

# **PLANNING COMMISSION REGULAR MEETING**



## **Meeting Agenda**

**Thursday, April 10, 2025**

**6:30 PM**

**City Council Chambers  
9700 Seventh Ave.,  
Hesperia, CA, 92345**

**Planning Department: (760) 947-1224**

## **Planning Commission Members**

**Roger Abreo, Chair**

**Sophie Steeno, Vice Chair**

**Dale Burke, Commissioner**

**Earl Hodson V, Commissioner**

**Timothy Auman, Commissioner**

**Nathan Freeman, Director of Development Services**

**Ryan Leonard, Principal Planner**

**Robert Hensley, Assistant 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) 947-1224. 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) 947-1224 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](http://www.cityofhesperia.us).**

**AGENDA**  
**HESPERIA PLANNING COMMISSION**  
9700 Seventh Ave., Council Chambers, Hesperia, CA 92345

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

*Prior to action of the Planning Commission, 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. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.*

**CALL TO ORDER - 6:30 PM**

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call
- D. Reorganization of Planning Commission
  - 1. Election of Chair
  - 2. Election of Vice Chair
- E. Agenda Revisions and Announcements by Planning Secretary

**JOINT PUBLIC COMMENTS**

*Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.*

*Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.*

**CONSENT CALENDAR**

- 1. Page 1 Consideration of the March 13, 2025 Planning Commission Meeting Minutes.
  - Recommended Action:**  
It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on March 13, 2025.
  - Staff Person:** Planning Specialist Maricruz Montes
  - Attachments:** [PC Meeting Minutes 3-13-25](#)

**PUBLIC HEARINGS**

**2. Page 3**

Consideration of Tentative Tract Map No. 20673 (TT23-00006) to create 17 single-family residential lots and 1 lettered lot on 4.9 gross acres within the Single Family Residential (R1-4500) zone located at the northwest corner of Hollister Street and Joshua Tree Avenue (Applicant: Nighthawk Holdings, LLC; APN: 3057-051-19).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2025-02, approving Tentative Tract Map No. 20673 (TT23-00006).

**Staff Person:** Senior Planner Edgar Gonzalez

**Attachments:** [Staff Report](#)

[Attachment 1 - Aerial photo](#)

[Attachment 2 - General Plan Map](#)

[Attachment 3 - Tentative Tract No. 20673](#)

[Attachment 4 - Resolution No. PC-2025-02](#)

[Attachment "A" - Conditions of Approval](#)

**PLANNING DIVISION REPORT**

*The Planning staff may make announcements or reports concerning items of interest to the Commission and the public.*

A. DRC Comments

B. Major Project Update

**ASSISTANT CITY ATTORNEY REPORT**

*The Assistant Attorney may make comments of general interest to the City.*

**DIRECTOR REPORT**

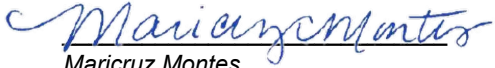
*The Director may make announcements or reports concerning items of interest to the Commission or the public.*

**PLANNING COMMISSION COMMENTS**

*The Commission Members may make comments of general interest to the City.*

**ADJOURNMENT**

*I, Maricruz Montes, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Friday, April 4, 2025 at 5:30 p.m. pursuant to California Government Code §54954.2.*

  
Maricruz Montes,  
Planning Commission Secretary

THIS PAGE LEFT INTENTIONALLY BLANK



City of Hesperia

**City of Hesperia  
Meeting Minutes - Draft  
PLANNING COMMISSION  
REGULAR MEETING**

**City Council  
Chambers**  
9700 Seventh Avenue,  
Hesperia CA 92345

---

Thursday, March 13, 2025

---

**CALL TO ORDER - 6:32 PM**

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

Led by Commissioner Burke.

**B. Invocation**

Led by Chair Abreo.

**C. Roll Call**

**Present** 4 - Commissioner Burke, Chair Roger Abreo, Commissioner Auman, and Vice Chair Steeno

**Absent** 1 - Commissioner Hodson V

**D. Agenda Revisions and Announcements by Planning Secretary**

None

**JOINT PUBLIC COMMENTS**

*Public Comments opened at 6:32 PM.*

*Comment by Bill Jensen regarding wrought iron metal fencing.*

*Public Comments closed at 6:38 PM.*

**CONSENT CALENDAR**

1. Consideration of the October 10, 2024, Planning Commission Meeting Minutes.

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on October 10, 2024.

**Sponsors:** Planning Specialist Maricruz Montes

A motion was made by Vice Chair Steeno, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Burke, Chair Abreo and Vice Chair Steeno

Nay: 0

Absent: 1 - Commissioner Hodson V

Recused: 1 - Commissioner Auman

**PUBLIC HEARINGS**

2. Development Code Amendment DCA25-00001

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2025-01 recommending that the City Council introduce and place on first reading an ordinance approving DCA25-00001, modifying development standards associated with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (Junior ADUs).

**Sponsors:** Principal Planner Ryan Leonard

**A motion was made by Commissioner Auman, seconded by Vice Chair Steeno, that this item be recommended for approval. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Burke, Chair Abreo, Commissioner Auman and Vice Chair Steeno

**Nay:** 0

**Absent:** 1 - Commissioner Hodson V

**PLANNING DIVISION REPORT**

Principal Planner Ryan Leonard reported that the Development Review Committee (DRC) approved a 66-unit apartment project, on Tamarisk Avenue. During the DRC meeting one resident expressed opposition to the project.

The agenda for the April Planning Commission meeting will potentially include a tentative tract map. In addition, the General Plan Update is expected to be presented to the Planning Commission in April or May. Commissioners were also asked to provide input on upcoming workshops they would like to see in the future.

Staff is currently working on improving the transparency of the DRC process. Future DRC agendas will feature site plans, floor plans, elevations and conditions of approval for each project.

The Planning Commission also welcomed Timothy Auman as the newest member of the Commission.

**ASSISTANT CITY ATTORNEY REPORT**

Nothing to report

**PLANNING COMMISSION COMMENT**

Commissioner Burke requested a follow-up on the litigation related to the Rancho Bridge aqueduct and inquired about the status of fencing requirements due to safety regulations.

Vice Chair Steeno welcomed Commissioner Auman to the Commission and offered mentorship. She also shared that she attended the grand opening tour of the Silverwood model homes and expressed her anticipation for the completion of the General Plan Update.

Commissioner Auman expressed his appreciation to staff and stated that he was honored to be a part of the Commission.

Chair Abreo welcomed Commissioner Auman and Vice Chair Steeno back. He noted that he appreciated the questions and input from the Commission during the public hearing and expressed gratitude to staff for their support.

**ADJOURNMENT**

Meeting adjourned at 7:16 pm until the next regular scheduled meeting.

\_\_\_\_\_  
Maricruz Montes,  
Secretary Planning Commission

\_\_\_\_\_  
Roger Abreo,  
Chair Planning Commission





**DATE:** April 10, 2025  
**TO:** Planning Commission  
**FROM:** Nathan R. Freeman, Director of Development Services  
**BY:** Ryan Leonard, Principal Planner  
Edgar Gonzalez, Senior Planner  
**SUBJECT:** Tentative Tract Map No. 20673 (TT23-00006); Applicant: Nighthawk Holdings, LLC; APN: 3057-051-19

---

## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-02, approving Tentative Tract Map No. 20673 (TT23-00006).

## BACKGROUND

Proposal: A Tentative Tract Map to subdivide one existing parcel totaling 4.9 gross acres into 17 single-family residential lots and 1 common letter lot.

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

Current General Plan, Zoning and Land Uses: The subject property as well as all surrounding properties are within the Single Family Residential (R1-4500) zone. The subject property is currently vacant. The properties to the north consist of an existing tract of single family homes, which the proposed tract will expand upon. The property to the east is vacant. The property to the west consists of a subdivided residential tract that has not been developed and remains vacant. The properties to the south consists of a tract of existing single-family homes, adjacent to a subdivided residential tract that has not been developed and remains vacant (Attachment 2).

## ISSUES/ANALYSIS

Land Use: The Single Family Residential (R1-4500) zone allows a maximum density up to 8 dwelling units per acre. The tentative tract would create 17 new single-family residential lots on 4.9 gross acres, resulting in a density of 3.4 dwelling units per acre, which is far below the maximum density allowed. The subdivision includes a 4,915 square foot common letter lot (Lot A) to use as a retention basin. The smallest lot within the subdivision is 6,554 square feet, the average lot size is 8,139 square feet, and the largest lot is 12,532 square feet in area. The proposed lots comply with the Single Family Residential (R1-4500) zone which allows a 4,000 square foot minimum lot size, a 50-foot (interior lot) and 60-foot (corner lot) minimum lot width and a 75-foot minimum lot depth requirement. The proposed lot sizes align with the existing tract of single family lots to the north, which range between 6,365 and 8,730 square feet. (Attachment 3).

Access to the lots will be provided via Rainsong Avenue and Wildhorse Avenue, both existing streets within the tract to the north. Proposed driveways will be constructed along these streets,

in addition to a new internal street called Colorado Street. The rear of most proposed homes will face Knight Avenue, Hollister Street, and Joshua Tree Avenue; therefore, no access will be provided along the above-mentioned streets. The development will require all single-family homes to construct a 6-foot high split-face tan block wall along all sides visible from the right-of-way. Internal sides not visible from the right-of-way may feature a 6-foot high precision block wall. All homes must comply with the development standards of the Single Family Residential (R1-4500) zone.

Drainage: All drainage created on-site beyond that which has occurred historically would be detained within an above ground retention basin located at the northwest corner of the tract. The retention basin will be approximately 5-feet deep and enclosed by a six-foot-high split-face block wall along the north, west, and south sides to match the required perimeter walls for the tract. In the front yard setback area adjacent to Wild Horse Avenue, the enclosure will consist of a combination wall with a two-foot-high split-face block base and a four-foot-high wrought iron fence on top.

Water and Sewer: The project will connect and extend the existing 8-inch water and sewer lines along Rainsong Avenue and Wild Horse Avenue. The project will also extend the existing 8-inch water line along Joshua Tree Avenue to connect to the existing line on Hollister Street and extend the existing 8-inch sewer line along Joshua Tree Avenue to connect to the existing line along Knight Avenue.

Street Improvements: The project will extend the existing street improvements on both sides of Rainsong Avenue and Wild Horse Avenue to wrap around Colorado Street, which are all designated as 54-foot-wide local streets. The project will also extend and construct street improvements along the tract's exterior boundary on Knight Avenue, Joshua Tree Avenue and Hollister Street, all designated as 60-foot-wide local streets. All exterior streets shall provide a minimum 26-foot wide paved road for vehicle access. As part of the development of the tract, all streets will be constructed to City standards, including curb, gutter, street lights and sidewalk along the tract's interior and exterior right-of-way boundary.

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

Schools and Parks: The project is approximately 2,880 feet northeast of Mission Crest Elementary School. The development is approximately 2,250 feet north of the Rick Novack Community Center and Palm Street Park and approximately 2,450 feet northeast of Malibu Park.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, with no endangered or threatened species on site, which are consistent with the General Plan and are substantially surrounded by urban uses.

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

**CITY GOAL SUPPORTED BY THIS ITEM**

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

### **FISCAL IMPACT**

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

### **ALTERNATIVE**

Provide alternative direction to staff.

### **ATTACHMENTS**

1. Aerial Photo
2. General Plan Land Use Map
3. Tentative Tract Map No. 20673 (TT23-00006)
4. Resolution No. PC-2025-02, with Conditions of Approval

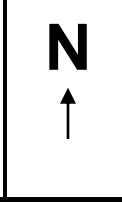
# ATTACHMENT 1



<b>APPLICANT(S):</b> NIGHTHAWK HOLDINGS, LLC	<b>FILE NO(S):</b> TT23-00006
--	-------------------------------

<b>LOCATION:</b> NORTHWEST CORNER OF HOLLISTER STREET AND JOSHUA TREE AVENUE	<b>APN(S):</b> 3057-051-19
--	----------------------------

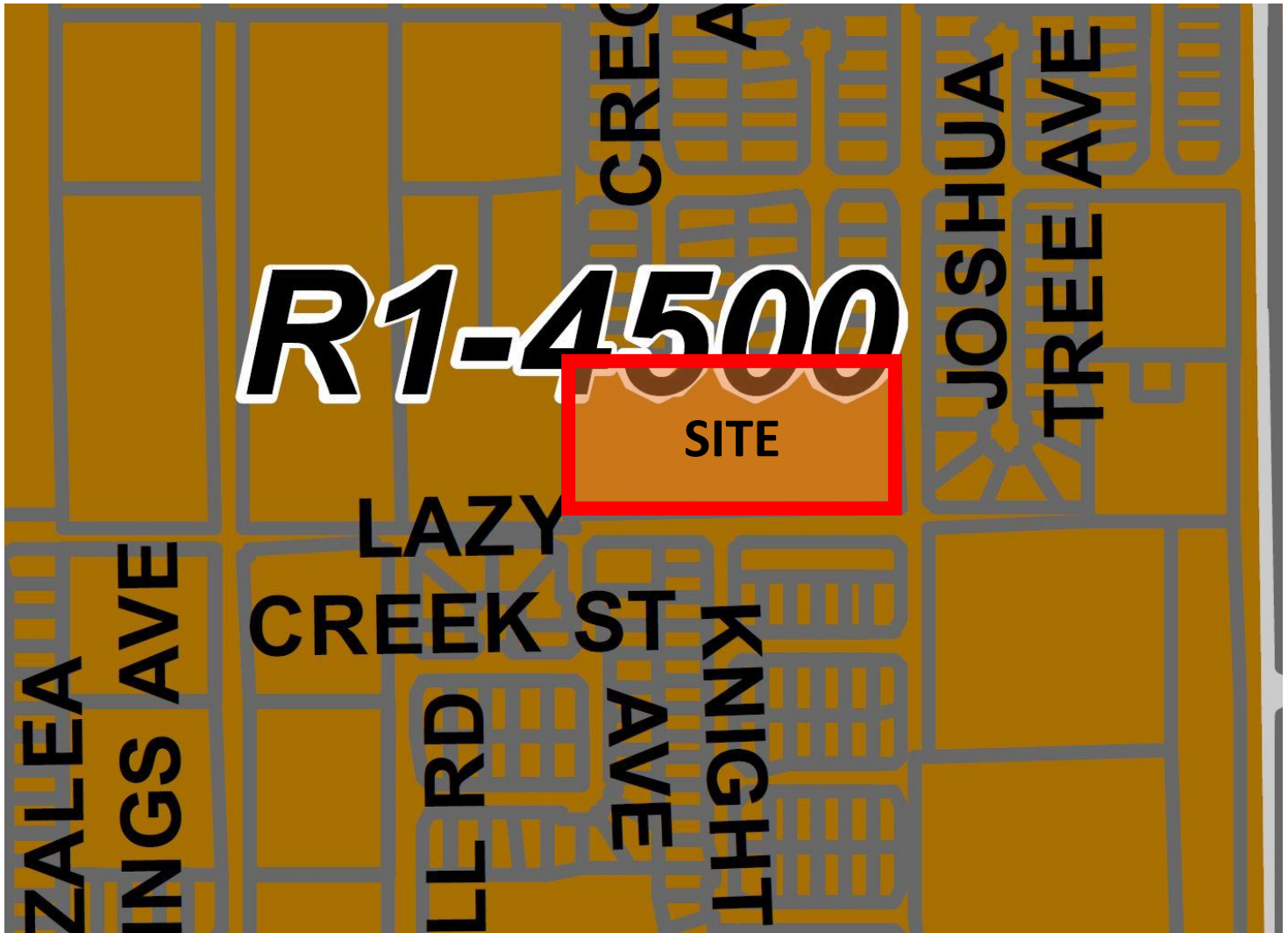
**PROPOSAL:** CONSIDERATION OF TENTATIVE TRACT MAP NO. 20673 (TT23-00006) TO SUBDIVIDE 1 PARCEL INTO 17 SINGLE FAMILY RESIDENTIAL LOTS AND 1 LETTERED LOT ON A 4.9 ACRE SITE WITHIN THE SINGLE FAMILY RESIDENTIAL (R1-4500) ZONE



## AERIAL PHOTO



# ATTACHMENT 2



**APPLICANT(S):** NIGHTHAWK HOLDINGS, LLC

**FILE NO(S):** TT23-00006

**LOCATION:** NORTHWEST CORNER OF HOLLISTER STREET AND JOSHUA TREE AVENUE

**APN(S):** 3057-051-19

**PROPOSAL:** CONSIDERATION OF TENTATIVE TRACT MAP NO. 20673 (TT23-00006) TO SUBDIVIDE 1 PARCEL INTO 17 SINGLE FAMILY RESIDENTIAL LOTS AND 1 LETTERED LOT ON A 4.9 ACRE SITE WITHIN THE SINGLE FAMILY RESIDENTIAL (R1-4500) ZONE

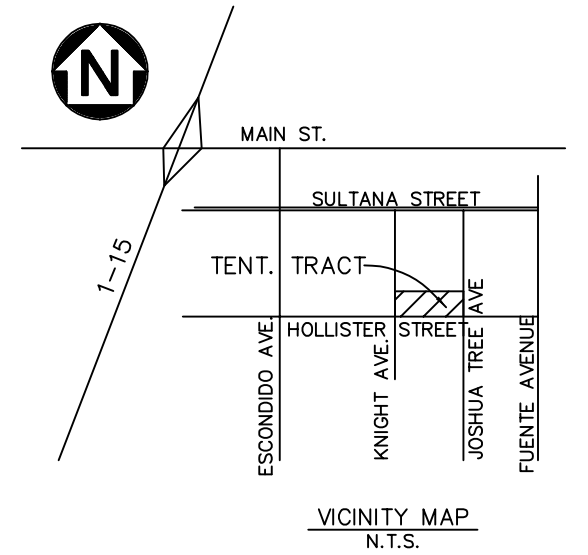


## GENERAL PLAN MAP

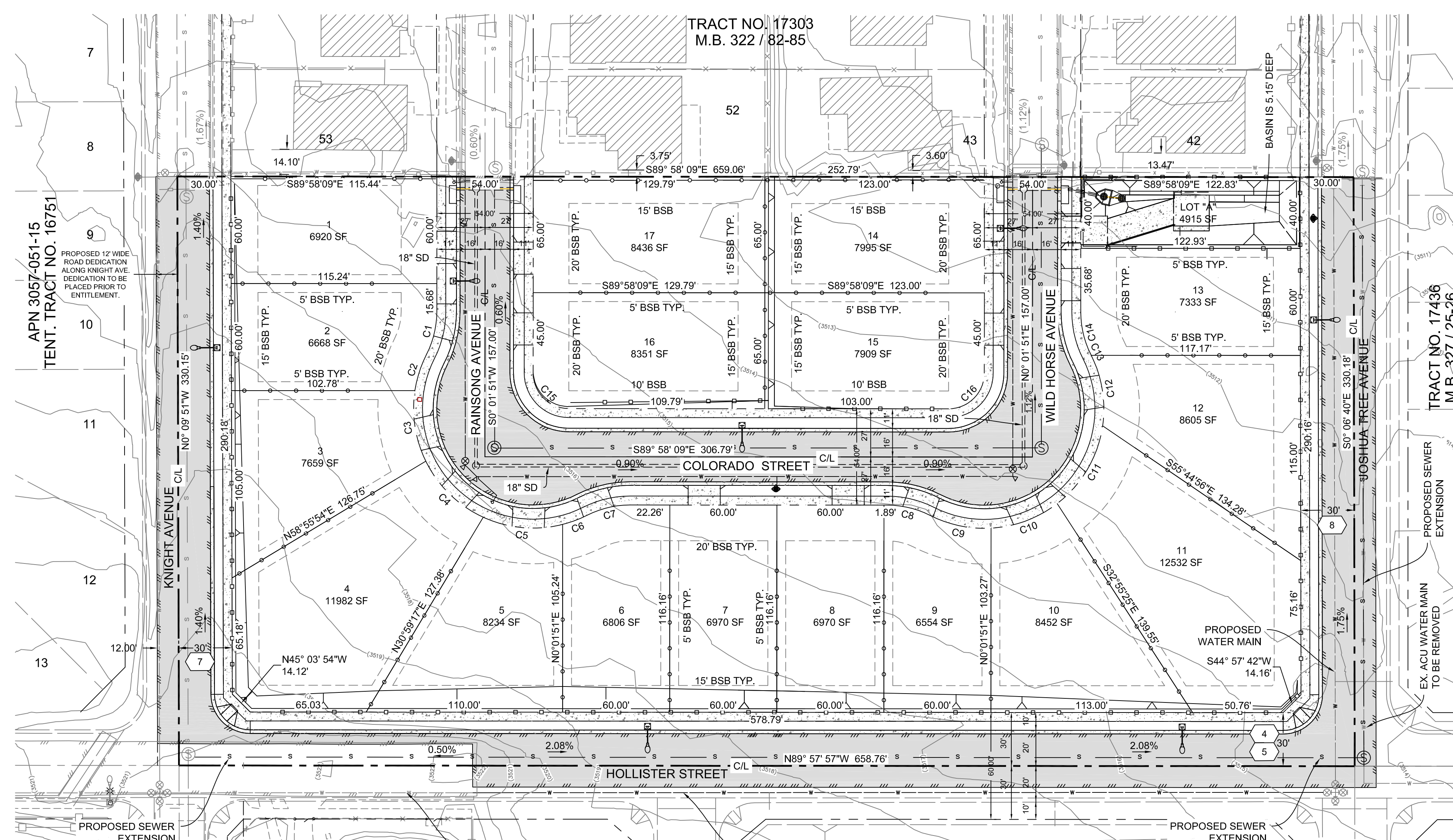


# TENTATIVE TRACT NO. 20673

IN THE CITY OF HESPERIA  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.  
 APN: 3057-051-19



LEGEND	
EXISTING CONTOUR	(100)
BSB =	BUILDING SETBACK
CENTERLINE	---
RIGHT OF WAY	---
SETBACK	---
EASEMENT	---
EX. WATER MAIN	W
EX. SEWER LINE	SS
PROPOSED WATER MAIN	W
PROPOSED SEWER LINE	SS
EXISTING 2'-3" HIGH MASONRY PERIMETER WALLS (NORTH P.L.)	---
EXISTING PERIMETER WALLS (2'-3" HIGH MASONRY WALL AT BASE AND 6' HIGH WOODEN FENCE ON TOP) (NORTH P.L.)	---
INTERIOR WALLS (6" HIGH PRECISION MASONRY WALL)	---
PERIMETER WALLS, RETURN WALLS AND ANY WALLS VISIBLE FROM ANY STREET (6" HIGH TAN SPLIT-FACE MASONRY WALL)	---
2-FOOT-HIGH TAN SPLIT-FACE BLOCK WALL AT THE BASE AND 4-FOOT-HIGH WROUGHT IRON ON TOP	---
EXISTING EDGE PAVEMENT	---
PROPOSED EDGE PAVEMENT	---
PROPOSED SEWER MANHOLE -	(S)
EX. SEWER MANHOLE -	(S)
EX. WATER VALVE -	(V)
PROPOSED WATER VALVE -	(V)
PROPOSED FIRE HYDRANT -	(F)
PROPOSED FIRE HYDRANT -	(F)
PROPOSED STREET LIGHT -	(L)
EXISTING STREET LIGHT -	(L)
PROPOSED AC SURFACE	---
EXISTING STRUCTURE	---



- TITLE REPORT NOTES:**
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 22, 1916 IN BOOK K OF PATENTS, PAGE 69.
  - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - AN EASEMENT FOR WATER LINES AND ALL OTHER UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 1987 AS INSTRUMENT NO. 87-395049 OF OFFICIAL RECORDS.
  - AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 1987 AS INSTRUMENT NO. 87-395049 OF OFFICIAL RECORDS.
  - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HESPERIA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 21, 1993 AS INSTRUMENT NO. 93-310136 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 3, 2007 AS INSTRUMENT NO. 07-6760180F OF OFFICIAL RECORDS.
  - AN OFFER OF DEDICATION FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 2005 AS INSTRUMENT NO. 05-701065 OF OFFICIAL RECORDS.
  - AN OFFER OF DEDICATION FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 2021 AS INSTRUMENT NO. 21-76956 OF OFFICIAL RECORDS

**CIVIL ENGINEER:**  
 ANDREW RYAN BELL  
 9530 HAGEMAN RD  
 SUITE B223  
 (661) 230-9034

**OWNER/DEVELOPER**  
 ZAB, LLC  
 16502 WALNUT ST., SUITE C  
 HESPERIA, CA 92345  
 ATTN: MR. BENITES  
 PH: (909) 731-3668

**LEGAL DESCRIPTION**  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
 APN: 3057-051-19

**BASIS OF BEARING**  
 BASIS OF BEARING WAS TAKEN FROM THE CENTERLINE OF ESCONDIDO AVENUE SHOWN AS N0°15'51"W PER PARCEL MAP NO. 2149, RECORDED IN BOOK 23 OF PARCEL MAPS, PAGE 67 RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA.

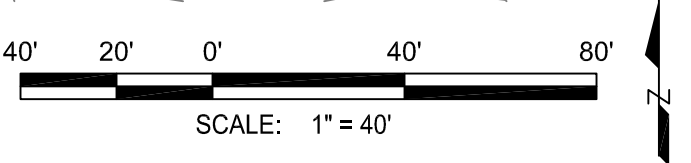
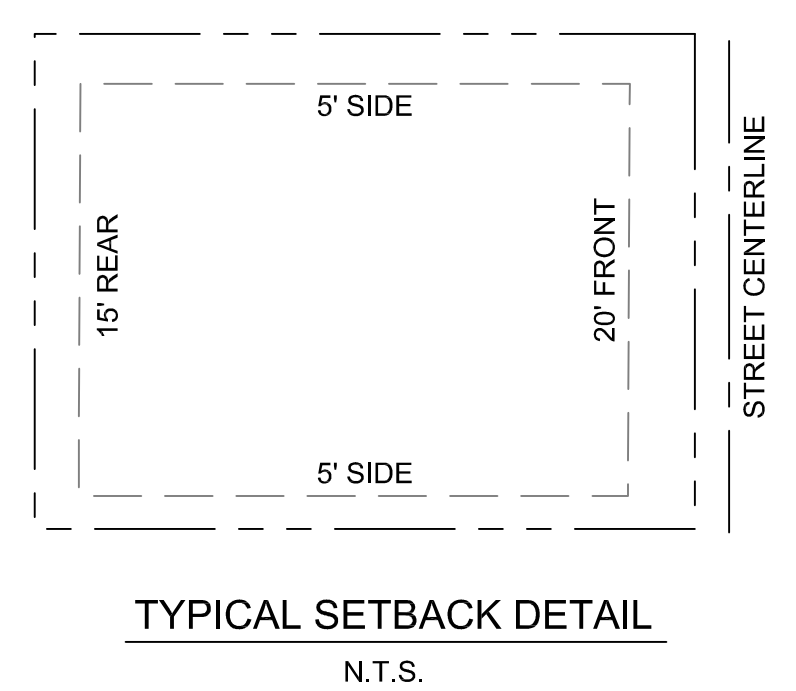
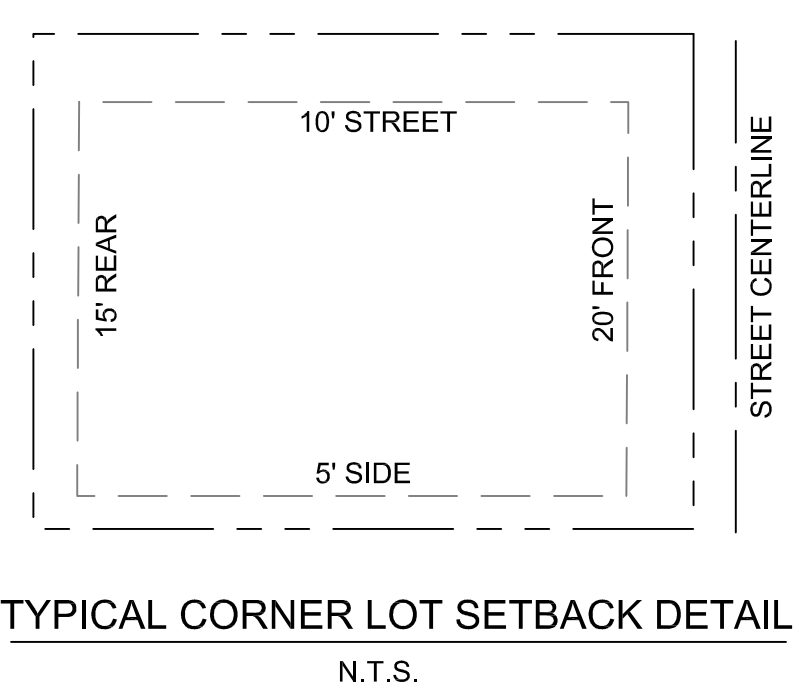
**BENCHMARK: CITY OF HESPERIA**  
 CITY OF HESPERIA BENCHMARK H-19  
 3 1/2 BRASS DISK IN N.W. COR. OF THE INTERSECTION OF PYRITE AND MAIN.  
 3.3' FROM P.P. #2263153E.  
 ELEVATION 3454.069

**TITLE REPORT:**  
 FIRST AMERICAN TITLE COMPANY  
 (951) 787-1762  
 ORDER # 0625-704436  
 OCTOBER 04, 2023

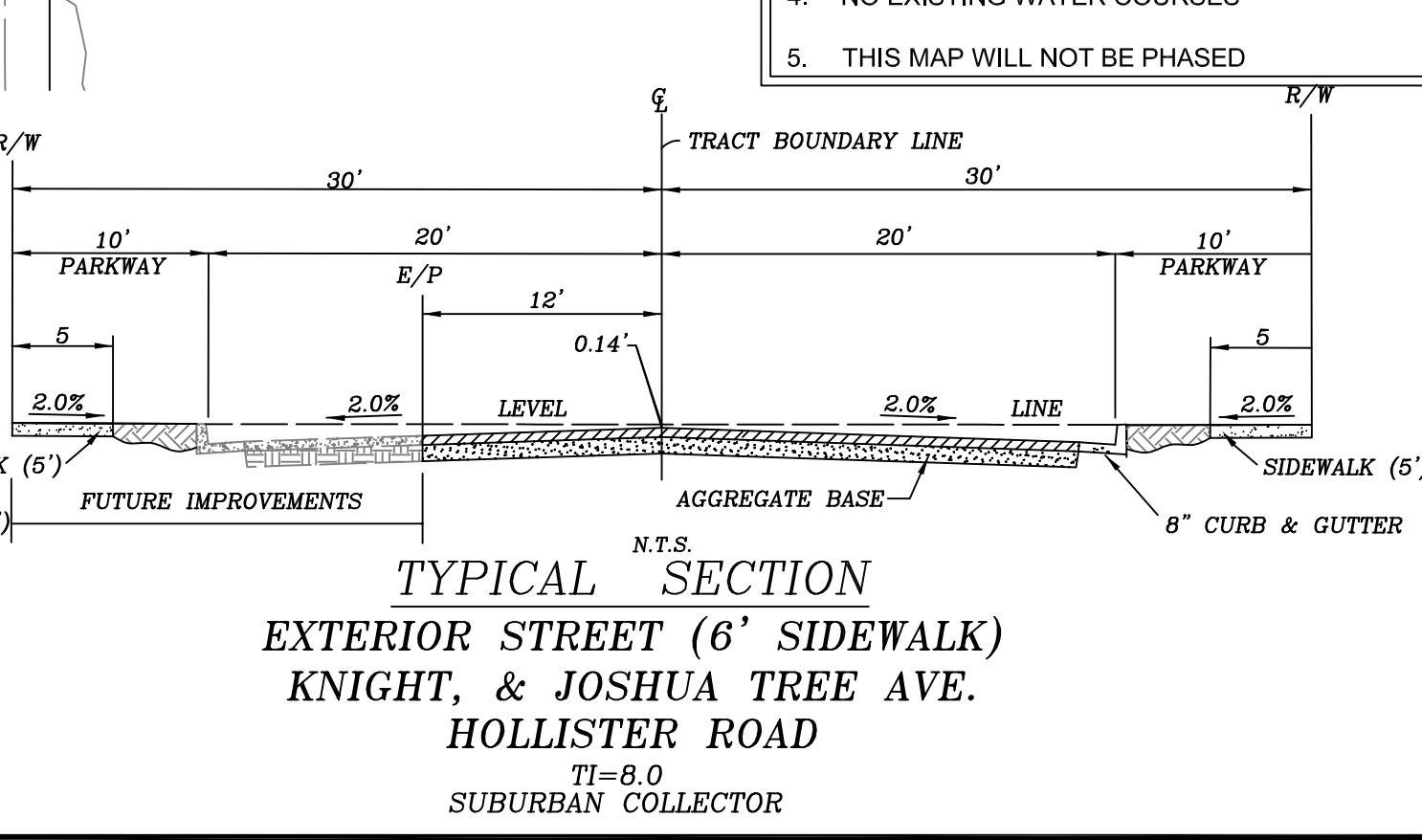
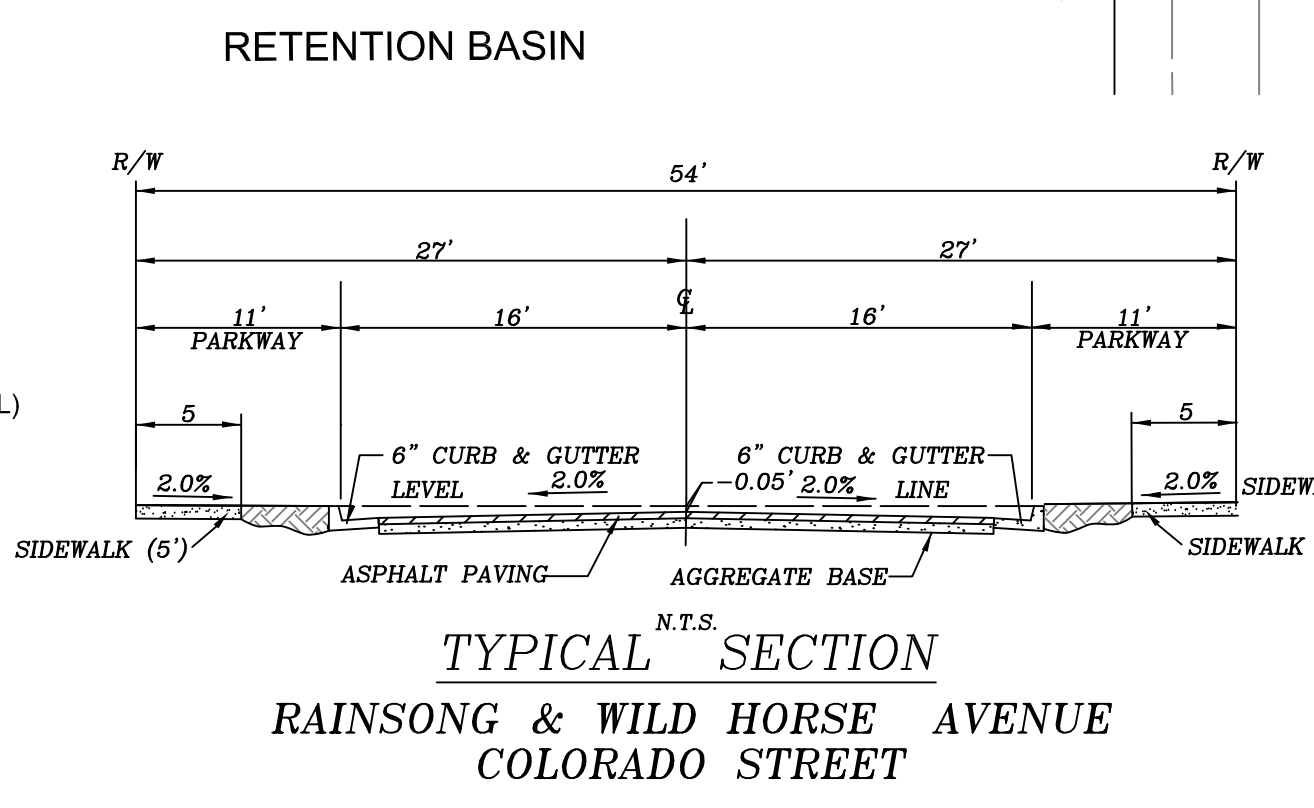
Curve #	Length	Radius	Delta
C1	24.90	53.00	26.92
C2	21.44	67.00	18.33
C3	40.62	67.00	34.74
C4	45.89	67.00	39.24
C5	45.53	67.00	38.93
C6	14.72	67.00	12.59
C7	24.90	53.00	26.92
C8	24.90	53.00	26.92
C9	35.27	67.00	30.16
C10	40.18	67.00	34.36
C11	51.76	67.00	44.26
C12	40.62	67.00	34.74
C13	0.37	67.00	0.32
C14	24.90	53.00	26.92
C15	31.42	20.00	90.00
C16	31.42	20.00	90.00

UTILITY	UTILITY COMPANY
ELECTRIC	SOUTHERN CAL EDISON (S.C.E.) 12353 HESPERIA RD. VICTORVILLE CA 92395 800-684-8123
GAS	SOUTHWEST GAS 13471 MARIPOSA RD VICTORVILLE CA 92392 760-242-3321
TELEPHONE	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
CABLE TV	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
WATER	CITY OF HESPERIA INSIDE CITY HALL, 9700 7TH AVE. HESPERIA CA 92345 760-947-1840
SEWER	CITY OF HESPERIA 15776 MAIN ST. HESPERIA CA 92345 760-941-1000

- NOTE:**
- PERIMETER WALLS, RETURN WALLS AND ANY WALLS VISIBLE FROM ANY STREET WILL BE 6" HIGH TAN SPLIT-FACE MASONRY
  - INTERNAL WALLS WILL BE 6" PRECISION MASONRY
  - LOTS ARE FOR DEVELOPER BUILD OUT.
  - NO EXISTING WATER COURSES
  - THIS MAP WILL NOT BE PHASED



- MAP INFORMATION**
- EXISTING AND PROPOSED ZONING - R1 (SINGLE FAMILY RESIDENTIAL)
  - EXISTING LAND USE - R1
  - PROPOSED LAND USE - R1
  - MIN. LOT SIZE - 6,554 S.F.
  - MAX. LOT SIZE - 12,532 S.F.
  - AVG. LOT SIZE - 9,812 S.F.
  - TOTAL AREA OF SUBDIVISION - 4.99 ACRES
  - NET AREA OF SUBDIVISION - 3.29 ACRES
  - SCHOOL DISTRICT: HESPERIA UNIFIED SCHOOL DISTRICT
  - NEAREST CROSS STREET - HOLLISTER ST. AND KNIGHT AVE.



REV.	DESCRIPTION	DATE	BY
	SUBMITTAL	8-30-24	ARB

BENCHMARK: CITY OF HESPERIA  
 BENCHMARK No.:  
 CITY OF HESPERIA BENCHMARK H-19  
 3 1/2 BRASS DISK IN N.W. COR. OF THE INTERSECTION OF PYRITE AND MAIN.  
 3.3' FROM P.P. #2263153E.  
 ELEVATION 3454.069

DESIGNED BY: A. BELL  
 DRAWN BY: M. BELL  
 CHECKED BY: A. BELL  
 SUBMITTED BY:  
 ANDREW RYAN BELL RCE No. C 88480 03-31-26

PLANS PREPARED BY:

9530 Hageman Road, Suite B223 Bakerfield CA 93301 P: 661-230-9034 www.CapstonePE.com administrator@CapstonePE.com  
 Project No. 22-002

**CITY OF HESPERIA**  
 TENTATIVE TRACT MAP 20673  
 A.P.N. 3057-051-19  
 FOR TRIO GRANDE L.L.C.  
 7888 SVL BOX  
 VICTORVILLE, CA 92395

FILE NO.  
 SHEET  
 1  
 OF  
 1  
 TTM-1



# ATTACHMENT 4

## RESOLUTION PC NO. 2025-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP TO CREATE 17 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 COMMON LETTERED LOT ON 4.9 GROSS ACRES LOCATED ON THE NORTHWEST CORNER OF HOLLISTER STREET AND JOSHUA TREE AVENUE (TT-20673/TT23-00006)**

**WHEREAS**, Nighthawk Holdings, LLC has filed an application requesting approval of Tentative Tract Map No. 20673, Case Number TT23-00006, as described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the Application applies to a 4.9 gross acre site within the Single Family Residential (R1-4500) zone, requiring a minimum lot size of 4,000 square feet, located on the northwest corner of Hollister Street and Joshua Tree Avenue, consisting of Assessor's Parcel Number 3057-051-19; and

**WHEREAS**, the Application, as proposed, seeks to create 17 single-family residential lots and 1 common lettered lot within one existing parcel totaling 4.9 gross acres of land; and

**WHEREAS**, the subject site, as well as all surrounding properties, is located within the Single Family Residential (R1-4500) zone; and

**WHEREAS**, the subject property is currently vacant. The properties to the north consist of an existing tract of single-family homes, which the proposed tract will expand upon. The property to the east is vacant. The property to the west consists of a subdivided residential tract that remains undeveloped and vacant. The properties to the south consist of an existing single-family home tract, adjacent to a subdivided residential tract that remains undeveloped and vacant; and

**WHEREAS**, the proposed tract complies with the maximum density, minimum square footage, and minimum width and depth requirements of the Single Family Residential (R1-4500) zone of the Municipal Code; and

**WHEREAS**, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, with no endangered or threatened species on site, which are consistent with the General Plan and are substantially surrounded by urban use; and

**WHEREAS**, on April 10, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing regarding the proposed Application, and concluded said hearing on that date; and

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

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY OF HESPERIA 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 the Planning Commission during the above-referenced April 10, 2025 hearing, including public testimony and written and oral staff reports, the Commission specifically finds as follows:

- (a) The site is physically suitable for the type of development, as the site can accommodate the proposed lots within the subdivision. The project site is currently undisturbed by physical development. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public for access or use of the property within the proposed subdivision; and
- (b) The site is physically suitable for the proposed density of development because the lots are adequate in size and shape, and all Development Code regulations for the permitted uses can be met. The site is within the Single Family Residential (R1-4500) zone, which has a minimum lot size of 4,000 square feet and allows a maximum density of 8 dwelling units per acre. The tentative tract will create 17 single-family residential lots on 4.9 gross acres, resulting in a density of 3.4 dwelling units per acre, which is far below the allowable density required by the General Plan; and
- (c) The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is surrounded by existing development and is not known to contain fish, wildlife, or related habitat. Conditions of approval require a pre-construction survey, conducted by an approved biologist, to determine if the site contains burrowing owls. The project must also comply with the City's Desert Native Plant Protection Ordinance, requiring a protected plant plan before issuing grading permits; and
- (d) The design of the subdivision and the type of improvements are not likely to cause serious public health problems because all construction will require necessary permits and will conform to the City's adopted building and fire codes. Prior to any ground disturbance, improvement plans for drainage, erosion, sewer, water, and circulation must be submitted to ensure that on-site and off-site improvements are constructed to the latest standards. The project will connect to a reliable potable water source and sewer system, ensuring sanitary disposal of wastewater. Upon development of the residences, each home will be required to have trash pickup service from the City's franchised waste hauler; and
- (e) The proposed subdivision is consistent with the goals, policies, standards, and all applicable regulations of the City of Hesperia Municipal Code. The design and improvement of the proposed subdivision are consistent with the General Plan and the Hesperia Municipal Code, as the project supports the existing surrounding land use; and



- (f) The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities for each proposed lot. All single-family residences must meet the minimum energy efficiency standards in Title 24, which mandates insulation, solar panels, and light/ventilation systems to make the homes energy efficient.

Section 3. Based on the findings and conclusions set forth in this Resolution, the Commission hereby approves Tentative Tract Map No. 20673 (TT23-00006), subject to the Conditions of Approval as set forth in Attachment "A."

Section 4. The Secretary shall certify the adoption of this Resolution.

**ADOPTED AND APPROVED** on this 10<sup>th</sup> day of April 2025.

---

Roger Abreo, Chair, Planning Commission

ATTEST:

---

Maricruz Montes, Secretary, Planning Commission

**ATTACHMENT "A"**  
**List of Conditions for TT23-00006**

**Approval Date: April 10, 2025**  
**Effective Date: April 22, 2025**  
**Expiration Date: April 22, 2027**

This list of conditions applies to Consideration of Tentative Tract Map No. 20673 (TT23-00006) to create 17 single-family residential lots and 1 lettered lot on 4.9 gross acres within the Single Family Residential (R1-4500) zone located at the northwest corner of Hollister Street and Joshua Tree Avenue (Applicant: Nighthawk Holdings, LLC; APN: 3057-051-19).

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

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

**CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS**

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)
--	---------------------------	--

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division. (B)
--	---------------------------	---

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	PERCOLATION TEST. The applicant shall submit a percolation test, performed by a California licensed civil or soils engineer for determining the percolation rate for the required private sewage disposal systems. Should the applicant agree in writing to use the most restrictive percolation test for a site in close proximity to the subject property in designing the sewage disposal systems, then a percolation test shall not be required to be performed on-site. The applicability of any percolation test for use in designing the sewage disposal systems shall be subject to review and approval by the Building and Safety Division. In the event a tract map or parcel map has previously been recorded on the project site, the City of Hesperia has a percolation test on file, and no unusual conditions apply, this requirement may be waived by the Building and Safety Division. (B)
--	---------------------------	---

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards and to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review along with required checking fees. The Final Map CDP Improvement Plans requested studies and CFD annexation must be submitted as a package. (E)
--	---------------------------	---

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FINAL MAP: A Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor based upon a survey and shall conform to all provisions as outlined in article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyors Office Final Map Standards. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Dena Alcayaga at (760) 947-1438 or dlalcalyaga@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful

misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi judicial decision, or otherwise take a future discretionary government action. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment in full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment in full to the City shall be considered a breach and non compliance with the conditions of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire two (2) years from the date of action of the reviewing authority. Pursuant to Measure N and Municipal Code

Section 16.12.095, residential projects are not eligible for extensions of time.

**CONDITIONS REQUIRED PRIOR TO RECORDATION OF ANY PHASE OF THE FINAL MAP**

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts will be approved by the City Engineer. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	LETTERED LOTS. Lettered lots shall be dedicated to the City of Hesperia for drainage storm drain retention basin slope maintenance and open space purposes. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	NON-VEHICULAR ACCESS. Vehicular access rights shall be dedicated to the City of Hesperia and labeled as N.V.A. on the Final map. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	COST ESTIMATE/MATERIALS LIST. The Developer shall submit a cost estimate and materials list to the City's Engineering Department for all on site and off site public improvements per City standards. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	DEDICATIONS. The Developer shall grant to the City of Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	INTERIOR STREETS-IOD. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be fifty-four (54') feet wide per City standards. Corner cut-off right of way dedication per City standards is required at all intersections including interior roadways except at knuckles. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	PERIMETER STREETS-IOD. The Developer shall grant to the City an Irrevocable Offer of Dedication for perimeter streets. The dedication shall be at a (30 foot half-width) per the City standards. It is the Developers responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City. Corner cut-off right of way dedication per City standards is required at all intersections. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans

showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

**STREET IMPROVEMENTS.** The Developer shall design street improvements in accordance with City standards and these conditions. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

**INTERIOR STREET IMPROVEMENTS.** All interior streets shall be designed to the City standard for a 54' wide roadway section, as indicated below. Curb face is to be at 16' from centerline: (E)

- A. 6 Curb and Gutter per City standards.
- B. Sidewalk (width = 4 feet) per City standards.
- C. Concrete residential driveway per City standards.
- D. Full paved roadway section (minimum section 3" A.C. over 4" A.B.)
- E. Roadway drainage device(s).
- F. Streetlights per City standards.
- G. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

**PERIMETER STREET IMPROVEMENTS.** All perimeter streets shall be designed to the City standard for a 60' wide roadway section, as indicated below. Curb face is to be at 20' from centerline: (E)

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Intersection improvements including handicapped ramps per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 8 and per soils report.
- H. Cross sections every 50-feet per City standards.
- H. Traffic control signs and devices as required by the traffic study and / or the City Engineer.
- I. Provide a signage and striping plan per City standards.
- J. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers and to satisfy the 26' minimum paving requirement per City standard.
- K. Relocate any existing utilities to underground. Developer shall coordinate with affected utility companies.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

**UTILITY PLAN:** The Developer shall design a Utility Plan for service connections private hydrant locations and

sewer connections. The Developer shall adjust any existing fire hydrants to grade that are affected by the construction of the proposed project improvements. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UTILITIES. Utility plans shall be in accordance with City standards as described below (E)

A. During construction the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied at which time the individual meters shall be set and activated per City standards.

B. An automatic meter reader to be added on all meter connections.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards and as indicated below. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INTERIOR STREETS - WATER. Interior water main shall be a looped system of 8 P.V.C. (min.) with hydrants at 330 foot intervals. The Developer shall provide plan and profile per City standards. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PERIMETER STREETS - WATER. Install an 8 (min.) P.V.C. water main from existing 8" PVC in Hollister Street east to the intersection of Hollister Street and Joshua Tree Avenue and in Joshua Tree Avenue north to the existing 8" PVC per City standards and City approval. Install hydrants at 330 foot intervals and stub outs for future connections per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile for connections to existing water mains per City standards. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INTERIOR STREETS - SD. Developer shall design to construct storm drain as required to convey storm flows to retention basin. Design shall consist of plan and profile along with hydraulic calculations. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SEWER IMPROVEMENTS. The Developer shall design sewer improvements in accordance with City standards, and as indicated below. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with City standards as indicated below. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INTERIOR STREETS - SEWER. The Developer shall provide the appropriate on site sewer lines necessary to

serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8 S.D.R. 35 P.V.C. sewer lines within the tract. The Developer shall provide plan and profile per City standards. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PERIMETER STREETS - SEWER. The Developer is required to design to construct an 8" minimum S.D.R. 35 P.V.C. sewer main line in Hollister Street from existing at the intersection of Knight Avenue and Hollister Street east to the the intersection of Hollister Street and Joshua Tree Avenue then in Joshua Tree Avenue north and tie into existing in Joshua Tree Avenue. The Developer shall install manholes every 300 feet and install sub outs for future connections. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct sewer line. The Developer shall provide plan and profile per City standards. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 94-01 concurrent with recordation of the final map. (F)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

COMPOSITE DEVELOPMENT PLAN (CDP). Four copies of a CDP shall be submitted in accordance with Chapter 17.20 of the Municipal Code. CDP notes to be delineated are referenced in Section 17.20.020(C). In addition, the following notes shall be included: i) Each



single-family residence within this subdivision shall contain a minimum livable area (excluding required garages) of not less than 1,200 square feet; and ii) A minimum of three different floor plans shall be provided, each with a minimum of three different elevations. At least one single story plan shall be provided.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

**CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

APPROVAL OF IMPROVEMENT PLANS. All improvement plans shall be prepared by a registered Civil Engineer per City standards and shall be approved and signed by the City Engineer. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.

Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:

<https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the project's Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, and provide

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

NATIVE AMERICAN RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavaceae family, mesquite, large creosote bushes, Joshua Trees, and other plants

protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

**CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit two sets of landscape and irrigation plans including water budget calculations required application fees and completed landscape packet to the Building Division with the required application fees. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

MASONRY WALL AND FENCING PLANS. The Developer shall submit four sets of masonry wall/wrought

iron fencing plans to the Building Division with the required application fees for all proposed walls in accordance with the Development Code. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

MASONRY WALLS AND FENCING. The development is required to construct a 6-foot high split-face tan block wall along all sides visible from the right-of-way including return walls. Internal sides not visible from the right-of-way may feature a 6-foot high precision block wall completed in accordance with City standards. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DESIGN REVIEW. The Developer shall submit a Finding of Substantial Conformance application to the Planning Division for the review of the architecture design, floor plans and lot layout. At a minimum, the plans should include three different floor plans with three different architectural elevations for each floor plan. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 2021-01 (Residential Maintenance and Services) before occupancy of the first unit. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

RETENTION BASIN WALL & FENCING PLANS. A combination four-foot high wrought iron fence on the top and two-foot high tan split-face masonry wall at the base shall be constructed on the front property line adjacent to Wild Horse Avenue to wrap around 20 feet on both sides. The walls at the north, west and south sides shall be compose of a six-foot high tan split-face masonry wall to match perimeter walls required for the tract. All walls and fences shall be designed and constructed in accordance with City standards. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UNOBSTRUCTED BUILDING SETBACKS. All building setbacks shall be unobstructed from any slopes to provide a clear and accessible space for each home. (P)

**CONDITIONS REQUIRED PRIOR TO OCCUPANCY OF ANY UNIT**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Park Fees (B)
- C. Utility Fees (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

MODEL HOME COMPLEXES. Model homes and sales office/trailer require approval of a Temporary Occupancy Permit. Building permits for the garage conversion to an office; signage etc. shall be submitted and approved prior to their establishment. (P, B)

**COMPLETED**

**COMPLIED BY**

UTILITY CLEARANCE AND C OF O. The Building

NOT IN COMPLIANCE

Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

AS BUILT PLANS. The Developer shall provide as built plans. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer or construct street improvements or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPING/IRRIGATION. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)

**NOTICE TO DEVELOPER: THIS CONCLUDES THE REQUIREMENTS FOR RECORDATION OF THE TENTATIVE TRACT MAP. IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:**

- (B) Building Division 947-1300**
- (E) Engineering Division 947-1476**
- (F) Fire Prevention Division 947-1603**
- (P) Planning Division 947-1200**
- (RPD) Hesperia Recreation and Park District 244-5488**

**THIS PAGE INTENTIONALLY LEFT BLANK**