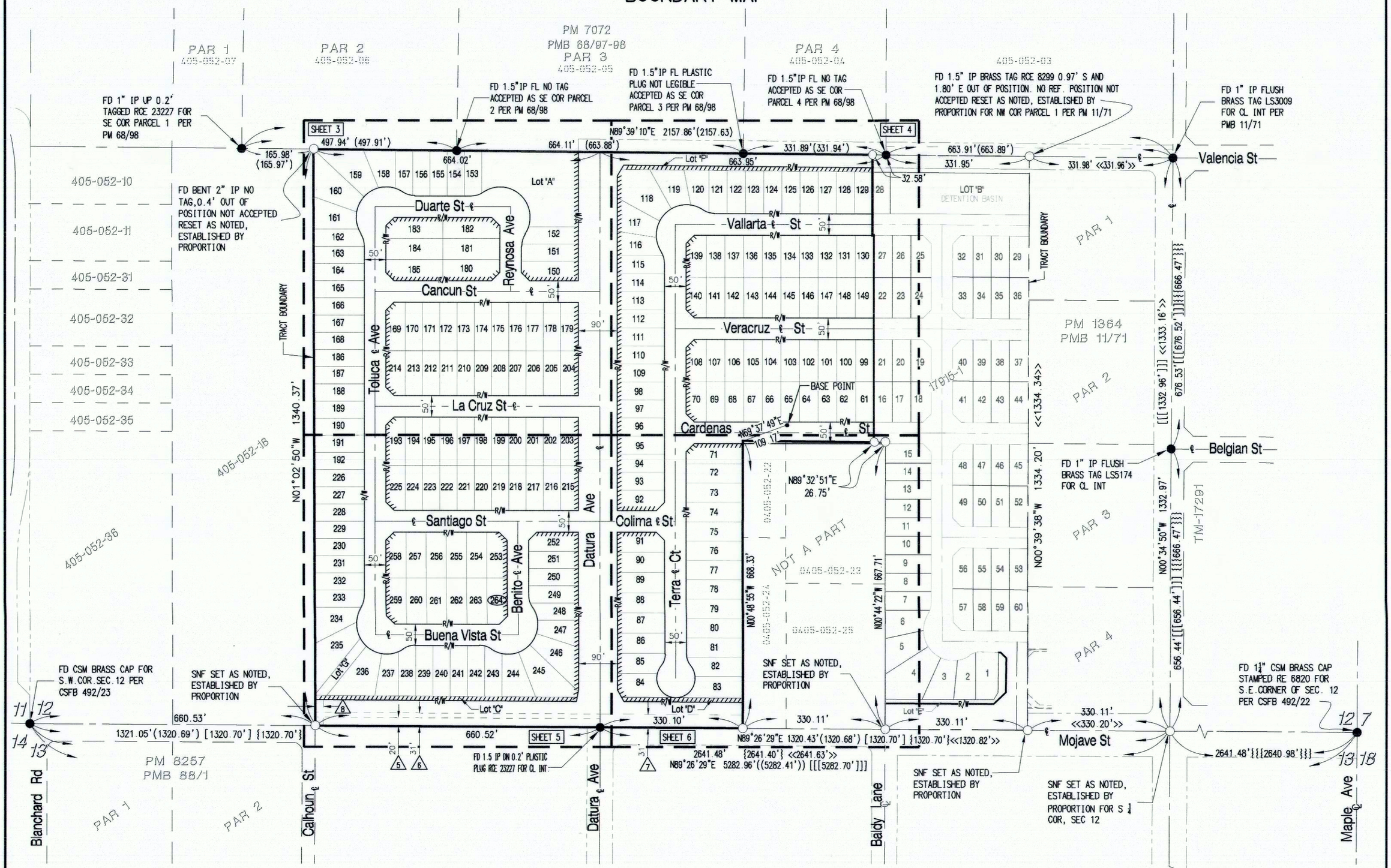
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

BOUNDARY MAP

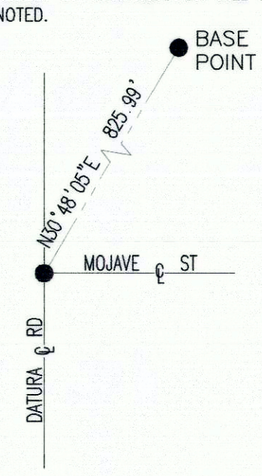


SURVEYOR'S NOTES

1. ● INDICATES FOUND MONUMENT AS NOTED
2. ○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394". CENTERLINE MONUMENTS SET WITH 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" SET FLUSH IN PAVEMENT SURFACE.

   A NAIL AND BRASS TAG STAMPED "L.S. 7394" SHALL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE SIDE LOT LINE IN LIEU OF THE FRONT LOT CORNERS. A 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" WILL BE SET AT REAR LOT CORNERS UNLESS OTHERWISE NOTED. WHERE REAR LOT CORNERS ABUTT AN ARTERIAL STREET WITH A SCREEN WALL OR A SCREEN WALL IS INSTALLED, A NAIL AND BRASS TAG STAMPED "L.S. 7394" SHALL BE SET IN THE TOP OF THE WALL ON THE SIDE LOT LINE IN LIEU OF THE REAR LOT CORNER.

   IN THE EVENT THE AFOREMENTIONED MONUMENTS CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCES A LEAD, NAIL AND "L.S. 7394" TAG SHALL BE SET, AT THE TRUE LOCATION CALLED FOR BY THIS MAP, IN LIEU OF THE AFOREMENTIONED MONUMENTS.
3. (#) INDICATES CURVE DATA CALLED OUT IN TABULAR FORM.
   [#] INDICATES LINE DATA CALLED OUT IN TABULAR FORM.
4. ( ) RECORD DATA PER PARCEL MAP NO. 7072 PM 68/98
   [ ] RECORD DATA PER RECORD OF SURVEY 38/14
   < > RECORD DATA PER PARCEL MAP NO. 6716 PM 67/76
   { } RECORD DATA PER RECORD OF SURVEY 34/75
   (( )) RECORD DATA PER RECORD OF SURVEY 21/12
   [[ ]] RECORD DATA PER RECORD OF SURVEY 114/71
   << >> RECORD DATA PER PARCEL MAP NO. 1364 PM 11/71
   {{ }} RECORD DATA PER RECORD OF SURVEY 43/35
   ((( ))) RECORD DATA PER TRACT 12236 MB 193/58
   [[[ ]]] RECORD DATA PER TRACT 17291 T-17291
   <<< >>> RECORD DATA PER PARCEL MAP 8257 PM 88/1
   {{{ }}} RECORD DATA TRACT 17375 T-17375
5. THIS PHASE OF THIS TRACT CONTAINS 5 LETTERED LOTS AND 205 NUMBERED LOTS. AREA: 35.15 ACRES
6. —— INDICATES SUBDIVISION BORDER LINE.
7. INDICATES "NON-VEHICULAR ACCESS"
8. ALL FOUND MONUMENTS DISTURBED AND/OR DESTROYED AS A RESULT OF CONSTRUCTION WILL BE RESET WITH LIKE KIND TAGGED L.S. 7394, UNLESS OTHERWISE NOTED.
9. CL INDICATES CENTERLINE
10. COR INDICATES CORNER
11. CSFB INDICATES POINT OF COUNTY SURVEYOR FIELD BOOK
12. CSM INDICATES POINT OF COUNTY SURVEYOR MONUMENT
13. FL INDICATES FLUSH
14. FD INDICATES FOUND
15. INT INDICATES INTERSECTION
16. PCC INDICATES POINT OF COMPOUND CURVATURE
17. PRC INDICATES POINT OF REVERSE CURVATURE
18. (R) INDICATES RADIAL BEARING
19. SBC INDICATES SAN BERNARDINO COUNTY
20. SNF INDICATES SEARCHED NOT FOUND



BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY A 3-POINT STATIC RESECTION TO CONTINUOUSLY OPERATING REFERENCE STATIONS "P582", "P589" AND "P470". THE COORDINATE OF THE BASE CONTROL POINT IS 1984301.575 NORTH, 6755105.846. SURVEY PERFORMED WITH CARLSON BRx6+ TRIPLE FREQUENCY, GNSS RECEIVER. POINT WAS OCCUPIED FOR 4 HOURS. DATA WAS POST PROCESSED USING CARLSON SURVEY GNSS 2016 SOFTWARE VERSION 2.1.6

EASEMENTS

*△3 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN BOOK "E", PAGE 384 OF PATENTS.

*△4 AN EASEMENT IN FAVOR OF INTERSTATE TELEGRAPH COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1913 IN BOOK 527, PAGE 4 OF DEEDS.

△5 A 20' WIDE EASEMENT IN FAVOR OF NADINE HIGBEE, FOR PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1946, IN BOOK 1958, PAGE 392, O.R.

△6 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 180, O.R.

△7 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 184, O.R.

△8 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18,1955, IN BOOK 3792, PAGE 338, O.R.

*△9 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE HESPERIA COUNTY WATER DISTRICT, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1370, O.R.

*△10 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE HESPERIA COUNTY WATER DISTRICT, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1374, O.R.

* THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

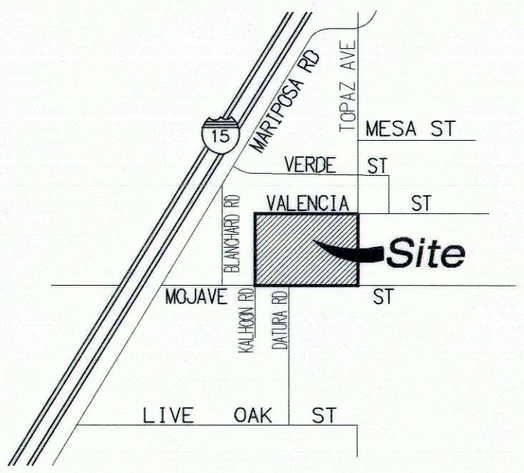
DATUM STATEMENT:

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A MEAN COMBINATION FACTOR OF 0.999617785

UNDERLYING LOT NOTE:

EXISTING ALIQUOT PARCELS:
APN 0405-052-019, 020, 021

EXISTING ALIQUOT PARCEL LOTS SHOWN HEREON ARE SUPERSEDED BY THIS MAP.



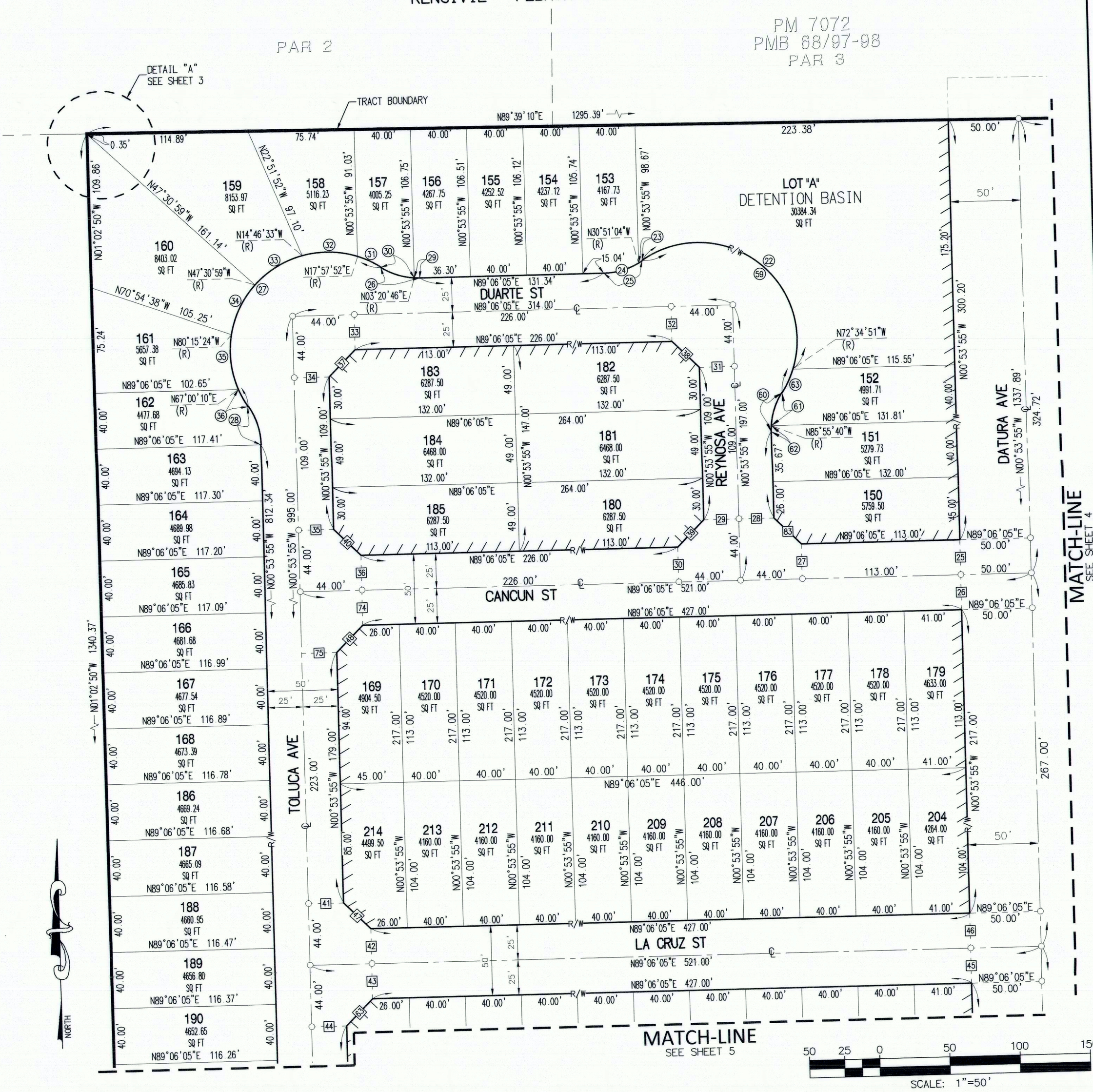
Vicinity Map
NTS

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

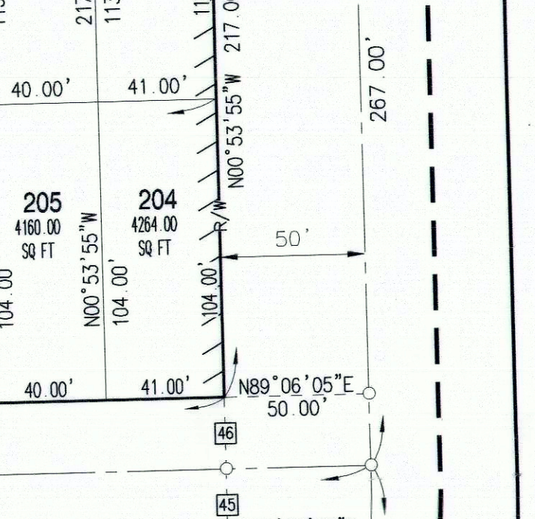
RENCIVIL - FEBRUARY 2020



LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
25	N 00°53'55" W	--	25.00'
26	N 00°53'55" W	--	25.00'
27	N 00°53'55" W	--	25.00'
28	N 89°06'05" E	--	25.00'
29	N 89°06'05" E	--	25.00'
30	N 00°53'55" W	--	25.00'
31	N 89°06'05" E	--	25.00'
32	N 00°53'55" W	--	25.00'
33	N 00°53'55" W	--	25.00'

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
34	N 89°06'05" E	--	25.00'
35	N 89°06'05" E	--	25.00'
36	N 00°53'55" W	--	25.00'
37	N 44°06'05" E	--	26.87'
38	N 45°53'55" W	--	26.87'
39	N 44°06'05" E	--	26.87'
40	N 45°53'55" W	--	26.87'
41	N 89°06'05" E	--	25.00'
42	N 00°53'55" W	--	25.00'
43	N 00°53'55" W	--	25.00'
44	N 89°06'05" E	--	25.00'
45	N 00°53'55" W	--	25.00'
46	N 00°53'55" W	--	25.00'
47	N 45°53'55" W	--	26.87'
48	N 44°06'05" E	--	26.87'
63	N 44°06'05" E	--	26.87'
74	N 00°53'55" W	--	25.00'
75	N 89°06'05" E	--	25.00'
83	N 45°53'55" W	--	26.87'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
22	Δ=141°52'30"	70.00'	173.33'
23	Δ=03°36'17"	50.00'	3.15'
24	Δ=29°57'09"	50.00'	26.14'
25	Δ=33°33'26"	50.00'	29.28'
26	Δ=33°33'25"	50.00'	29.28'
27	Δ=157°06'52"	70.00'	191.95'
28	Δ=33°33'33"	50.00'	29.29'
29	Δ=04°14'41"	50.00'	3.70'
30	Δ=29°18'45"	50.00'	25.58'
31	Δ=14°41'39"	70.00'	17.95'
32	Δ=32°44'25"	70.00'	40.00'
33	Δ=32°44'26"	70.00'	40.00'
34	Δ=32°44'25"	70.00'	40.00'
35	Δ=32°44'26"	70.00'	40.00'
36	Δ=11°27'31"	70.00'	14.00'
59	Δ=157°06'52"	70.00'	191.95'
60	Δ=33°33'26"	50.00'	29.28'
61	Δ=28°35'11"	50.00'	24.95'
62	Δ=04°58'15"	50.00'	4.34'
63	Δ=15°14'22"	70.00'	18.62'



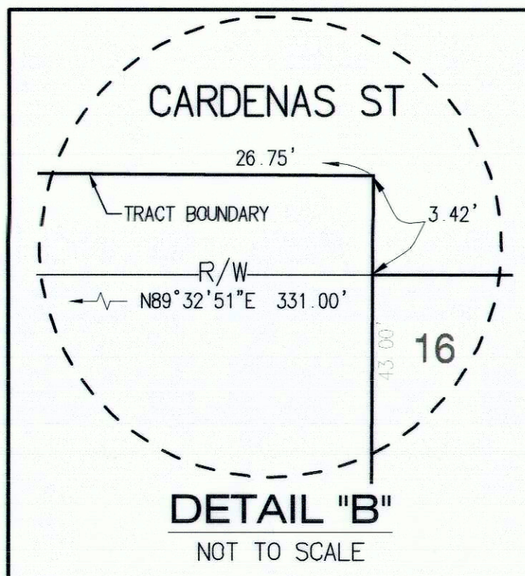
DETAIL "A"
NOT TO SCALE

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



DETAIL "B"
NOT TO SCALE

PM 7072
PMB 68/97-98

PAR 3 PAR 4

N89°39'10"E 1295.39'
631.37'
50.00'
Lot "F"
VALENCIA STREET
N89°39'10"E 576.12'
N89°39'10"E 582.18'
40' 30' 10'
187.45'
TRACT BOUNDARY
97.45'
28

67.13' 78.80' 58.24' 42.00' 42.00' 42.00' 42.00' 42.00' 42.00' 42.00' 42.00' 42.00'

119 5372.44 SQ FT
120 4454.57 SQ FT
121 4232.15 SQ FT
122 4220.17 SQ FT
123 4203.19 SQ FT
124 4186.21 SQ FT
125 4169.24 SQ FT
126 4152.26 SQ FT
127 4135.28 SQ FT
128 4118.30 SQ FT
129 4101.33 SQ FT
118 9619.88 SQ FT
117 5545.30 SQ FT
116 4694.75 SQ FT
115 4596.09 SQ FT
114 4620.00 SQ FT
113 4620.00 SQ FT
112 4620.00 SQ FT
111 4620.00 SQ FT
110 4620.00 SQ FT
109 4620.00 SQ FT
98 4620.00 SQ FT
97 4620.00 SQ FT
96 4620.00 SQ FT

N29°40'19"W 103.87' (R)
N12°01'26"W 84.15'
N08°25'18"E (R)
N62°24'45"W 112.04'
N29°40'19"W (R)
N62°24'45"W (R)
N81°49'02"W 91.34'
N84°50'49"E (R)
N66°35'41"E (R)
N89°06'05"E 106.19'
N89°06'05"E 110.00'
N13°43'02"E (R)
31.15'
N89°06'05"E 367.15'
VALLARTA ST
412.34'
N89°06'05"E 456.34'
N89°06'05"E 412.33'
3.97'

40'
DATURA AVE
N00°53'55"W 1337.89'
324.72'
267.00'
SEE SHEET 3
MATCH-LINE
N00°53'55"W 778.18'
N00°53'55"W 554.86'
N00°53'55"W 1055.40'
N00°53'55"W 154.00'
TERRA CT
N00°53'55"W 187.45'
N00°53'55"W 480.37'
R/W

139 4425.50 SQ FT
138 4232.06 SQ FT
137 4227.72 SQ FT
136 4227.72 SQ FT
135 4227.72 SQ FT
134 4227.72 SQ FT
133 4227.72 SQ FT
132 4227.72 SQ FT
131 4227.72 SQ FT
130 4227.72 SQ FT
140 4237.43 SQ FT
141 4059.25 SQ FT
142 4055.09 SQ FT
143 4055.09 SQ FT
144 4055.09 SQ FT
145 4055.09 SQ FT
146 4055.09 SQ FT
147 4055.09 SQ FT
148 4055.09 SQ FT
149 4055.09 SQ FT
108 4425.50 SQ FT
107 4232.06 SQ FT
106 4227.72 SQ FT
105 4227.72 SQ FT
104 4227.72 SQ FT
103 4227.72 SQ FT
102 4227.72 SQ FT
101 4227.72 SQ FT
100 4227.72 SQ FT
99 4227.72 SQ FT
70 4237.43 SQ FT
69 4059.25 SQ FT
68 4055.09 SQ FT
67 4055.09 SQ FT
66 4055.09 SQ FT
65 4055.09 SQ FT
64 4055.09 SQ FT
63 4055.09 SQ FT
62 4055.09 SQ FT
61 4055.09 SQ FT

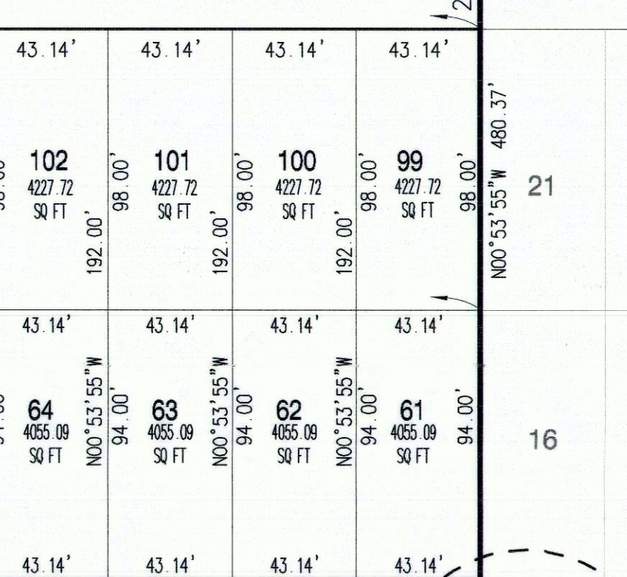
28.00' 43.18' 43.14' 192.00' 98.00' 94.00' 79.00' 75.00' 47.00'
N89°06'05"E 435.30'
N89°06'05"E 530.58'
VERACRUZ ST
N89°06'05"E 460.30'
N89°06'05"E 416.30'
416.30'
CARDENAS ST
N89°06'05"E 460.30'
N89°06'05"E 112.05'
6.00'
N89°32'50"E 304.25'
N89°32'51"E 331.00'
DETAIL "B"
SEE SHEET 4
26.75'
3.42'
21.37'
25.00'

27 26 22 23 21 20 16 17

MATCH-LINE
SEE SHEET 6

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
12	N 89°06'05" E	--	25.00'
13	N 00°53'55" W	--	25.00'
14	N 00°53'55" W	--	25.00'
16	N 89°06'05" E	--	25.00'
17	N 00°53'55" W	--	25.00'
18	N 00°53'55" W	--	25.00'
19	N 89°06'05" E	--	25.00'
20	N 89°06'05" E	--	25.00'
21	N 00°53'55" W	--	25.00'
22	N 30°28'12" E	--	29.28'
23	N 30°28'12" E	--	17.63'
24	N 30°28'12" E	--	11.64'
76	N 44°06'05" E		26.87'
77	N 45°53'55" W	--	26.87'
78	N 44°06'05" E	--	26.87'
79	N 45°53'55" W	--	26.87'
80	N 44°06'05" E		26.87'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
10	Δ=33°33'26"	50.00'	29.28'
11	Δ=158°10'12"	70.00'	193.24'
12	Δ=34°36'46"	43.00'	25.98'
13	Δ=22°30'24"	50.00'	19.64'
14	Δ=11°03'02"	50.00'	9.64'
15	Δ=29°18'10"	70.00'	35.80'
16	Δ=32°44'26"	70.00'	40.00'
17	Δ=32°44'26"	70.00'	40.00'
18	Δ=38°05'37"	70.00'	46.54'
19	Δ=25°17'33"	70.00'	30.90'
20	Δ=19°59'49"	43.00'	15.01'
21	Δ=14°36'57"	43.00'	10.97'

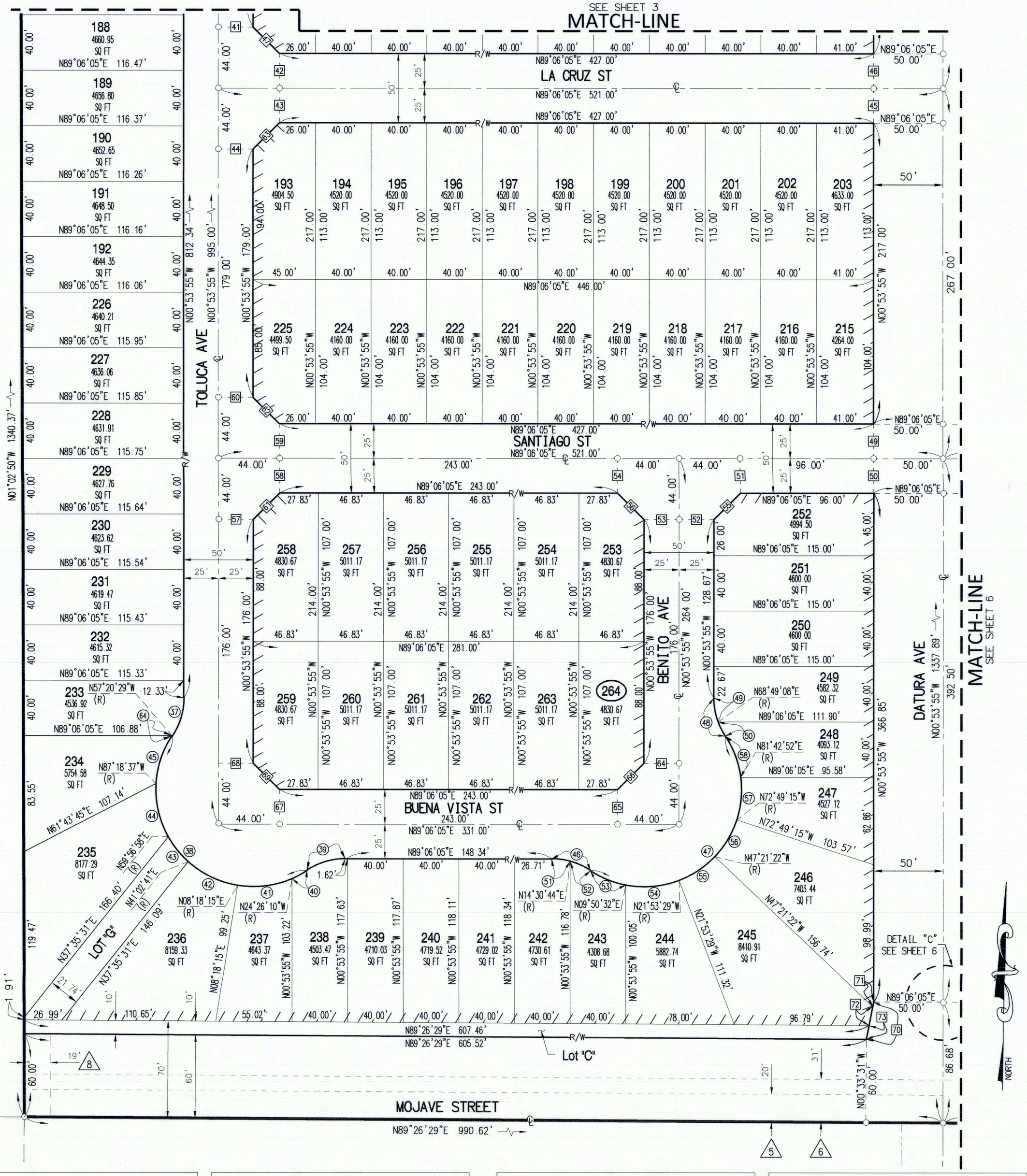


IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

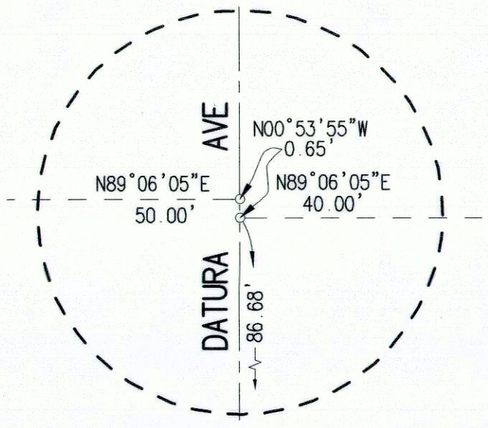

SEE SHEET 3
MATCH-LINE
LA CRUZ ST
SANTIAGO ST
BUENA VISTA ST
MOJAVE STREET
TOLUCA AVE
BENITO AVE
DATURA AVE
LOT "G"
Lot "C"
DETAIL "C"
SEE SHEET 6
MATCH-LINE
SEE SHEET 6
NORTH
188 4660.95 SQ FT N89°06'05"E 116.47'
189 4656.80 SQ FT N89°06'05"E 116.37'
190 4652.65 SQ FT N89°06'05"E 116.26'
191 4648.50 SQ FT N89°06'05"E 116.16'
192 4644.35 SQ FT N89°06'05"E 116.06'
226 4640.21 SQ FT N89°06'05"E 115.95'
227 4636.06 SQ FT N89°06'05"E 115.85'
228 4631.91 SQ FT N89°06'05"E 115.75'
229 4627.76 SQ FT N89°06'05"E 115.64'
230 4623.62 SQ FT N89°06'05"E 115.54'
231 4619.47 SQ FT N89°06'05"E 115.43'
232 4615.32 SQ FT N89°06'05"E 115.33'
233 4536.92 SQ FT N89°06'05"E 106.88'
234 5754.58 SQ FT
235 8177.29 SQ FT
236 8159.33 SQ FT
237 4643.37 SQ FT
238 4503.47 SQ FT
239 4710.03 SQ FT
240 4719.52 SQ FT
241 4729.02 SQ FT
242 4730.61 SQ FT
243 4308.68 SQ FT
244 5882.74 SQ FT
245 8410.91 SQ FT
246 7403.44 SQ FT
247 4527.12 SQ FT
248 4093.12 SQ FT
249 4582.32 SQ FT
250 4600.00 SQ FT N89°06'05"E 115.00'
251 4600.00 SQ FT N89°06'05"E 115.00'
252 4994.50 SQ FT N89°06'05"E 115.00'
193 4904.50 SQ FT
194 4520.00 SQ FT
195 4520.00 SQ FT
196 4520.00 SQ FT
197 4520.00 SQ FT
198 4520.00 SQ FT
199 4520.00 SQ FT
200 4520.00 SQ FT
201 4520.00 SQ FT
202 4520.00 SQ FT
203 4633.00 SQ FT
215 4264.00 SQ FT
216 4160.00 SQ FT
217 4160.00 SQ FT
218 4160.00 SQ FT
219 4160.00 SQ FT
220 4160.00 SQ FT
221 4160.00 SQ FT
222 4160.00 SQ FT
223 4160.00 SQ FT
224 4160.00 SQ FT
225 4499.50 SQ FT
253 4830.67 SQ FT
254 5011.17 SQ FT
255 5011.17 SQ FT
256 5011.17 SQ FT
257 5011.17 SQ FT
258 4830.67 SQ FT
259 4830.67 SQ FT
260 5011.17 SQ FT
261 5011.17 SQ FT
262 5011.17 SQ FT
263 5011.17 SQ FT
264 4830.67 SQ FT
N89°06'05"E 427.00'
N89°06'05"E 521.00'
N89°06'05"E 446.00'
N89°06'05"E 243.00'
N89°06'05"E 331.00'
N89°06'05"E 148.34'
N89°06'05"E 281.00'
N89°26'29"E 607.46'
N89°26'29"E 605.52'
N89°26'29"E 990.62'
N01°02'50"W 1340.37'
N00°53'55"W 995.00'
N00°53'55"W 812.34'
N00°53'55"W 1337.89'
N00°33'31"W 60.00'
N89°06'05"E 50.00'
N89°06'05"E 96.00'
N89°06'05"E 95.58'
N89°06'05"E 111.90'
N89°06'05"E 115.00'
N89°06'05"E 128.67'
N89°06'05"E 264.00'
N89°06'05"E 176.00'
N89°06'05"E 217.00'
N89°06'05"E 179.00'
N89°06'05"E 88.00'
N89°06'05"E 85.00'
N89°06'05"E 94.00'
N89°06'05"E 392.50'
N89°06'05"E 366.85'
N89°06'05"E 98.99'
N89°06'05"E 62.86'
N89°06'05"E 104.00'
N89°06'05"E 40.00'
N89°06'05"E 45.00'
N89°06'05"E 22.67'
N89°06'05"E 86.68'
N89°06'05"E 119.47'
N89°06'05"E 83.55'
N89°06'05"E 1.91'
N89°06'05"E 60.00'
N89°06'05"E 176.00'
N89°06'05"E 267.00'
N89°06'05"E 243.00'
N89°06'05"E 427.00'
N89°06'05"E 521.00'
N89°06'05"E 427.00'
N89°06'05"E 50.00'
N89°06'05"E 50.00'
N89°06'05"E 50

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

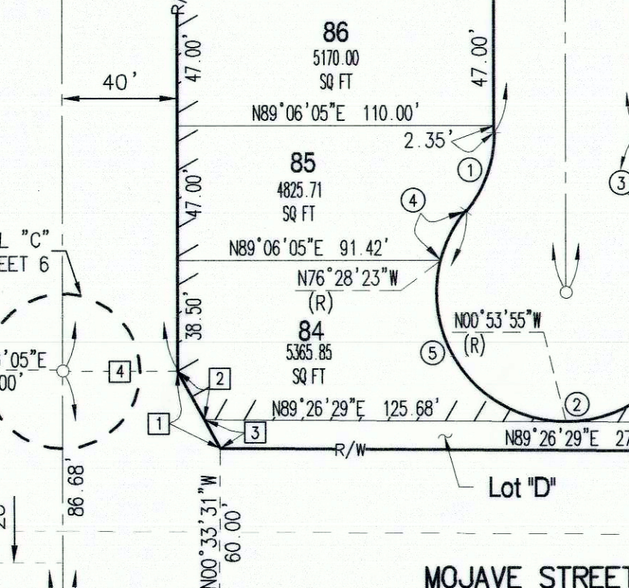


DETAIL "C"
NOT TO SCALE

SEE SHEET 4
MATCH-LINE

CARDENAS ST
COLIMA ST
DATURA AVE
TERRA CT
MOJAVE STREET
TRACT BOUNDARY
Lot "D"
LOT "E"
NOT A PART
DETAIL "B" SEE SHEET 4
DETAIL "C" SEE SHEET 6
SEE SHEET 5 MATCH-LINE

71	5977.47 SQ FT	N89°06'05"E 130.99'	
72	5892.92 SQ FT	N89°06'05"E 130.92'	
73	5889.97 SQ FT	N89°06'05"E 130.86'	
74	5887.03 SQ FT	N89°06'05"E 130.79'	
75	5884.08 SQ FT	N89°06'05"E 130.72'	
76	5881.14 SQ FT	N89°06'05"E 130.66'	
77	5878.19 SQ FT	N89°06'05"E 130.59'	
78	5875.24 SQ FT	N89°06'05"E 130.53'	
79	5872.30 SQ FT	N89°06'05"E 130.46'	
80	5869.35 SQ FT	N89°06'05"E 130.40'	
81	5865.36 SQ FT	N89°06'05"E 129.85'	
82	5389.08 SQ FT	N89°06'05"E 110.48'	
83	5952.42 SQ FT	N89°26'29"E 155.20'	
84	5365.85 SQ FT	N89°26'29"E 125.68'	
85	4825.71 SQ FT	N89°06'05"E 91.42'	
86	5170.00 SQ FT	N89°06'05"E 110.00'	
87	5170.00 SQ FT	N89°06'05"E 110.00'	
88	5170.00 SQ FT	N89°06'05"E 110.00'	
89	5170.00 SQ FT	N89°06'05"E 110.00'	
90	5170.00 SQ FT	N89°06'05"E 110.00'	
91	4989.50 SQ FT	N89°06'05"E 110.00'	
92	4989.50 SQ FT	N89°06'05"E 91.00'	
93	4620.00 SQ FT	N89°06'05"E 110.00'	
94	4620.00 SQ FT	N89°06'05"E 110.00'	
95	4620.00 SQ FT	N89°06'05"E 110.00'	



LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
1	N 29°41'35" W	--	30.81'
2	N 29°41'35" W	--	19.36'
3	N 29°41'35" W	--	11.45'
4	N 89°06'05" E	--	40.00'
5	N 00°53'55" W	--	25.00'
6	N 00°53'55" W	--	25.00'
7	N 00°53'55" W	--	25.00'
8	N 00°53'55" W	--	25.00'
9	N 89°06'05" E	--	25.00'
10	N 89°06'05" E	--	25.00'
12	N 89°06'05" E	--	25.00'
13	N 00°53'55" W	--	25.00'
14	N 00°53'55" W	--	25.00'
15	N 89°06'05" E	--	25.00'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
1	Δ=39°24'02"	43.00'	29.57'
2	Δ=258°48'04"	45.00'	203.26'
3	Δ=39°24'02"	43.00'	29.57'
4	Δ=24°58'30"	45.00'	19.62'
5	Δ=104°25'32"	45.00'	82.02'
6	Δ=95°37'10"	45.00'	75.10'
7	Δ=33°46'52"	45.00'	26.53'
8	Δ=30°46'22"	43.00'	23.09'
9	Δ=08°37'40"	43.00'	6.48'

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
79	N 45°53'55" W	--	26.87'
80	N 44°06'05" E		26.87'
81	N 44°06'05" E	--	26.87'
82	N 45°53'55" W	--	26.87'

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S ½ OF THE SW ¼ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

OWNER'S STATEMENT

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

I HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS; MOJAVE ST, TAMPICO ST, FRANCISCO ST, LAREDO AVE, CARDENAS ST, VERACRUZ ST, VALLARTA ST, AND SALINAS AVE, AS SHOWN ON THIS MAP; FOR LANDSCAPE MAINTENANCE, LOT "E" AND "F"; FOR DRAINAGE, WATER QUALITY, UTILITIES AND LANDSCAPE PURPOSES, LOT "B". VEHICULAR ACCESS RIGHTS ACROSS THE PROJECT FRONTAGE OF MOJAVE STREET, VALENCIA STREET, AND DATURA ROAD, AS WELL AS THE STREET SIDE OF CORNER LOTS. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL PUBLIC UTILITY COMPANIES SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE CITY OF HESPERIA.

NV HESPERIA INVESTORS, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: Lynn L Fetterly
LYNN L. FETTERLY

ITS: MANAGER-MEMBER

NOTARY ACKNOWLEDGMENT

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

STATE OF ~~CALIFORNIA~~ Nevada ex
COUNTY OF ~~SAN BERNARDINO~~ clark ex
ON 1-29-2025 (DATE) BEFORE ME, Carolynn A Kalivoda, Notary (INSERT NAME AND TITLE OF THE OFFICER),
PERSONALLY APPEARED Lynn L Fetterly (NAME OF PERSON SIGNING),
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/HER/THEIR SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Carolynn A Kalivoda
PRINT NAME: Carolynn A Kalivoda
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 08-29-2027
PRINCIPLE PLACE OF BUSINESS: clark COUNTY.

CAROLYNN A KALIVODA
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-[illegible]
My Appt. Expires 08-29-2027

BENEFICIARY STATEMENT

LENNAR HOMES OF CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 13, 2024 AS DOC. NO. 2024-0136453 O.R.

BY: _____
GEOFFREY L. SMITH, AUTHORIZED SIGNATURE

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
ON January 28, 2025 (DATE) BEFORE ME, Kim Strutton, Notary Public (INSERT NAME AND TITLE OF THE OFFICER),
PERSONALLY APPEARED Geoffrey Smith (NAME OF PERSON SIGNING),
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Kim Strutton
PRINT NAME: Kim Strutton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 05/24/2026
PRINCIPLE PLACE OF BUSINESS: Riverside COUNTY

COMMISSION #2405490

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

THE UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY IN THE PATENT RECORDED IN BOOK "E", PAGE 384 OF PATENTS.

INTERSTATE TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1913 IN BOOK 527, PAGE 4 OF DEEDS.

NADINE HIGBEE HOLDER OF A 20' WIDE EASEMENT FOR PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1946, IN BOOK 1958, PAGE 392, O.R.

CALIFORNIA ELECTRIC POWER COMPANY AND CAL INTERSTATE TELEPHONE CO. HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 180, O.R.

CALIFORNIA ELECTRIC POWER COMPANY AND CAL INTERSTATE TELEPHONE CO. HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF , FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 184, O.R.

CALIFORNIA ELECTRIC POWER COMPANY HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1955, IN BOOK 3792, PAGE 338, O.R.

HESPERIA COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1370, O.R.

HESPERIA COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1374, O.R.

SIGNATURE OMISSIONS(CONT.)

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA TELEPHONE COMPANY HOLDER OF AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PPURPOSES, RECORDED APRIL 14, 1983 AS INSTRUMENT NO. 83-079683, O.R.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1959 IN BOOK 4887 PAGE 176, O.R.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NV HESPERIA INVESTORS, LLC ON FEBRUARY 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWELVE (12) MONTHS OF RECORDATION OF THIS FINAL MAP, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 1/22/25

RUDY E. NUNEZ
LS 7394 EXP. 12/31/2025

LICENSED LAND SURVEYOR
RUDY E. NUNEZ
NO. 7394
Exp. 12/31/2025
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF HESPERIA MUNICIPAL CODES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: 2/5, 2025

MICHAEL P. THORNTON, CITY ENGINEER
CITY OF HESPERIA, CALIFORNIA
R.C.E. NO. 44226 (EXPIRES 06-30-25)
P.L.S. NO. 6867 (EXPIRES 09-30-26)

REGISTERED PROFESSIONAL ENGINEER
MITCHAEL THORNTON
NO. 44226
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
MITCHAEL THORNTON
NO. 6867
Exp. 09/30/26
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ 10,400 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON ~~THE~~ PAYMENT OF ALL TAXES (STATE, COUNTY, MUNICIPAL OR LOCAL) AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE ~~COUNTY OF~~ SAN BERNARDINO, + ASSESSOR-RECORDER-COUNTY CLERK, ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS/~~HER~~ ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED. + County

DATED: 2-24-2025

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

By: albert alemon
DEPUTY

AUDITOR-CONTROLLER\TREASURER\TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. ESTIMATED TO BE $ 10,400.

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

BY: albert alemon
DEPUTY

DATE: 2-24-2025

CITY COUNCIL'S APPROVAL AND ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER, ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVED THE ANNEXED MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON SUBJECT TO COMPLETION OF IMPROVEMENTS, FOR STREET AND PUBLIC UTILITY PURPOSES, MOJAVE ST, TAMPICO ST, FRANCISCO ST, LAREDO AVE, CARDENAS ST, VERACRUZ ST, VALLARTA ST, AND SALINAS AVE, AS PART OF THE CITY MAINTAINED STREET MOJAVE ST; FOR LANDSCAPE MAINTENANCE, LOT "E" AND "F". FOR DRAINAGE, WATER QUALITY, UTILITIES AND LANDSCAPE PURPOSES, LOT "B". VEHICULAR ACCESS RIGHTS ACROSS THE PROJECT FRONTAGE OF MOJAVE STREET, VALENCIA STREET, AND DATURA ROAD, AS WELL AS THE STREET SIDE OF CORNER LOTS.

BY: _____ DATED: 2/18/25

MELINDA SAYRE
CITY CLERK OF THE CITY OF HESPERIA

City of Hesperia
Incorporated
July
1
1988
CALIFORNIA

COMPOSITE DEVELOPMENT PLAN NOTE

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) HAS BEEN PREPARED FOR THIS MAP AND IS ON FILE WITH THE CITY OF HESPERIA BUILDING AND SAFETY DEPARTMEN.

SOILS REPORT

A GEOTECHNICAL REPORT WAS PREPARED ON JANUARY 26, 2022 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA BY ROBERT MARKHOFF, CGE 2073 AND JOHN P. LAUER, CGE 2030 OF LOR GEOTECHNICAL, INC. REPORT IS ON FILE IN THE OFFICE OF THE CITY OF HESPERIA BUILDING AND SAFETY DEPARTMENT.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2025-0043843
THIS 27th DAY OF February, 2025 AT 3:02 PM, IN
BOOK 370 OF ____ TRACT MAP AT PAGES 18-23, AT THE REQUEST
OF FIRST AMERICAN TITLE COMPANY
IN THE AMOUNT OF $ $21.00

~~CHRIS WILMITE~~ JOSIE GONZALES
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY
BY: _____

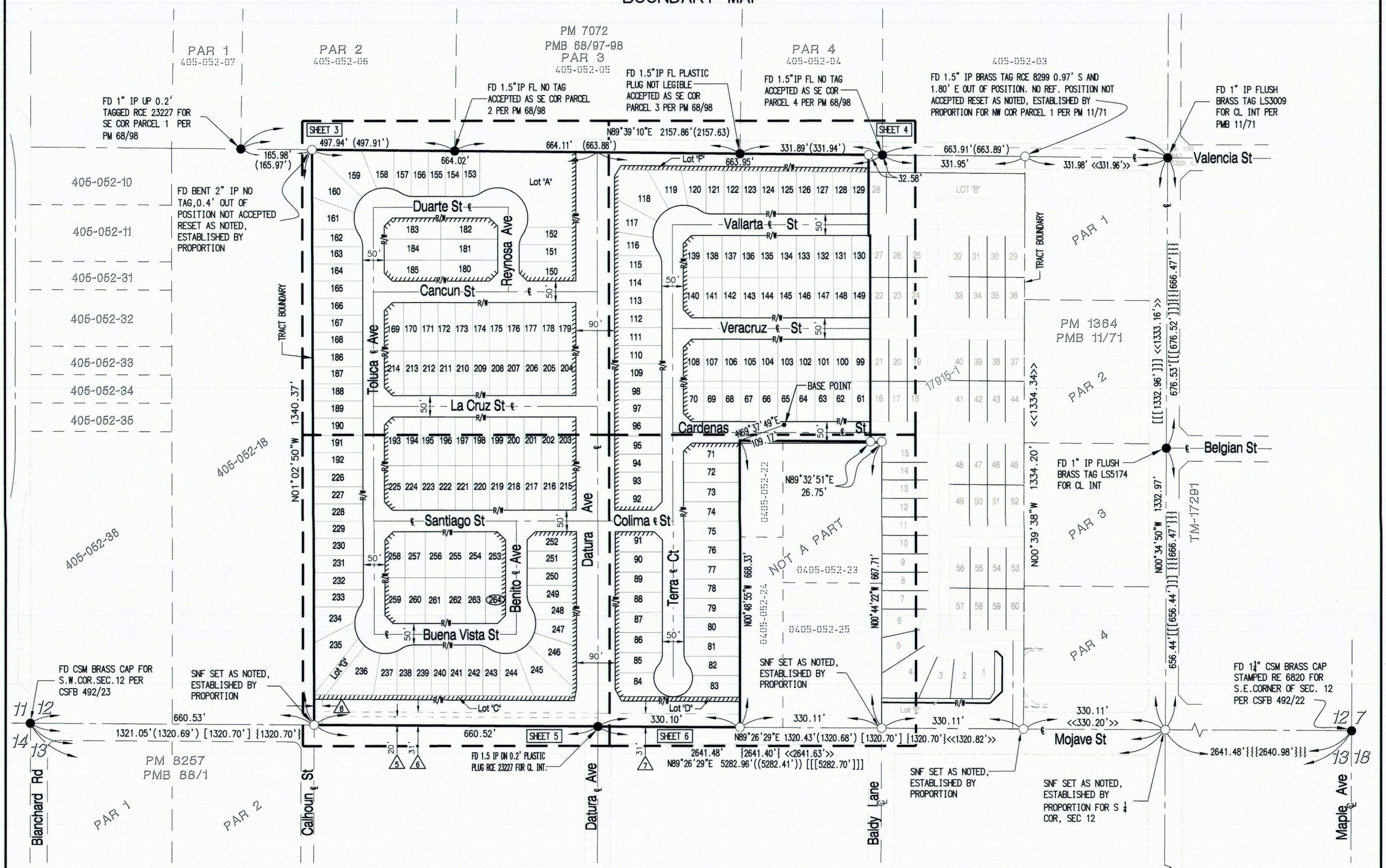
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

BOUNDARY MAP

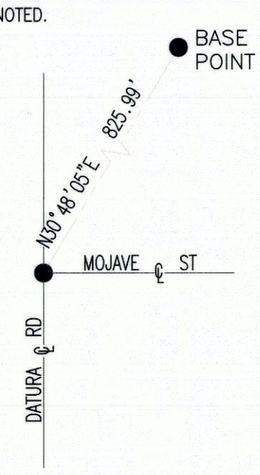


SURVEYOR'S NOTES

1. ● INDICATES FOUND MONUMENT AS NOTED
2. ○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394". CENTERLINE MONUMENTS SET WITH 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" SET FLUSH IN PAVEMENT SURFACE.

   A NAIL AND BRASS TAG STAMPED "L.S. 7394" SHALL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE SIDE LOT LINE IN LIEU OF THE FRONT LOT CORNERS. A 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" WILL BE SET AT REAR LOT CORNERS UNLESS OTHERWISE NOTED. WHERE REAR LOT CORNERS ABUTT AN ARTERIAL STREET WITH A SCREEN WALL OR A SCREEN WALL IS INSTALLED, A NAIL AND BRASS TAG STAMPED "L.S. 7394" SHALL BE SET IN THE TOP OF THE WALL ON THE SIDE LOT LINE IN LIEU OF THE REAR LOT CORNER.

   IN THE EVENT THE AFOREMENTIONED MONUMENTS CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCES A LEAD, NAIL AND "L.S. 7394" TAG SHALL BE SET, AT THE TRUE LOCATION CALLED FOR BY THIS MAP, IN LIEU OF THE AFOREMENTIONED MONUMENTS.
3. (#) INDICATES CURVE DATA CALLED OUT IN TABULAR FORM.
   [#] INDICATES LINE DATA CALLED OUT IN TABULAR FORM.
4. ( ) RECORD DATA PER PARCEL MAP NO. 7072 PM 68/98
   [ ] RECORD DATA PER RECORD OF SURVEY 38/14
   < > RECORD DATA PER PARCEL MAP NO. 6716 PM 67/76
   { } RECORD DATA PER RECORD OF SURVEY 34/75
   (( )) RECORD DATA PER RECORD OF SURVEY 21/12
   [[ ]] RECORD DATA PER RECORD OF SURVEY 114/71
   << >> RECORD DATA PER PARCEL MAP NO. 1364 PM 11/71
   {{ }} RECORD DATA PER RECORD OF SURVEY 43/35
   ((( ))) RECORD DATA PER TRACT 12236 MB 193/58
   [[[ ]]] RECORD DATA PER TRACT 17291 T-17291
   <<< >>> RECORD DATA PER PARCEL MAP 8257 PM 88/1
   {{{ }}} RECORD DATA TRACT 17375 T-17375
5. THIS PHASE OF THIS TRACT CONTAINS 5 LETTERED LOTS AND 205 NUMBERED LOTS. AREA: 35.15 ACRES
6. —— INDICATES SUBDIVISION BORDER LINE.
7. INDICATES "NON-VEHICULAR ACCESS"
8. ALL FOUND MONUMENTS DISTURBED AND/OR DESTROYED AS A RESULT OF CONSTRUCTION WILL BE RESET WITH LIKE KIND TAGGED L.S. 7394, UNLESS OTHERWISE NOTED.
9. CL INDICATES CENTERLINE
10. COR INDICATES CORNER
11. CSFB INDICATES POINT OF COUNTY SURVEYOR FIELD BOOK
12. CSM INDICATES POINT OF COUNTY SURVEYOR MONUMENT
13. FL INDICATES FLUSH
14. FD INDICATES FOUND
15. INT INDICATES INTERSECTION
16. PCC INDICATES POINT OF COMPOUND CURVATURE
17. PRC INDICATES POINT OF REVERSE CURVATURE
18. (R) INDICATES RADIAL BEARING
19. SBC INDICATES SAN BERNARDINO COUNTY
20. SNF INDICATES SEARCHED NOT FOUND



BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY A 3-POINT STATIC RESECTION TO CONTINUOUSLY OPERATING REFERENCE STATIONS "P582", "P589" AND "P470". THE COORDINATE OF THE BASE CONTROL POINT IS 1984301.575 NORTH, 6755105.846. SURVEY PERFORMED WITH CARLSON BRx6+ TRIPLE FREQUENCY, GNSS RECEIVER. POINT WAS OCCUPIED FOR 4 HOURS. DATA WAS POST PROCESSED USING CARLSON SURVEY GNSS 2016 SOFTWARE VERSION 2.1.6

EASEMENTS

*△3 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN BOOK "E", PAGE 384 OF PATENTS.

*△4 AN EASEMENT IN FAVOR OF INTERSTATE TELEGRAPH COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1913 IN BOOK 527, PAGE 4 OF DEEDS.

△5 A 20' WIDE EASEMENT IN FAVOR OF NADINE HIGBEE, FOR PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1946, IN BOOK 1958, PAGE 392, O.R.

△6 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 180, O.R.

△7 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 184, O.R.

△8 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18,1955, IN BOOK 3792, PAGE 338, O.R.

*△9 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE HESPERIA COUNTY WATER DISTRICT, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1370, O.R.

*△10 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE HESPERIA COUNTY WATER DISTRICT, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1374, O.R.

* THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

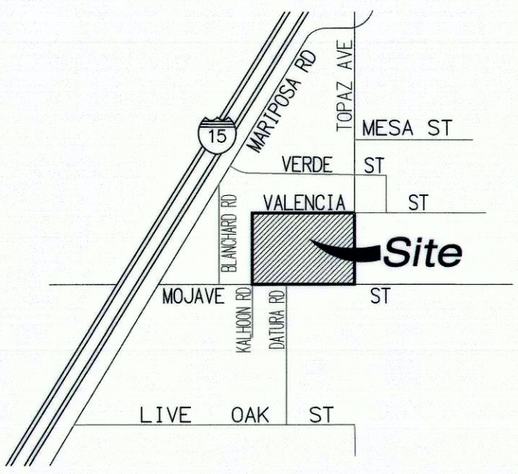
DATUM STATEMENT:

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A MEAN COMBINATION FACTOR OF 0.999617785

UNDERLYING LOT NOTE:

EXISTING ALIQUOT PARCELS:
APN 0405-052-019, 020, 021

EXISTING ALIQUOT PARCEL LOTS SHOWN HEREON ARE SUPERSEDED BY THIS MAP.



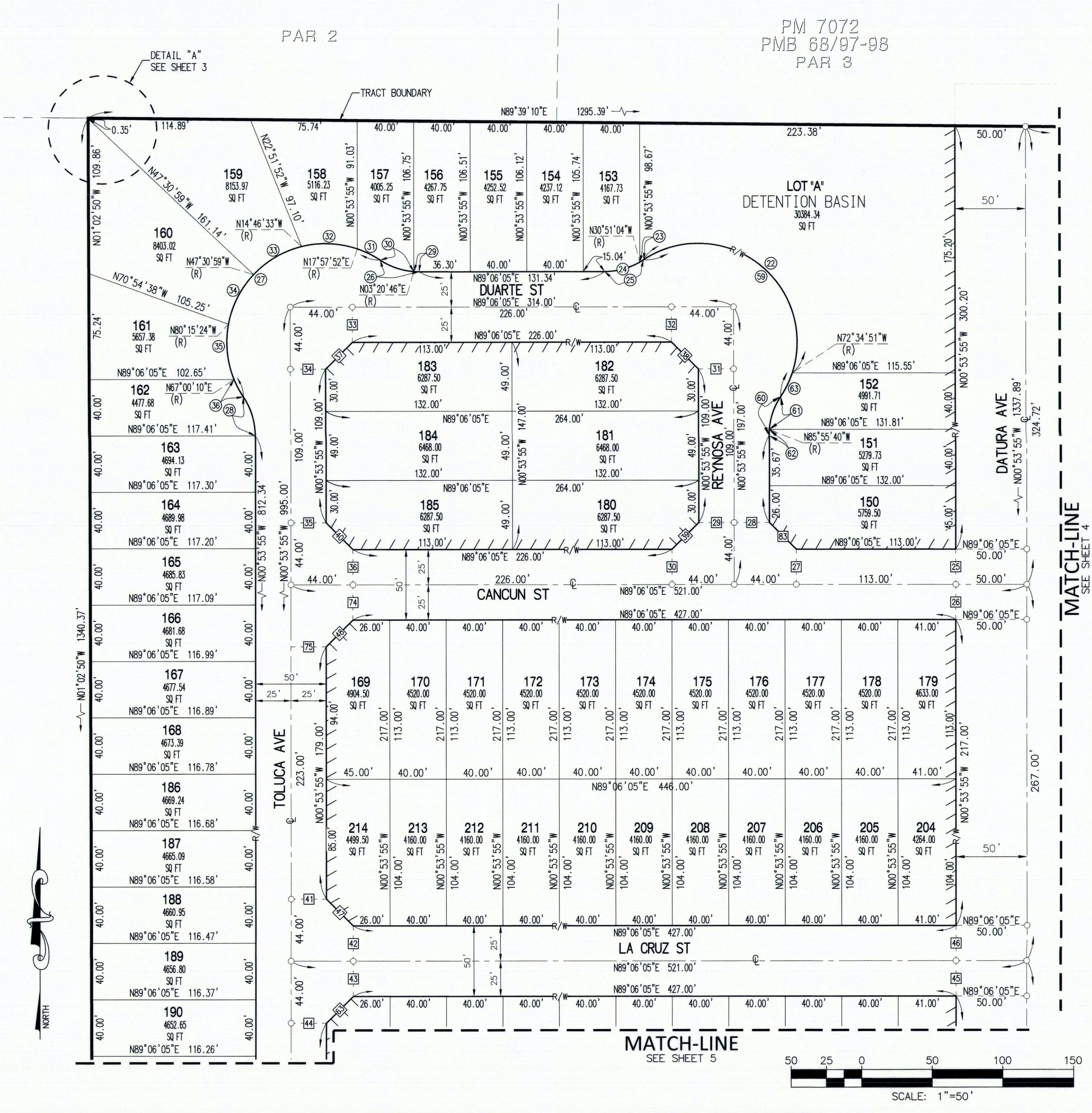
Vicinity Map
NTS

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
25	N 00°53'55" W	--	25.00'
26	N 00°53'55" W	--	25.00'
27	N 00°53'55" W	--	25.00'
28	N 89°06'05" E	--	25.00'
29	N 89°06'05" E	--	25.00'
30	N 00°53'55" W	--	25.00'
31	N 89°06'05" E	--	25.00'
32	N 00°53'55" W	--	25.00'
33	N 00°53'55" W	--	25.00'

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
34	N 89°06'05" E	--	25.00'
35	N 89°06'05" E	--	25.00'
36	N 00°53'55" W	--	25.00'
37	N 44°06'05" E	--	26.87'
38	N 45°53'55" W	--	26.87'
39	N 44°06'05" E	--	26.87'
40	N 45°53'55" W	--	26.87'
41	N 89°06'05" E	--	25.00'
42	N 00°53'55" W	--	25.00'
43	N 00°53'55" W	--	25.00'
44	N 89°06'05" E	--	25.00'
45	N 00°53'55" W	--	25.00'
46	N 00°53'55" W	--	25.00'
47	N 45°53'55" W	--	26.87'
48	N 44°06'05" E	--	26.87'
63	N 44°06'05" E	--	26.87'
74	N 00°53'55" W	--	25.00'
75	N 89°06'05" E	--	25.00'
83	N 45°53'55" W	--	26.87'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
22	Δ=141°52'30"	70.00'	173.33'
23	Δ=03°36'17"	50.00'	3.15'
24	Δ=29°57'09"	50.00'	26.14'
25	Δ=33°33'26"	50.00'	29.28'
26	Δ=33°33'25"	50.00'	29.28'
27	Δ=157°06'52"	70.00'	191.95'
28	Δ=33°33'33"	50.00'	29.29'
29	Δ=04°14'41"	50.00'	3.70'
30	Δ=29°18'45"	50.00'	25.58'
31	Δ=14°41'39"	70.00'	17.95'
32	Δ=32°44'25"	70.00'	40.00'
33	Δ=32°44'26"	70.00'	40.00'
34	Δ=32°44'25"	70.00'	40.00'
35	Δ=32°44'26"	70.00'	40.00'
36	Δ=11°27'31"	70.00'	14.00'
59	Δ=157°06'52"	70.00'	191.95'
60	Δ=33°33'26"	50.00'	29.28'
61	Δ=28°35'11"	50.00'	24.95'
62	Δ=04°58'15"	50.00'	4.34'
63	Δ=15°14'22"	70.00'	18.62'

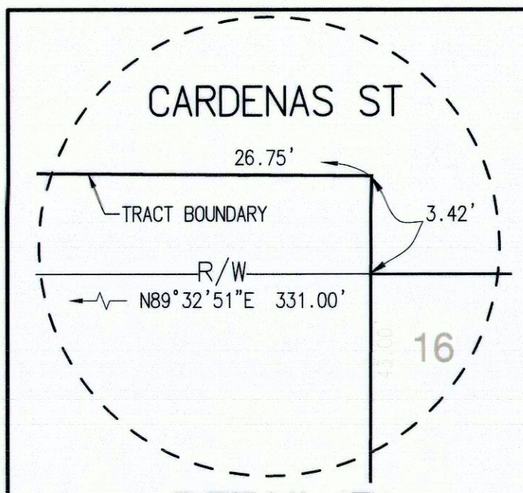
DETAIL "A"
NOT TO SCALE

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



DETAIL "B"
NOT TO SCALE

PM 7072
PMB 68/97-98

PAR 3

PAR 4

SEE SHEET 3
MATCH-LINE

DATURA AVE

VALENCIA STREET

VALLARTA ST

VERACRUZ ST

CARDENAS ST

TERRA CT

TRACT BOUNDARY

DETAIL "B"
SEE SHEET 4

MATCH-LINE
SEE SHEET 6

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
12	N 89°06'05" E	--	25.00'
13	N 00°53'55" W	--	25.00'
14	N 00°53'55" W	--	25.00'
16	N 89°06'05" E	--	25.00'
17	N 00°53'55" W	--	25.00'
18	N 00°53'55" W	--	25.00'
19	N 89°06'05" E	--	25.00'
20	N 89°06'05" E	--	25.00'
21	N 00°53'55" W	--	25.00'
22	N 30°28'12" E	--	29.28'
23	N 30°28'12" E	--	17.63'
24	N 30°28'12" E	--	11.64'
76	N 44°06'05" E		26.87'
77	N 45°53'55" W	--	26.87'
78	N 44°06'05" E	--	26.87'
79	N 45°53'55" W	--	26.87'
80	N 44°06'05" E		26.87'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
10	Δ=33°33'26"	50.00'	29.28'
11	Δ=158°10'12"	70.00'	193.24'
12	Δ=34°36'46"	43.00'	25.98'
13	Δ=22°30'24"	50.00'	19.64'
14	Δ=11°03'02"	50.00'	9.64'
15	Δ=29°18'10"	70.00'	35.80'
16	Δ=32°44'26"	70.00'	40.00'
17	Δ=32°44'26"	70.00'	40.00'
18	Δ=38°05'37"	70.00'	46.54'
19	Δ=25°17'33"	70.00'	30.90'
20	Δ=19°59'49"	43.00'	15.01'
21	Δ=14°36'57"	43.00'	10.97'

NORTH

50 25 0 50 100 150

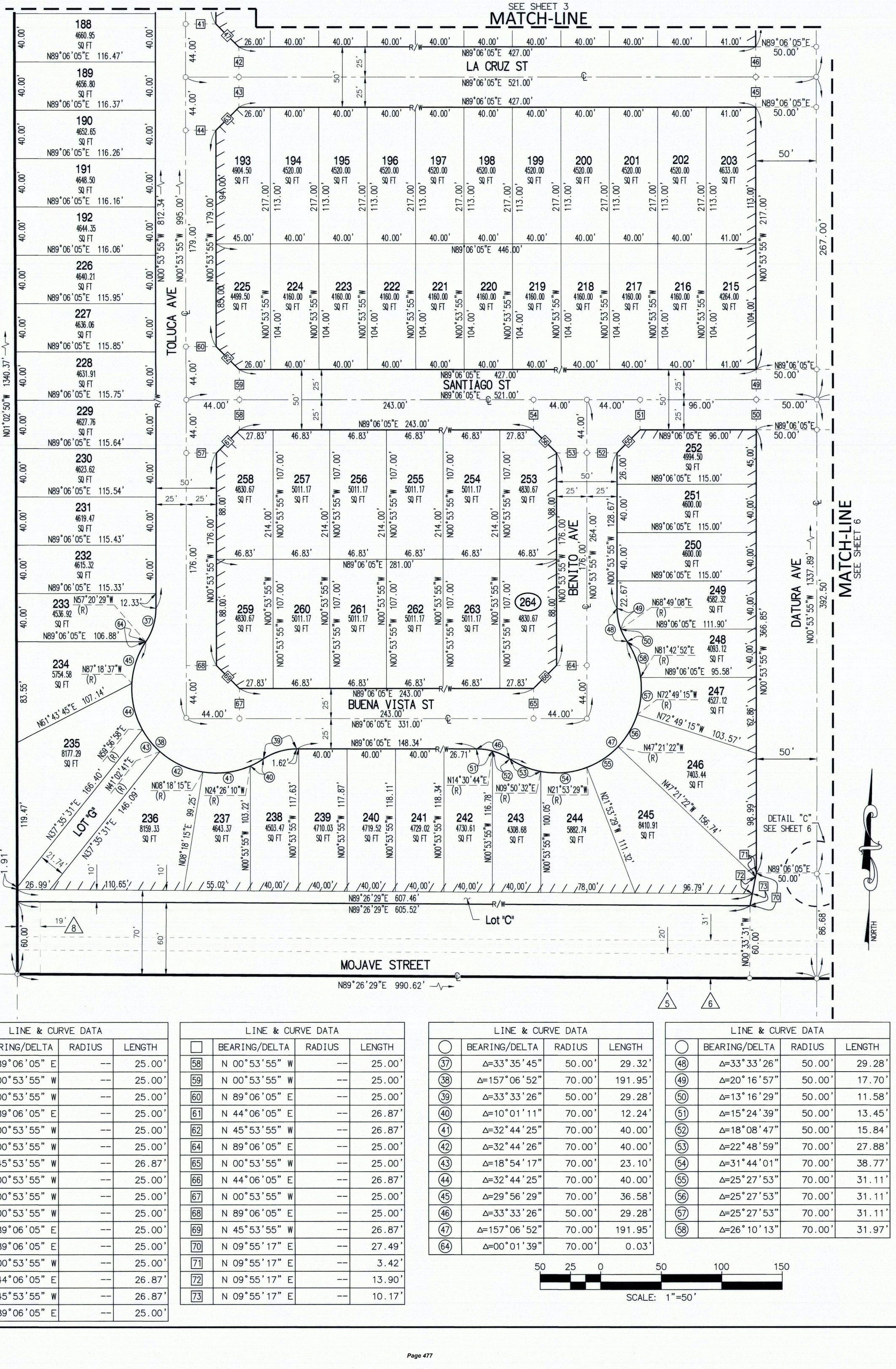
SCALE: 1"=50'

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$
OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
41	N 89°06'05" E	--	25.00'
42	N 00°53'55" W	--	25.00'
43	N 00°53'55" W	--	25.00'
44	N 89°06'05" E	--	25.00'
45	N 00°53'55" W	--	25.00'
46	N 00°53'55" W	--	25.00'
47	N 45°53'55" W	--	26.87'
49	N 00°53'55" W	--	25.00'
50	N 00°53'55" W	--	25.00'
51	N 00°53'55" W	--	25.00'
52	N 89°06'05" E	--	25.00'
53	N 89°06'05" E	--	25.00'
54	N 00°53'55" W	--	25.00'
55	N 44°06'05" E	--	26.87'
56	N 45°53'55" W	--	26.87'
57	N 89°06'05" E	--	25.00'

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
58	N 00°53'55" W	--	25.00'
59	N 00°53'55" W	--	25.00'
60	N 89°06'05" E	--	25.00'
61	N 44°06'05" E	--	26.87'
62	N 45°53'55" W	--	26.87'
64	N 89°06'05" E	--	25.00'
65	N 00°53'55" W	--	25.00'
66	N 44°06'05" E	--	26.87'
67	N 00°53'55" W	--	25.00'
68	N 89°06'05" E	--	25.00'
69	N 45°53'55" W	--	26.87'
70	N 09°55'17" E	--	27.49'
71	N 09°55'17" E	--	3.42'
72	N 09°55'17" E	--	13.90'
73	N 09°55'17" E	--	10.17'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
37	Δ=33°35'45"	50.00'	29.32'
38	Δ=157°06'52"	70.00'	191.95'
39	Δ=33°33'26"	50.00'	29.28'
40	Δ=10°01'11"	70.00'	12.24'
41	Δ=32°44'25"	70.00'	40.00'
42	Δ=32°44'26"	70.00'	40.00'
43	Δ=18°54'17"	70.00'	23.10'
44	Δ=32°44'25"	70.00'	40.00'
45	Δ=29°56'29"	70.00'	36.58'
46	Δ=33°33'26"	50.00'	29.28'
47	Δ=157°06'52"	70.00'	191.95'
64	Δ=00°01'39"	70.00'	0.03'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
48	Δ=33°33'26"	50.00'	29.28'
49	Δ=20°16'57"	50.00'	17.70'
50	Δ=13°16'29"	50.00'	11.58'
51	Δ=15°24'39"	50.00'	13.45'
52	Δ=18°08'47"	50.00'	15.84'
53	Δ=22°48'59"	70.00'	27.88'
54	Δ=31°44'01"	70.00'	38.77'
55	Δ=25°27'53"	70.00'	31.11'
56	Δ=25°27'53"	70.00'	31.11'
57	Δ=25°27'53"	70.00'	31.11'
58	Δ=26°10'13"	70.00'	31.97'

50 25 0 50 100 150

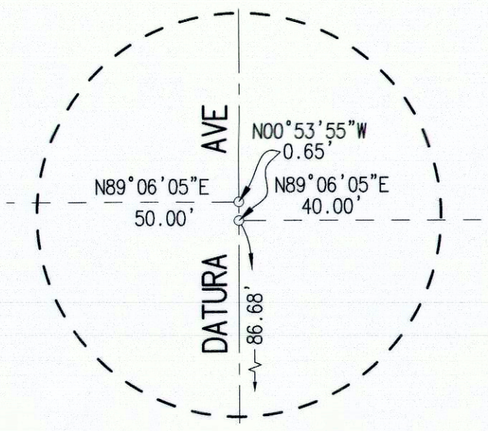
SCALE: 1"=50'

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



DETAIL "C"
NOT TO SCALE

SEE SHEET 4
MATCH-LINE

SEE SHEET 5
MATCH-LINE

CARDENAS ST
N89°06'05"E 460.30'
N89°06'05"E 416.30'
N89°32'50"E 304.25'
N89°32'51"E 331.00'

COLIMA ST
N89°06'05"E 175.00'

DATURA AVE
N00°53'55"W 1337.89'

TERRA CT
N00°53'55"W 1055.40'

MOJAVE STREET
275.61'
N89°26'29"E 990.62'

TRACT BOUNDARY

NOT A PART

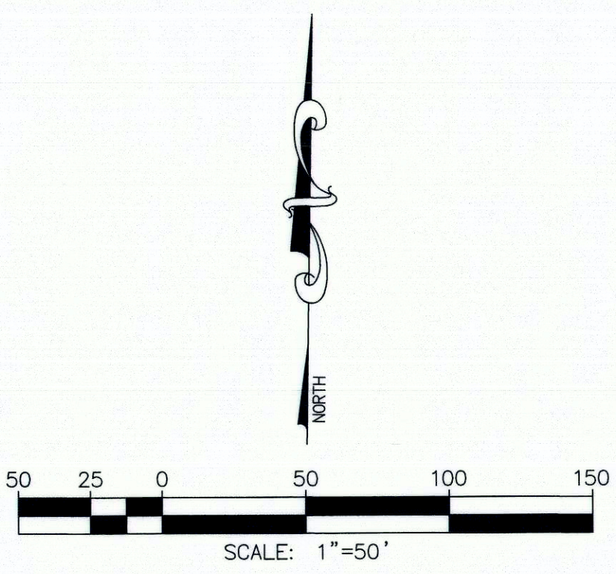
Lot "D"

LOT "E"

DETAIL "B"
SEE SHEET 4

DETAIL "C"
SEE SHEET 6

71	5977.47 SQ FT	N89°06'05"E 130.99'	
72	5892.92 SQ FT	N89°06'05"E 130.92'	
73	5889.97 SQ FT	N89°06'05"E 130.86'	
74	5887.03 SQ FT	N89°06'05"E 130.79'	
75	5884.08 SQ FT	N89°06'05"E 130.72'	
76	5881.14 SQ FT	N89°06'05"E 130.66'	
77	5878.19 SQ FT	N89°06'05"E 130.59'	
78	5875.24 SQ FT	N89°06'05"E 130.53'	
79	5872.30 SQ FT	N89°06'05"E 130.46'	
80	5869.35 SQ FT	N89°06'05"E 130.40'	
81	5865.36 SQ FT	N89°06'05"E 129.85'	
82	5389.08 SQ FT	N89°06'05"E 110.48'	
83	5952.42 SQ FT	N89°26'29"E 155.20'	
84	5365.85 SQ FT	N89°26'29"E 125.68'	
85	4825.71 SQ FT	N89°06'05"E 91.42'	
86	5170.00 SQ FT	N89°06'05"E 110.00'	
87	5170.00 SQ FT	N89°06'05"E 110.00'	
88	5170.00 SQ FT	N89°06'05"E 110.00'	
89	5170.00 SQ FT	N89°06'05"E 110.00'	
90	5170.00 SQ FT	N89°06'05"E 110.00'	
91	4989.50 SQ FT	N89°06'05"E 110.00'	
92	4989.50 SQ FT	N89°06'05"E 91.00'	
93	4620.00 SQ FT	N89°06'05"E 110.00'	
94	4620.00 SQ FT	N89°06'05"E 110.00'	
95	4620.00 SQ FT	N89°06'05"E 110.00'	



LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
1	N 29°41'35" W	--	30.81'
2	N 29°41'35" W	--	19.36'
3	N 29°41'35" W	--	11.45'
4	N 89°06'05" E	--	40.00'
5	N 00°53'55" W	--	25.00'
6	N 00°53'55" W	--	25.00'
7	N 00°53'55" W	--	25.00'
8	N 00°53'55" W	--	25.00'
9	N 89°06'05" E	--	25.00'
10	N 89°06'05" E	--	25.00'
12	N 89°06'05" E	--	25.00'
13	N 00°53'55" W	--	25.00'
14	N 00°53'55" W	--	25.00'
15	N 89°06'05" E	--	25.00'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
1	Δ=39°24'02"	43.00'	29.57'
2	Δ=258°48'04"	45.00'	203.26'
3	Δ=39°24'02"	43.00'	29.57'
4	Δ=24°58'30"	45.00'	19.62'
5	Δ=104°25'32"	45.00'	82.02'
6	Δ=95°37'10"	45.00'	75.10'
7	Δ=33°46'52"	45.00'	26.53'
8	Δ=30°46'22"	43.00'	23.09'
9	Δ=08°37'40"	43.00'	6.48'

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
79	N 45°53'55" W	--	26.87'
80	N 44°06'05" E		26.87'
81	N 44°06'05" E	--	26.87'
82	N 45°53'55" W	--	26.87'

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S ½ OF THE
SW ¼ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

NOTE (AMENDING MAP)

THE PURPOSE OF THE ANNEXED AMENDING MAP IS TO:

UPDATE THE OWNER'S STATEMENT TO CORRECT THE STREETS AND LETTERED LOTS THAT WERE INCORRECTLY DEDICATED.

UPDATE THE CITY COUNCIL'S APPROVAL AND ACCEPTANCE CERTIFICATE TO REFLECT THE CORRECT STREETS AND LETTERED LOTS THAT WERE INCORRECTLY DEDICATED.

UPDATE SHEETS 2, 4 AND 5 TO CLEARLY SHOW NON VEHICULAR ACCESS HATCH AT THE CORNER CUT BACK OF LOTS 91, 92, 118, 252, 253 AND 264

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER_____

THIS _____ DAY OF_____, 2025, AT_____ M, IN

BOOK_____ OF _____TRACT MAP AT PAGES_____ , AT THE REQUEST

OF FIRST AMERICAN TITLE COMPANY

IN THE AMOUNT OF $ _____

JOSIE GONZALES
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____

DEPUTY RECORDER

SURVEYOR'S STATEMENT (AMENDING MAP)

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE FEE OWNERS OF THE REAL PROPERTY AFFECTED BY THE CORRECTION OR OMISSION ON THE DATE OF THE FILING OR RECORDING OF THE ORIGINAL MAP ARE AS FOLLOWS: NV HESPERIA INVESTORS, LLC. A NEVADA LIMITED LIABILITY COMPANY

SIGNATURE: _____

DATE: 3/4/25

RUDY E. NUNEZ
L.S. NO. 7394

LICENSED LAND SURVEYOR
RUDY E. NUNEZ
NO. 7394
Exp. 12/31/2025
STATE OF CALIFORNIA

CITY SURVEYOR'S CERTIFICATE (AMENDING MAP)

I HEREBY CERTIFY THAT I HAVE EXAMINED THE AMENDMENTS MADE ON THE ANNEXED AMENDING MAP, AND THE ONLY CHANGES THEREON FROM THE ORIGINAL MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 06/09/25

MICHAEL P THORNTON, CITY ENGINEER/SURVEYOR

CITY OF HESPERIA

L.S. NO.6867

REGISTERED PROFESSIONAL ENGINEER
MICHAEL PATRICK THORNTON
No. 44226
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
MICHAEL P. THORNTON
No. 6867
EXP. 09-30-26
STATE OF CALIFORNIA

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

OWNER'S STATEMENT

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

I HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS; MOJAVE ST, VALENCIA ST, DATURA AVE, CARDENAS ST, VERACRUZ ST, VALLARTA ST, TERRA CT, COLIMA ST, SANTIAGO ST, BENITO AVE, BUENA VISTA ST, TOLUCA AVE, LA CRUZ ST, CANCUN ST, REYNOSA AVE, AND DUARTE ST, AS SHOWN ON THIS MAP; FOR LANDSCAPE MAINTENANCE, LOT "C","D" AND "F"; FOR DRAINAGE AND LANDSCAPE MAINTENANCE LOT "G"; FOR DRAINAGE, WATER QUALITY, AND LANDSCAPE PURPOSES, LOT "A". VEHICULAR ACCESS RIGHTS ACROSS THE PROJECT FRONTAGE OF MOJAVE STREET, VALENCIA STREET, AND DATURA ROAD, AS WELL AS THE STREET SIDE OF CORNER LOTS. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL PUBLIC UTILITY COMPANIES SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE CITY OF HESPERIA.

NV HESPERIA INVESTORS,LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: LYNN L. FETTERLY

ITS: MANAGER-MEMBER

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
ON March 4, 2025 (DATE) BEFORE ME, Kim Strutton, Notary Public (INSERT NAME AND TITLE OF THE OFFICER),
PERSONALLY APPEARED Lynn L. Fetterly (NAME OF PERSON SIGNING),
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: K Strutton
PRINT NAME: Kim Strutton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 5/24/2026 - Commissin # 2405490
PRINCIPLE PLACE OF BUSINESS: Riverside COUNTY

BENEFICIARY STATEMENT

LENNAR HOMES OF CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 13, 2024 AS DOC. NO. 2024-0136453 O.R.

BY: _____
GEOFFREY L. SMITH, AUTHORIZED SIGNATURE

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
ON March 4, 2025 (DATE) BEFORE ME, Kim Strutton, Notary Public (INSERT NAME AND TITLE OF THE OFFICER),
PERSONALLY APPEARED Geoffrey L. Smith (NAME OF PERSON SIGNING),
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: K Strutton
PRINT NAME: Kim Strutton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 5/24/2026 Commissin # 2405490
PRINCIPLE PLACE OF BUSINESS: Riverside COUNTY

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

THE UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY IN THE PATENT RECORDED IN BOOK "E", PAGE 384 OF PATENTS.

INTERSTATE TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1913 IN BOOK 527, PAGE 4 OF DEEDS.

NADINE HIGBEE HOLDER OF A 20' WIDE EASEMENT FOR PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1946, IN BOOK 1958, PAGE 392, O.R.

CALIFORNIA ELECTRIC POWER COMPANY AND CAL INTERSTATE TELEPHONE CO. HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 180, O.R.

CALIFORNIA ELECTRIC POWER COMPANY AND CAL INTERSTATE TELEPHONE CO. HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF , FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 184, O.R.

CALIFORNIA ELECTRIC POWER COMPANY HOLDER OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18,1955, IN BOOK 3792, PAGE 338, O.R.

HESPERIA COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1370, O.R.

HESPERIA COUNTY WATER DISTRICT HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1374, O.R.

SIGNATURE OMISSIONS(CONT.)

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR INTERESTS CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA TELEPHONE COMPANY HOLDER OF AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PPURPOSES, RECORDED APRIL 14, 1983 AS INSTRUMENT NO. 83-079683, O.R.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1959 IN BOOK 4887 PAGE 176, O.R.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NV HESPERIA INVESTORS, LLC ON FEBRUARY 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWELVE (12) MONTHS OF RECORDATION OF THIS FINAL MAP, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: ~~1/22/25~~ 3/4/25

RUDY E. NUNEZ
LS 7394 EXP. 12/31/2025

LICENSED LAND SURVEYOR — RUDY E. NUNEZ — NO. 7394 — Exp. 12/31/2025 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF HESPERIA MUNICIPAL CODES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: 3/5, 2025

MICHAEL P. THORNTON, CITY ENGINEER
CITY OF HESPERIA, CALIFORNIA
R.C.E. NO. 44226 (EXPIRES 06-30-25)
P.L.S. NO. 6867 (EXPIRES 09-30-26)

REGISTERED PROFESSIONAL ENGINEER — MICHAEL THORNTON — NO. 44226 — Exp. 06/30/25 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — MICHAEL THORNTON — NO. 6867 — Exp. 09/30/26 — STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S CERTIFICATE

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

DATED: _____

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY

By: _____
DEPUTY

AUDITOR-CONTROLLER\TREASURER\TAX COLLECTOR'S CERTIFICATE

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

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

BY: _____
DEPUTY

DATE: _____

CITY COUNCIL'S APPROVAL AND ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER, ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE NO. 17 OF THE CITY OF HESPERIA MUNICIPAL CODE, HEREBY APPROVED THE ANNEXED MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON SUBJECT TO COMPLETION OF IMPROVEMENTS, FOR STREET AND PUBLIC UTILITY PURPOSES, MOJAVE ST, VALENCIA ST, DATURA AVE, CARDENAS ST, VERACRUZ ST, VALLARTA ST, TERRA CT, COLIMA ST, SANTIAGO ST, BENITO AVE, BUENA VISTA ST, TOLUCA AVE, LA CRUZ ST, CANCUN ST, REYNOSA AVE, AND DUARTE ST, AS SHOWN ON THIS MAP; FOR LANDSCAPE MAINTENANCE, LOT "C", "D" AND "F"; FOR DRAINAGE AND LANDSCAPE MAINTENANCE LOT "G"; FOR DRAINAGE, WATER QUALITY, AND LANDSCAPE PURPOSES, LOT "A". VEHICULAR ACCESS RIGHTS ACROSS THE PROJECT FRONTAGE OF MOJAVE STREET, VALENCIA STREET, AND DATURA ROAD, AS WELL AS THE STREET SIDE OF CORNER LOTS.

BY: _____ DATED: _____

MELINDA SAYRE
CITY CLERK OF THE CITY OF HESPERIA

COMPOSITE DEVELOPMENT PLAN NOTE

A COMPOSITE DEVELOPMENT PLAN (C.D.P.) HAS BEEN PREPARED FOR THIS MAP AND IS ON FILE WITH THE CITY OF HESPERIA BUILDING AND SAFETY DEPARTMEN.

AMENDED NOTE

CORRECTED OWNER'S STATEMENT AND CITY COUNCIL'S APPROVAL AND ACCEPTANCE CERTIFICATE.

SOILS REPORT

A GEOTECHNICAL REPORT WAS PREPARED ON JANUARY 26, 2022 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA BY ROBERT MARKHOFF,CGE 2073 AND JOHN P. LAUER, CGE 2030 OF LOR GEOTECHNICAL, INC. REPORT IS ON FILE IN THE OFFICE OF THE CITY OF HESPERIA BUILDING AND SAFETY DEPARTMENT.

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER_____

THIS _____ DAY OF_____, 2021, AT_____ M, IN

BOOK_____ OF _____TRACT MAP AT PAGES_____ , AT THE REQUEST

OF FIRST AMERICAN TITLE COMPANY

IN THE AMOUNT OF $ _____

CHRIS WILHITE
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____

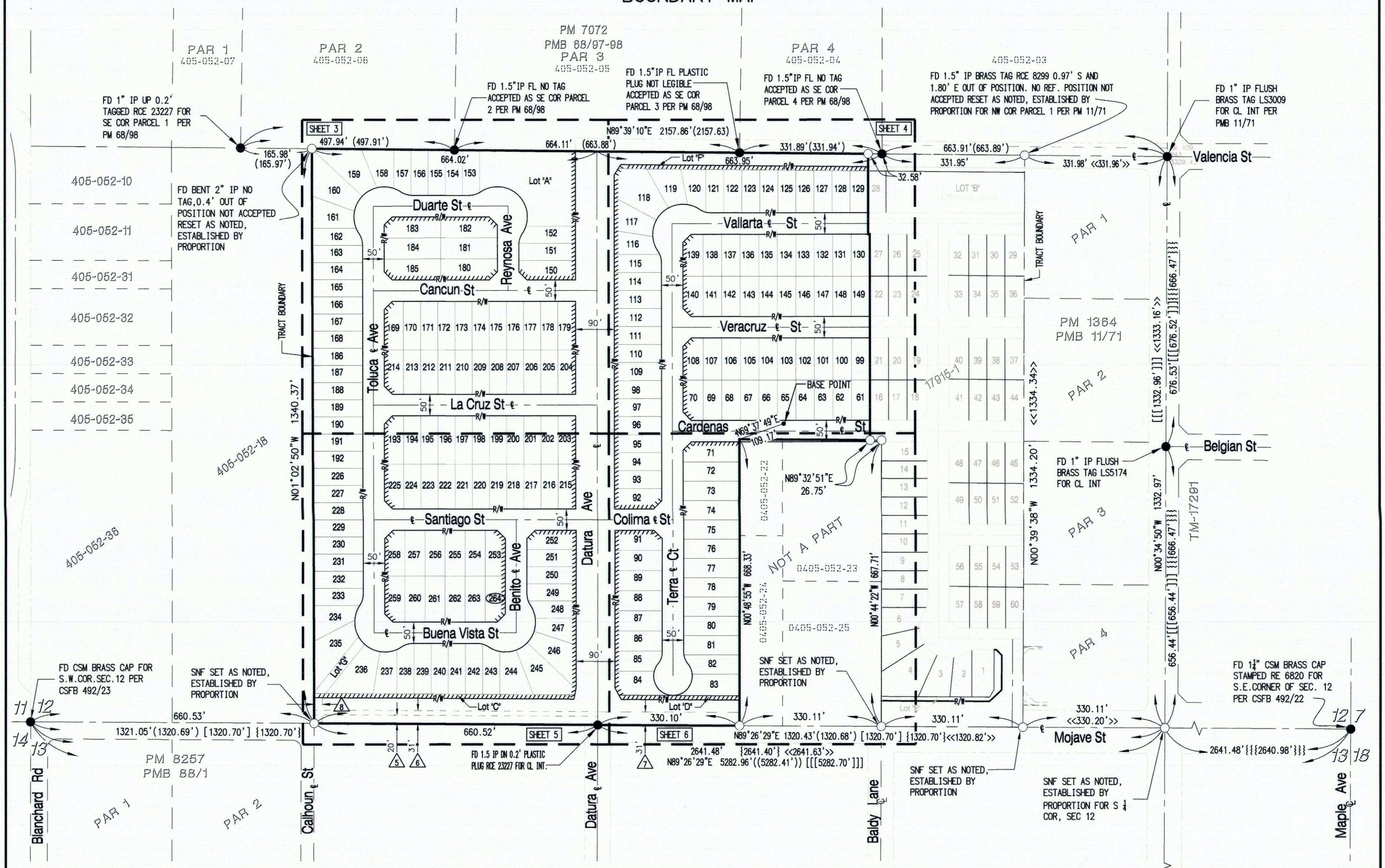
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$
OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020

BOUNDARY MAP

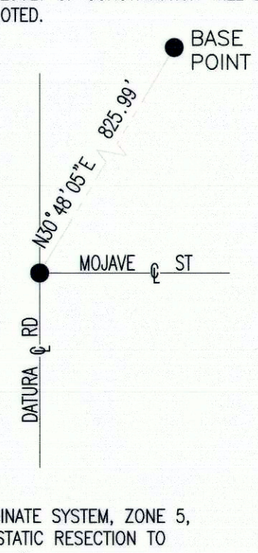


SURVEYOR'S NOTES

1. ● INDICATES FOUND MONUMENT AS NOTED
2. ○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394". CENTERLINE MONUMENTS SET WITH 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" SET FLUSH IN PAVEMENT SURFACE.

   A NAIL AND BRASS TAG STAMPED "L.S. 7394" SHALL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE SIDE LOT LINE IN LIEU OF THE FRONT LOT CORNERS. A 1" IRON PIPE WITH PLASTIC PLUG STAMPED "L.S. 7394" WILL BE SET AT REAR LOT CORNERS UNLESS OTHERWISE NOTED. WHERE REAR LOT CORNERS ABUTT AN ARTERIAL STREET WITH A SCREEN WALL OR A SCREEN WALL IS INSTALLED, A NAIL AND BRASS TAG STAMPED "L.S. 7394" SHALL BE SET IN THE TOP OF THE WALL ON THE SIDE LOT LINE IN LIEU OF THE REAR LOT CORNER.

   IN THE EVENT THE AFOREMENTIONED MONUMENTS CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCES A LEAD, NAIL AND "L.S. 7394" TAG SHALL BE SET, AT THE TRUE LOCATION CALLED FOR BY THIS MAP, IN LIEU OF THE AFOREMENTIONED MONUMENTS.
3. (#) INDICATES CURVE DATA CALLED OUT IN TABULAR FORM.
   [#] INDICATES LINE DATA CALLED OUT IN TABULAR FORM.
4. ( ) RECORD DATA PER PARCEL MAP NO. 7072 PM 68/98
   [ ] RECORD DATA PER RECORD OF SURVEY 38/14
   < > RECORD DATA PER PARCEL MAP NO. 6716 PM 67/76
   { } RECORD DATA PER RECORD OF SURVEY 34/75
   (( )) RECORD DATA PER RECORD OF SURVEY 21/12
   [[ ]] RECORD DATA PER RECORD OF SURVEY 114/71
   << >> RECORD DATA PER PARCEL MAP NO. 1364 PM 11/71
   {{ }} RECORD DATA PER RECORD OF SURVEY 43/35
   ((( ))) RECORD DATA PER TRACT 12236 MB 193/58
   [[[ ]]] RECORD DATA PER TRACT 17291 T-17291
   <<< >>> RECORD DATA PER PARCEL MAP 8257 PM 88/1
   {{{ }}} RECORD DATA TRACT 17375 T-17375
5. THIS PHASE OF THIS TRACT CONTAINS 5 LETTERED LOTS AND 203 NUMBERED LOTS. AREA: 35.15 ACRES
6. —— INDICATES SUBDIVISION BORDER LINE.
7. INDICATES "NON-VEHICULAR ACCESS"
8. ALL FOUND MONUMENTS DISTURBED AND/OR DESTROYED AS A RESULT OF CONSTRUCTION WILL BE RESET WITH LIKE KIND TAGGED L.S. 7394, UNLESS OTHERWISE NOTED.
9. CL INDICATES CENTERLINE
10. COR INDICATES CORNER
11. CSFB INDICATES POINT OF COUNTY SURVEYOR FIELD BOOK
12. CSM INDICATES POINT OF COUNTY SURVEYOR MONUMENT
13. FL INDICATES FLUSH
14. FD INDICATES FOUND
15. INT INDICATES INTERSECTION
16. PCC INDICATES POINT OF COMPOUND CURVATURE
17. PRC INDICATES POINT OF REVERSE CURVATURE
18. (R) INDICATES RADIAL BEARING
19. SBC INDICATES SAN BERNARDINO COUNTY
20. SNF INDICATES SEARCHED NOT FOUND



BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY A 3-POINT STATIC RESECTION TO CONTINUOUSLY OPERATING REFERENCE STATIONS "P582", "P589" AND "P470". THE COORDINATE OF THE BASE CONTROL POINT IS 1984301.575 NORTH, 6755105.846. SURVEY PERFORMED WITH CARLSON BRx6+ TRIPLE FREQUENCY, GNSS RECEIVER. POINT WAS OCCUPIED FOR 4 HOURS. DATA WAS POST PROCESSED USING CARLSON SURVEY GNSS 2016 SOFTWARE VERSION 2.1.6

EASEMENTS

*△3 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN BOOK "E", PAGE 384 OF PATENTS.

*△4 AN EASEMENT IN FAVOR OF INTERSTATE TELEGRAPH COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1913 IN BOOK 527, PAGE 4 OF DEEDS.

△5 A 20' WIDE EASEMENT IN FAVOR OF NADINE HIGBEE, FOR PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1946, IN BOOK 1958, PAGE 392, O.R.

△6 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 180, O.R.

△7 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1954, IN BOOK 3409, PAGE 184, O.R.

△8 THE CL OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18,1955, IN BOOK 3792, PAGE 338, O.R.

*△9 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE HESPERIA COUNTY WATER DISTRICT, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1370, O.R.

*△10 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN FAVOR OF THE HESPERIA COUNTY WATER DISTRICT, RECORDED JULY 26, 1977, IN BOOK 9227, PAGE 1374, O.R.

* THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

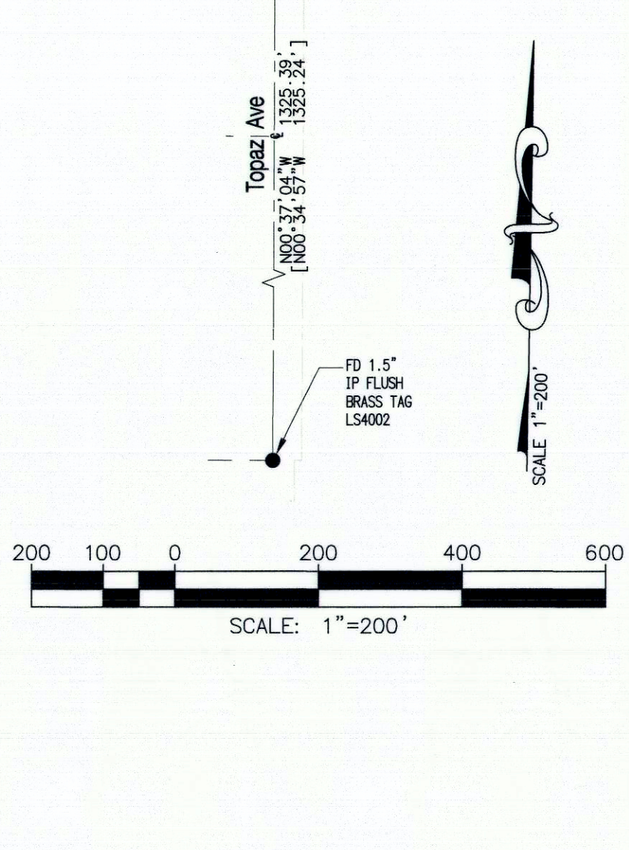
DATUM STATEMENT:

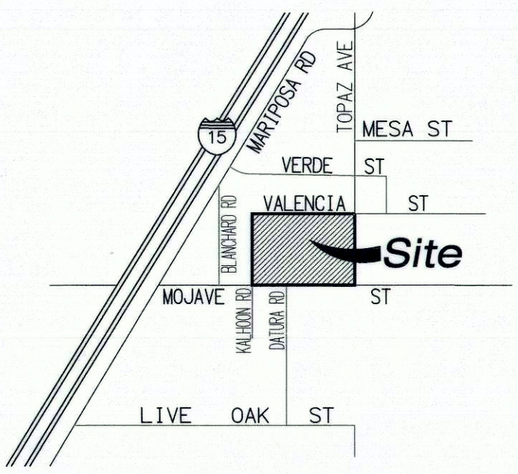
THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A MEAN COMBINATION FACTOR OF 0.999617785

UNDERLYING LOT NOTE:

EXISTING ALIQUOT PARCELS:
APN 0405-052-019, 020, 021

EXISTING ALIQUOT PARCEL LOTS SHOWN HEREON ARE SUPERSEDED BY THIS MAP.





Vicinity Map
NTS

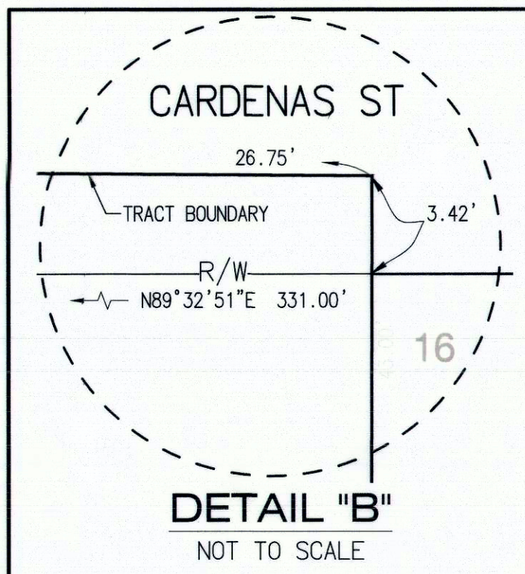
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

SHEET 10 OF 11 SHEETS

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$
OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



DETAIL "B"
NOT TO SCALE

PM 7072
PMB 68/97-98

PAR 3

PAR 4

N89°39'10"E 1295.39'
631.37'
50.00'
Lot "F"
VALENCIA STREET
N89°39'10"E 576.12'
N89°39'10"E 582.18'
40'
30'
10'
67.13'
78.80'
58.24'
42.00'
N29°40'19"W 103.87'
N12°01'26"W 84.15'
N08°25'18"E (R)
N29°40'19"W (R)
N62°24'45"W 112.04'
N62°24'45"W (R)
N81°49'02"W 91.34'
N84°50'49"E (R)
N66°35'41"E (R)
N13°43'02"E (R)
N00°53'55"W 99.70'
N00°53'55"W 100.68'
N00°53'55"W 100.28'
N00°53'55"W 99.87'
N00°53'55"W 99.47'
N00°53'55"W 99.07'
N00°53'55"W 98.66'
N00°53'55"W 98.26'
N00°53'55"W 97.85'
N00°53'55"W 187.45'
TRACT BOUNDARY
31.15'
N89°06'05"E 367.15'
R/W
VALLARTA ST
412.34'
N89°06'05"E 456.34'
N89°06'05"E 412.33'
44.00'
3.97'
N89°06'05"E 106.19'
N89°06'05"E 110.00'
N89°06'05"E 435.30'
N89°06'05"E 530.58'
VERACRUZ ST
N89°06'05"E 460.30'
N89°06'05"E 416.30'
CARDENAS ST
N89°06'05"E 460.30'
N89°06'05"E 112.05'
N89°32'50"E 304.25'
N89°32'51"E 331.00'
6.00'
416.30'
26.75'
3.42'
21.37'
25.00'
DETAIL "B"
SEE SHEET 4
DATURA AVE
N00°53'55"W 1337.89'
324.72'
SEE SHEET 3
MATCH-LINE
267.00'
N00°53'55"W 778.18'
TERRA CT
N00°53'55"W 554.86'
1055.40'
154.00'
79.00'
75.00'
22.86'
56.42'
77.60'
51.17'
40'
50'
25'
44.00'
R/W
N00°53'55"W 480.37'
MATCH-LINE
SEE SHEET 6

Lot	Area	Frontage
118	9619.88 SQ FT	
119	5372.44 SQ FT	
120	4454.57 SQ FT	
121	4232.15 SQ FT	
122	4220.17 SQ FT	
123	4203.19 SQ FT	
124	4186.21 SQ FT	
125	4169.24 SQ FT	
126	4152.26 SQ FT	
127	4135.28 SQ FT	
128	4118.30 SQ FT	
129	4101.33 SQ FT	97.45'
117	5545.30 SQ FT	
116	4694.75 SQ FT	
115	4596.09 SQ FT	
114	4620.00 SQ FT	N89°06'05"E 110.00'
113	4620.00 SQ FT	N89°06'05"E 110.00'
112	4620.00 SQ FT	N89°06'05"E 110.00'
111	4620.00 SQ FT	N89°06'05"E 110.00'
110	4620.00 SQ FT	N89°06'05"E 110.00'
109	4620.00 SQ FT	N89°06'05"E 110.00'
98	4620.00 SQ FT	N89°06'05"E 110.00'
97	4620.00 SQ FT	N89°06'05"E 110.00'
96	4620.00 SQ FT	N89°06'05"E 110.00'
139	4425.50 SQ FT	47.00'
138	4232.06 SQ FT	43.18'
137	4227.72 SQ FT	43.14'
136	4227.72 SQ FT	43.14'
135	4227.72 SQ FT	43.14'
134	4227.72 SQ FT	43.14'
133	4227.72 SQ FT	43.14'
132	4227.72 SQ FT	43.14'
131	4227.72 SQ FT	43.14'
130	4227.72 SQ FT	43.14'
140	4237.43 SQ FT	47.00'
141	4059.25 SQ FT	43.18'
142	4055.09 SQ FT	43.14'
143	4055.09 SQ FT	43.14'
144	4055.09 SQ FT	43.14'
145	4055.09 SQ FT	43.14'
146	4055.09 SQ FT	43.14'
147	4055.09 SQ FT	43.14'
148	4055.09 SQ FT	43.14'
149	4055.09 SQ FT	43.14'
108	4425.50 SQ FT	47.00'
107	4232.06 SQ FT	43.18'
106	4227.72 SQ FT	43.14'
105	4227.72 SQ FT	43.14'
104	4227.72 SQ FT	43.14'
103	4227.72 SQ FT	43.14'
102	4227.72 SQ FT	43.14'
101	4227.72 SQ FT	43.14'
100	4227.72 SQ FT	43.14'
99	4227.72 SQ FT	43.14'
70	4237.43 SQ FT	47.00'
69	4059.25 SQ FT	43.18'
68	4055.09 SQ FT	43.14'
67	4055.09 SQ FT	43.14'
66	4055.09 SQ FT	43.14'
65	4055.09 SQ FT	43.14'
64	4055.09 SQ FT	43.14'
63	4055.09 SQ FT	43.14'
62	4055.09 SQ FT	43.14'
61	4055.09 SQ FT	43.14'

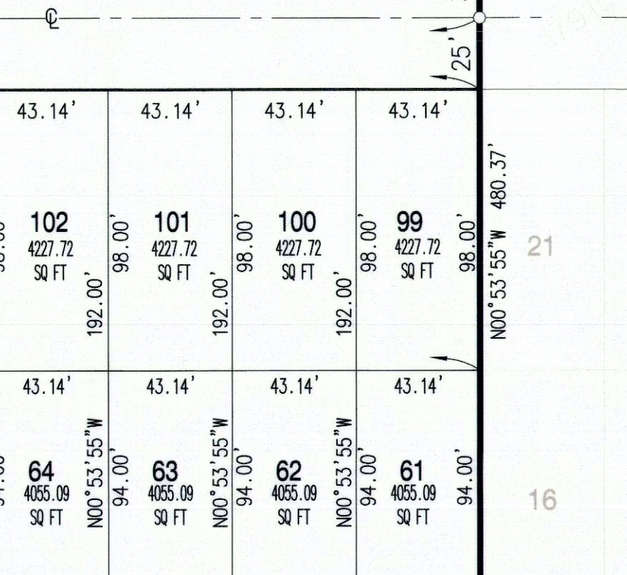
28 27 26 22 23 21 20 16 17

LINE & CURVE DATA

	BEARING/DELTA	RADIUS	LENGTH
12	N 89°06'05" E	--	25.00'
13	N 00°53'55" W	--	25.00'
14	N 00°53'55" W	--	25.00'
16	N 89°06'05" E	--	25.00'
17	N 00°53'55" W	--	25.00'
18	N 00°53'55" W	--	25.00'
19	N 89°06'05" E	--	25.00'
20	N 89°06'05" E	--	25.00'
21	N 00°53'55" W	--	25.00'
22	N 30°28'12" E	--	29.28'
23	N 30°28'12" E	--	17.63'
24	N 30°28'12" E	--	11.64'
76	N 44°06'05" E		26.87'
77	N 45°53'55" W	--	26.87'
78	N 44°06'05" E	--	26.87'
79	N 45°53'55" W	--	26.87'
80	N 44°06'05" E		26.87'

LINE & CURVE DATA

	BEARING/DELTA	RADIUS	LENGTH
10	Δ=33°33'26"	50.00'	29.28'
11	Δ=158°10'12"	70.00'	193.24'
12	Δ=34°36'46"	43.00'	25.98'
13	Δ=22°30'24"	50.00'	19.64'
14	Δ=11°03'02"	50.00'	9.64'
15	Δ=29°18'10"	70.00'	35.80'
16	Δ=32°44'26"	70.00'	40.00'
17	Δ=32°44'26"	70.00'	40.00'
18	Δ=38°05'37"	70.00'	46.54'
19	Δ=25°17'33"	70.00'	30.90'
20	Δ=19°59'49"	43.00'	15.01'
21	Δ=14°36'57"	43.00'	10.97'

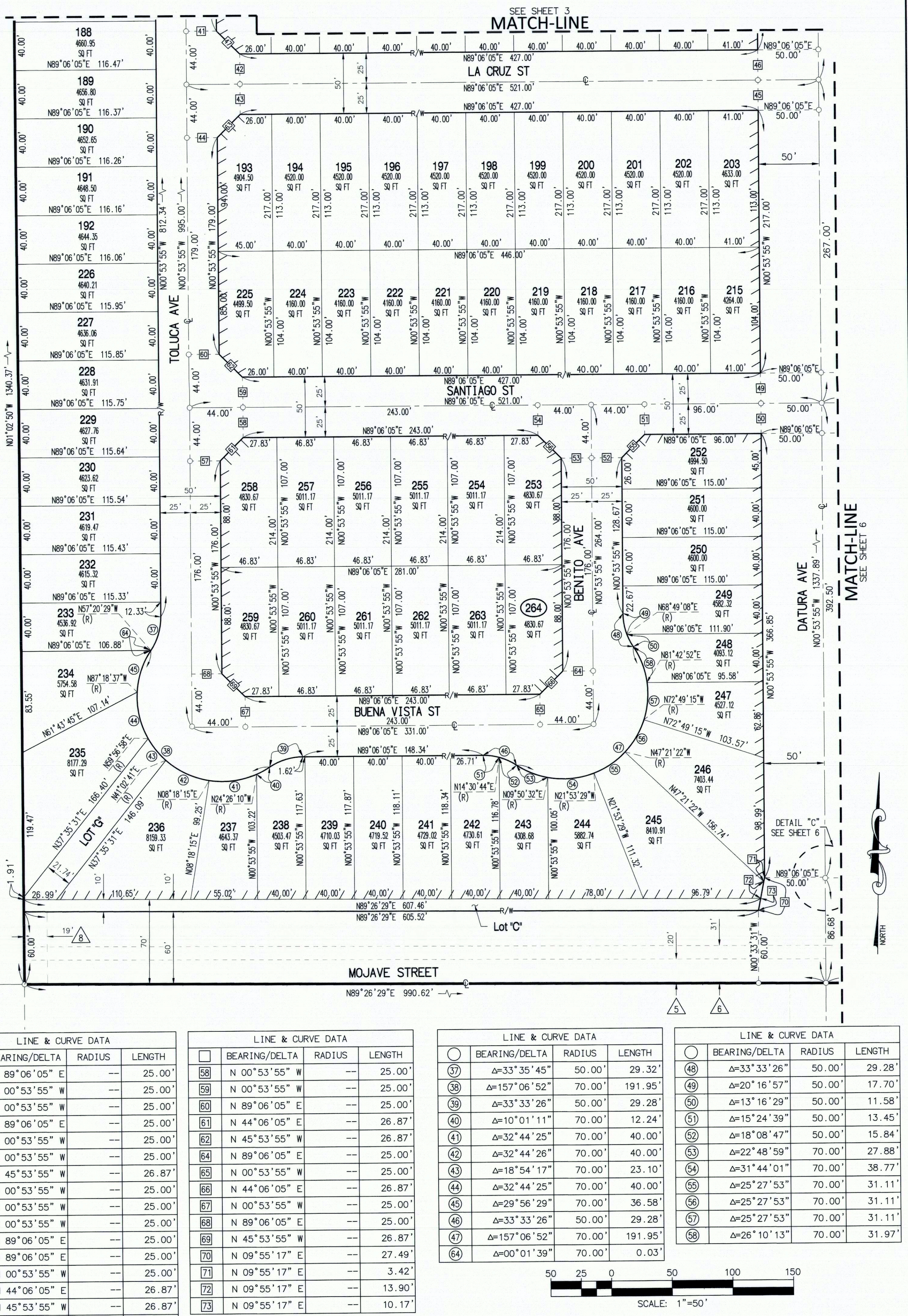


IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

AMENDING MAP TRACT 17915-2

BEING A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 12 T.4.N., R.5.W. S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RENCIVIL - FEBRUARY 2020



LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
41	N 89°06'05" E	--	25.00'
42	N 00°53'55" W	--	25.00'
43	N 00°53'55" W	--	25.00'
44	N 89°06'05" E	--	25.00'
45	N 00°53'55" W	--	25.00'
46	N 00°53'55" W	--	25.00'
47	N 45°53'55" W	--	26.87'
49	N 00°53'55" W	--	25.00'
50	N 00°53'55" W	--	25.00'
51	N 00°53'55" W	--	25.00'
52	N 89°06'05" E	--	25.00'
53	N 89°06'05" E	--	25.00'
54	N 00°53'55" W	--	25.00'
55	N 44°06'05" E	--	26.87'
56	N 45°53'55" W	--	26.87'
57	N 89°06'05" E	--	25.00'

LINE & CURVE DATA			
□	BEARING/DELTA	RADIUS	LENGTH
58	N 00°53'55" W	--	25.00'
59	N 00°53'55" W	--	25.00'
60	N 89°06'05" E	--	25.00'
61	N 44°06'05" E	--	26.87'
62	N 45°53'55" W	--	26.87'
64	N 89°06'05" E	--	25.00'
65	N 00°53'55" W	--	25.00'
66	N 44°06'05" E	--	26.87'
67	N 00°53'55" W	--	25.00'
68	N 89°06'05" E	--	25.00'
69	N 45°53'55" W	--	26.87'
70	N 09°55'17" E	--	27.49'
71	N 09°55'17" E	--	3.42'
72	N 09°55'17" E	--	13.90'
73	N 09°55'17" E	--	10.17'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
37	Δ=33°35'45"	50.00'	29.32'
38	Δ=157°06'52"	70.00'	191.95'
39	Δ=33°33'26"	50.00'	29.28'
40	Δ=10°01'11"	70.00'	12.24'
41	Δ=32°44'25"	70.00'	40.00'
42	Δ=32°44'26"	70.00'	40.00'
43	Δ=18°54'17"	70.00'	23.10'
44	Δ=32°44'25"	70.00'	40.00'
45	Δ=29°56'29"	70.00'	36.58'
46	Δ=33°33'26"	50.00'	29.28'
47	Δ=157°06'52"	70.00'	191.95'
64	Δ=00°01'39"	70.00'	0.03'

LINE & CURVE DATA			
○	BEARING/DELTA	RADIUS	LENGTH
48	Δ=33°33'26"	50.00'	29.28'
49	Δ=20°16'57"	50.00'	17.70'
50	Δ=13°16'29"	50.00'	11.58'
51	Δ=15°24'39"	50.00'	13.45'
52	Δ=18°08'47"	50.00'	15.84'
53	Δ=22°48'59"	70.00'	27.88'
54	Δ=31°44'01"	70.00'	38.77'
55	Δ=25°27'53"	70.00'	31.11'
56	Δ=25°27'53"	70.00'	31.11'
57	Δ=25°27'53"	70.00'	31.11'
58	Δ=26°10'13"	70.00'	31.97'

50 25 0 50 100 150

SCALE: 1"=50'